

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 30, 2013

REVIEWED BY EXECUTIVE OFFICE

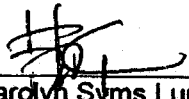
DATE: 10/4/13
Debra Cournoyer

SUBJECT: COMMERCIAL WECS PERMIT NO. 11, REVISED PERMIT NO. 1 (WCS 11 R1) / COMMERCIAL WECS PERMIT NO. 12, REVISED PERMIT NO. 1 (WCS 12 R1) – Fifth/Fifth Supervisorial District - WCS 11 R1 proposes to extend the life of the permit for 63 existing wind turbines by 10 years to July 1, 2023. WCS 12 R1 proposes to remove and replace 12 out of 78 existing wind turbines with ten (10) new FloDesign 100 kW turbines with a maximum height of 150 feet for a new total of 76 turbines, and includes undergrounding electrical collector cable along existing on-site service roads and off-site easement approximately 7,200 lineal feet to the south to connect with the existing Terrawind Substation located at the north boundary of the WCS 11 R1 site. Additionally, WCS 12 R1 proposes to extend the life of the permit by 10 years to July 1, 2023.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on September 18, 2013.

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

Frank Coyle for 
Carolyn Syms Luna
Planning Director


Initials: ^{KSL}CSL:jo

(Continued on Attached Page)

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: October 8, 2013
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

Prev. Agn. Ref.

District: 5/5

Agenda Number:

Dept's Recomm.: Policy Policy
 Consent Consent
Per Exec. Ofc.: Policy Policy

1-2

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11A: COMMERCIAL WECS PERMIT NO. 11, REVISED PERMIT NO. 1 & COMMERCIAL WECS
PERMIT NO. 12, REVISED PERMIT NO. 1

DATE: September 30, 2013

Page: 2 of 2

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42593**, 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,

APPROVED **COMMERCIAL WECS PERMIT NO. 11, REVISED PERMIT NO. 1**, subject to the attached conditions of approval; and,

APPROVED **COMMERCIAL WECS PERMIT NO. 12, REVISED PERMIT NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

The project for two (2) revised commercial WECS permits was heard at the September 18, 2013 Planning Commission. Staff distributed a Memo to the Planning Commission with attached wording changes to approximately 34 recommended conditions in order to resolve comments received from the applicant. The Planning Commission accepted all the proposed wording changes to the conditions with no further revisions.

During the hearing, two speakers spoke in favor of the project; no one spoke in a neutral position or in opposition to the project. Both revised commercial WECS permits were approved unanimously.



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



LASERJET PROFESSIONAL P1600 Printer

FROM: TLMA - Planning Department

*original
(damaged copy)*

SUBMITTAL DATE:
September 30, 2013

REVIEWED BY EXECUTIVE OFFICE

DATE: *10/1/13*
Debra Cournoyer

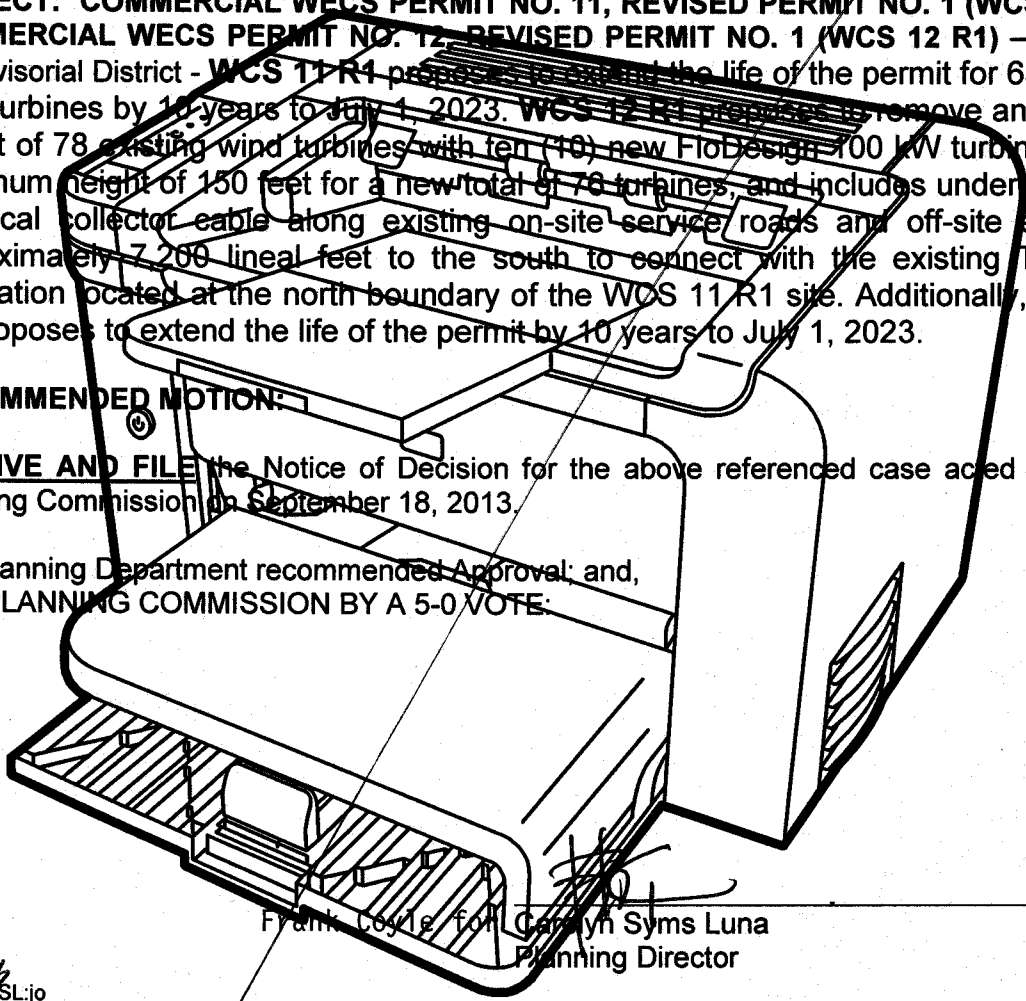
Departmental Concurrence

SUBJECT: COMMERCIAL WECS PERMIT NO. 11, REVISED PERMIT NO. 1 (WCS 11 R1) / COMMERCIAL WECS PERMIT NO. 12, REVISED PERMIT NO. 1 (WCS 12 R1) – Fifth/Fifth Supervisorial District - WCS 11 R1 proposes to extend the life of the permit for 63 existing wind turbines by 10 years to July 1, 2023. WCS 12 R1 proposes to remove and replace 12 out of 78 existing wind turbines with ten (10) new FloDesign 100 kW turbines with a maximum height of 150 feet for a new total of 76 turbines, and includes undergrounding electrical collector cable along existing on-site service roads and off-site easement approximately 7,200 lineal feet to the south to connect with the existing Terrawind Substation located at the north boundary of the WCS 11 R1 site. Additionally, WCS 12 R1 proposes to extend the life of the permit by 10 years to July 1, 2023.

RECOMMENDED MOTION:

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



Frank Coyler for Carolyn Syms Luna
Planning Director

Initials: *KSL* CSL:jo

(Continued on Attached Page)

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Share this high-performance network-ready printer in small work teams to create professional, superior-quality documents. Effortless setup—no CD installation required—using HP Smart Install.¹

Policy

Performance and Value

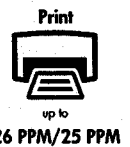
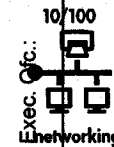
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Save paper by as much as 50% with automatic two-sided printing. Reduce your impact on the environment with power-saving features like Instant-on Technology² and HP Auto-Off/Auto-On Technology.

Consent

Dept's Recomm.:



¹ For Windows only
² First page out in 7 seconds

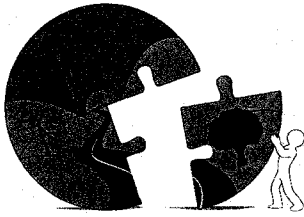
District: 5/5

Agenda Number:

www.hp.com

RCED OCT 4'13 PM 1:48

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2013 OCT - 4 PM 1:30



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Original Negative Declaration/Notice of
Determination was routed to County
Clerks for posting on.

10/17/13
Date

KL
Initial

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

EA42593, COMMERCIAL WECS PERMIT NO. 11, REVISED PERMIT NO. 1 and COMMERCIAL WECS PERMIT NO. 12, REVISED PERMIT NO. 1
Project Title/Case Numbers

Jay Olivas
County Contact Person

(951) 955-1195
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Westwind Association
Project Applicant

221 Crescent Street, Ste. 103A Waltham, MA 02453
Address

WCS11R1 – North of Dillon Road, westerly of Karen Avenue; WCS12R1 – North of Power Line Road, westerly of Karen Avenue in North Palm Springs.
Project Location

WCS11R1 – Extend life of Commercial WECS Permit by 10 years; WCS12R1 – Extend life of Commercial WECS Permit by 10 years and replace 12 existing turbines (decommission) with ten (10) new FloDesign turbines up to 150 feet in height.
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on September 18, 2013, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$2156.25 + \$50)
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Board Assistant
Title

10/8/13
Date

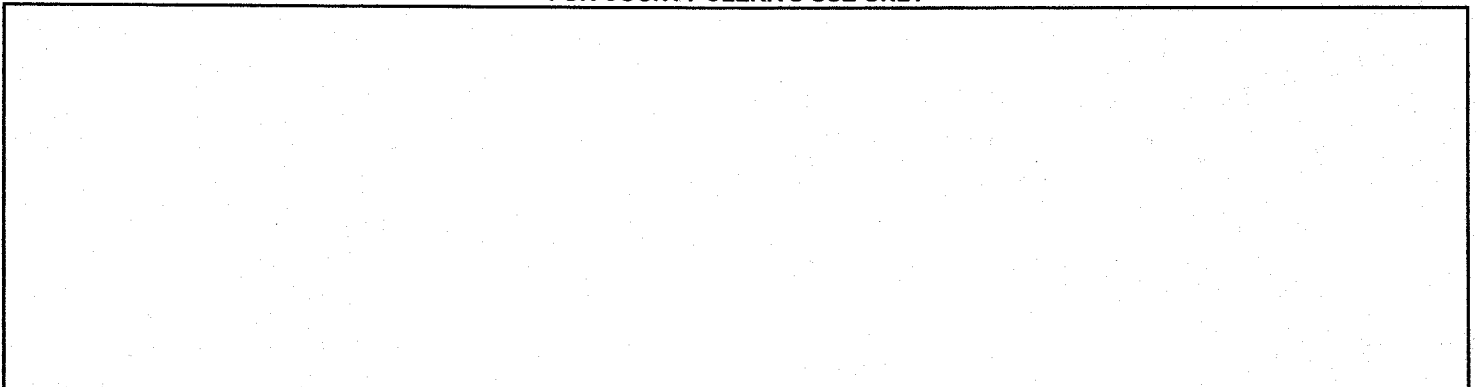
Date Received for Filing and Posting at OPR: _____

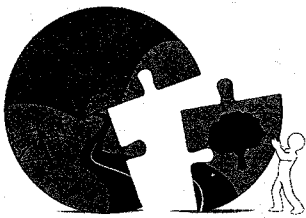
DM/rj
Revised 8/25/2009
C:\Documents and Settings\jolivas\My Documents\NOD Form.docx

Please charge deposit fee case#: ZEA42593 ZCFG05969

OCT 08 2013 1-2

FOR COUNTY CLERK'S USE ONLY





Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

NEGATIVE DECLARATION

Project/Case Number: COMMERCIAL WECS PERMIT NO. 11, REVISED PERMIT NO. 1;
COMMERCIAL WECS PERMIT NO. 12, REVISED PERMIT NO. 1

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Jay Olivas Title: Project Planner Date: August 15, 2013

Applicant/Project Sponsor: Westwind Association Date Submitted: May 2, 2013

ADOPTED BY: Planning Commission

Person Verifying Adoption: [Signature] Date: 10/8/13

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

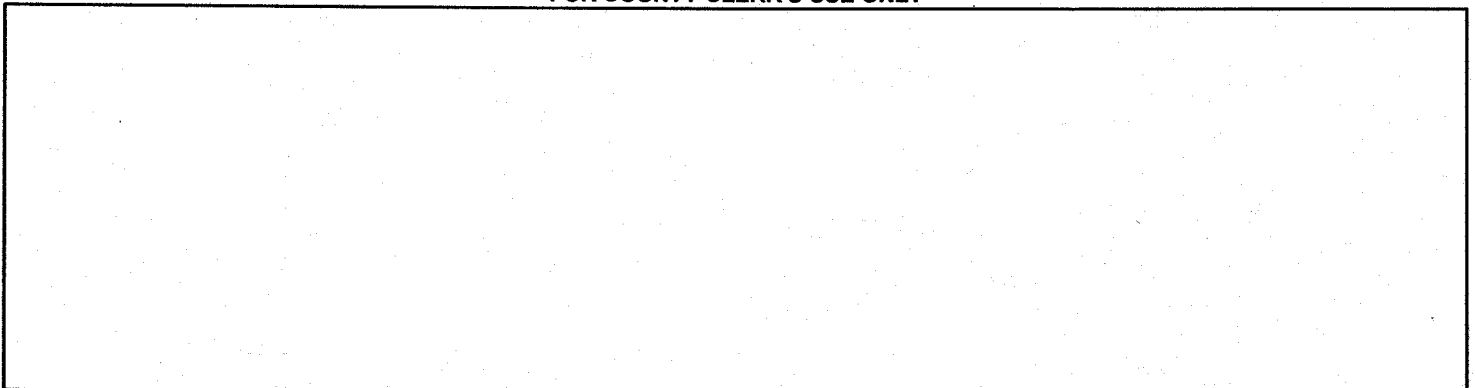
For additional information, please contact Jay Olivas, Project Planner at 951-955-1195.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA42593 ZCFG05969

FOR COUNTY CLERK'S USE ONLY

OCT 08 2013 1-2



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1303935

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: WESTWIND ASSOCIATION \$50.00
paid by: CK 1968
paid towards: CFG05969 CALIF FISH & GAME: DOC FEE
CALF FISH & GAME FOR EA42593 (WCS00011R1)
at parcel #: 62540 DILLON RD DHSP
appl type: CFG3

By _____ May 02, 2013 14:46
MGARDNER posting date May 02, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * R1308423

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

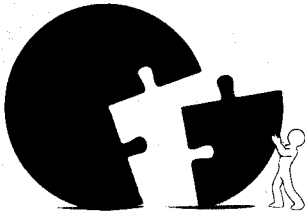
38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: WESTWIND ASSOCIATION \$2,156.25
paid by: CK 2468
CALF FISH & GAME FOR EA42593 (WCS00011R1)
paid towards: CFG05969 CALIF FISH & GAME: DOC FEE
at parcel: 62540 DILLON RD DHSP
appl type: CFG3

By _____ Sep 04, 2013 14:59
MGARDNER posting date Sep 04, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,156.25

Overpayments of less than \$5.00 will not be refunded!



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: September 30, 2013

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: COMMERCIAL WECS PERMIT NO. 11, REVISED PERMIT NO. 1 & COMMERCIAL WECS PERMIT NO. 12, REVISED PERMIT NO. 1 (RECEIVE AND FILE)

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (5th Dist) Press Enterprise |
| <input checked="" type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Documents to be sent to County Clerk's Office for Posting within five days:

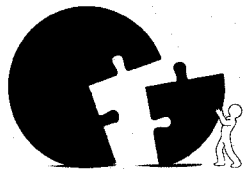
Notice of Determination and Mit Neg Dec Forms
California Department of Fish & Wildlife Receipt (CFG05969)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
SEPTEMBER 18, 2013
COUNTY OF RIVERSIDE BOARD CHAMBERS**

I. AGENDA ITEM 3.4

**COMMERCIAL WECS PERMIT NO. 11, REVISED PERMIT NO. 1 (WCS 11 R1);
COMMERCIAL WECS PERMIT NO. 12, REVISED PERMIT NO. 1 (WCS 12 R1)** – Intent to Adopt Negative Declaration – Applicant: Westwind Association – Fifth/Fifth Supervisorial District – Location: Northerly of Dillon Road, southerly of Two Bunch Palms Trail, westerly of Indian Canyon Drive, and easterly of Diablo Road. (Quasi-judicial)

II. PROJECT DESCRIPTION:

WCS 11 R1 proposes to extend the life of the permit for 63 existing wind turbines by 10 years to July 1, 2023. WCS 12 R1 proposes to remove and replace 12 out of 78 existing wind turbines with ten (10) new FloDesign 100 kW turbines with a maximum height of 150 feet for a new total of 76 turbines, and include undergrounding electrical collector cable along existing on-site service roads and off-site easement approximately 7,200 lineal feet to the south to connect with the existing Terrawind Substation located on the WCS 11 R1 site. Additionally, WCS 12 R1 proposes to extend the life of the permit by 10 years to July 1, 2023.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Principal Planner, Ken Baez at (951) 955-2009 or email kbaez@rctlma.org.

Spoke in favor of the proposed project.

- Charlie Karstis (503) 720-2510
- Anita Comeau

No one spoke in a neutral or in opposition.

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

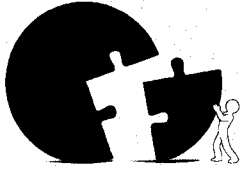
Motion by Commissioner Valdivia, 2nd by Commissioner Sloman

A vote of 5-0

ADOPTED a **NEGATIVE DECLARATION** for **ENVIROMENTAL ASSESSMENT NO. 42593**; and,

APPROVED **COMMERCIAL WECS PERMIT NO. 11, REVISED PERMIT NO. 1** subject to modifications to the Conditions of Approval; and,

APPROVED **COMMERCIAL WECS PERMIT NO. 12, REVISED PERMIT NO. 1** subject to modifications to the Conditions of Approval.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
SEPTEMBER 18, 2013
COUNTY OF RIVERSIDE BOARD CHAMBERS**

CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

Agenda Item No.: 3.4
Area Plan: Western Coachella Valley
Zoning District: Pass & Desert
Supervisorial District: Fifth
Project Planner: Jay Olivas
Planning Commission: September 18, 2013

COMMERCIAL WECS PERMIT NO. 11,
REVISED PERMIT NO. 1
COMMERCIAL WECS PERMIT NO. 12,
REVISED PERMIT NO. 1
E.A. Number: 42593
Applicant: Westwind Association
Eng/Rep: Tetra Tech, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Commercial WECS Permit No. 11, Revised Permit No. 1 (WCS 11 R1) proposes to extend the life of the permit for 63 existing turbines by 10 years to July 1, 2023.

Commercial WECS Permit No. 12, Revised Permit No. 1 (WCS 12 R1) proposes to remove and replace 12 out of the 78 existing wind turbines with ten (10) new FloDesign 100 kW turbines with a maximum height of 150 feet in height for a new total of 76 turbines, and include undergrounding electrical collector cable along existing on-site service roads and off-site easement. The electrical collector cable will connect approximately 7,200 lineal feet to the south with the existing Terrawind Substation located at the north boundary of the WCS 11 R1 site. Additionally, WCS 12 R1 proposes to extend life of the permit by 10 years to July 1, 2023.

The projects are located in the Community of North Palm Springs within the Western Coachella Valley Area Plan in Eastern Riverside County; more specifically, northerly of Dillon Road, southerly of Two Bunch Palms Trail, westerly of Indian Canyon Drive, and easterly of Diablo Road.

ISSUE OF POTENTIAL CONCERN:

Visual impacts, noise impacts, and maintenance are the primary concerns for the project. Visual impacts are addressed in that the new FloDesign turbines with "shroud" design as part of WCS 12 R1 will be constructed of light grey colored steel (non-glossy) and are limited to 150 feet in height reducing visual concerns. Noise impacts are addressed in that the new FloDesign turbines as part of WCS 12 R1 are located at least 3000 feet from any sensitive receptor based on review of the submitted noise diagram and sensitive receptor map by the Department of Environmental Health, Office of Industrial Hygiene (see attached Memo from Office of Industrial Hygiene dated June 18, 2013). Additionally, maintenance concerns are addressed for both WCS 11 R1 and WCS 12 R1 since existing and new turbines are subject to an on-going Maintenance Plan (Exhibit M).

BACKGROUND:

Commercial WECS Permit No. 11 was originally approved in 1983 for up to a maximum of 64 Micon and Polenko wind turbines up to a maximum height of 150 feet and Commercial WECS Permit No. 12 was originally approved in 1983 for up to a maximum of 127 Micon and Polenko turbines up to a maximum of 150 feet in height. Since both WECS permits expire in 2013, the applicant is proposing to extend life of each permit by 10 years with WECS 12 R1 proposing to remove 12 older Micon turbines with 10 new FloDesign turbines.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Rural Desert (10 Acre Minimum) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural Desert (10 Acre Minimum); Public Facilities; Estate Density Residential (2 Acre Minimum); Light Industrial (LI) (.25 -.60 FAR) |
| 3. Existing Zoning (Ex. #2): | Wind Energy (W-E) |
| 4. Surrounding Zoning (Ex. #2): | Wind Energy (W-E); Controlled Development Areas (W-2) |
| 5. Existing Land Use (Ex. #1): | Wind Turbines (WCS); Substation |
| 6. Surrounding Land Use (Ex. #1): | Wind Turbines (WCS), Vacant Land, Power Stations, Scattered Dwellings |
| 7. Project Data: | Total Acreage: 375 Acres (WCS 11 R1; WCS 12 R1)
Total Number of WCS: 139
Total Megawatts (MW): 16.2 |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42593**, 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,

APPROVAL of **COMMERCIAL WECS PERMIT NO. 11, REVISED PERMIT NO. 1** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

APPROVAL of **COMMERCIAL WECS PERMIT NO. 12, REVISED PERMIT NO. 1** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Rural: Rural Desert (RUR: RD) (10 Acre Minimum) on the Western Coachella Valley Area Plan.
2. The project site is surrounded by properties which are designated Rural: Rural Desert (RUR: RD) (10 Acre Minimum), Community Development: Estate Density Residential (CD: EDR) (2 Acre Minimum), Community Development: Public Facilities (CD: PF), and Community Development: Light Industrial (CD: LI).
3. The zoning for the subject site is Wind Energy (W-E) which allows commercial wind turbines subject to commercial WECS permit.

4. The project site is surrounded by properties which are zoned Wind Energy (W-E) and Controlled Development Areas (W-2).
5. Within the vicinity of the proposed project, surrounding land uses consist of vacant land, commercial WECS, the Dever's Substation, Sentinel Power Station, and scattered single family dwellings.
6. Wind potential at this site is considered excellent based on the data contained within the EIR/EIS No. 158 (San Geronio Wind Resource Study).
7. The project is consistent with the circulation land use standards of the Public Facilities and Services Element of the Riverside County General Plan in that primary access is maintained from Dillon Road and secondary access is maintained from Power Line Road and 16th Avenue.
8. The project conforms with utilities land use standards of the Public Facilities and Services Element of the Riverside County General Plan in that electrical interconnection is provided via the Terrawind Substation located at the northerly portion of the WCS 11 R1 site which substation connects to existing Southern California Edison power lines located along Power Line Road leading to the Dever's Substation. New underground power cable is also being extended along existing services roads of WCS 12 R1 site to the existing Terra Wind Substation located within WCS 11 R1 to accommodate the new FloDesign turbines.
9. The project will conform with the noise and energy resources land use standards of the Environmental Hazards and Resources Element of the General Plan; for example, compliance is demonstrated by, (a) operational noise standard for the proposed WECS array being 55 db(A) or lower at the nearest sensitive receptor, and (b) WCS are not proposed on slopes in excess of 25 percent, and (c) security and safety measures are incorporated into the project requirements.
10. The project proposes a "light grey colored steel" finish for the new WECS components as part of new turbines proposed under WCS 12 R1 to reduce visual impacts.
11. Geotechnical issues were addressed by the geotechnical report (County Geological Report No. 2332) reviewed and approved by the County Geologist.
12. The project is approximately 1.3 miles from a fire station. The project will provide appropriate fire protection measures in conformance with the fire services policies of the General Plan.
13. The project is located within Sphere of Influence of the City of Desert Hot Springs whose email of June 12, 2013 indicated no concerns with the two WCS projects.
14. The project is within the Coachella Valley Multiple Species Habitat Conservation Plan, but is not specifically located within a Conservation Area.
15. Environmental Assessment No. 42593 did not identify potentially significant impacts.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural: Rural Desert (RUR: RD) (10 Acre Minimum) land use designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is conditionally consistent with the Wind Energy (W-E) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.

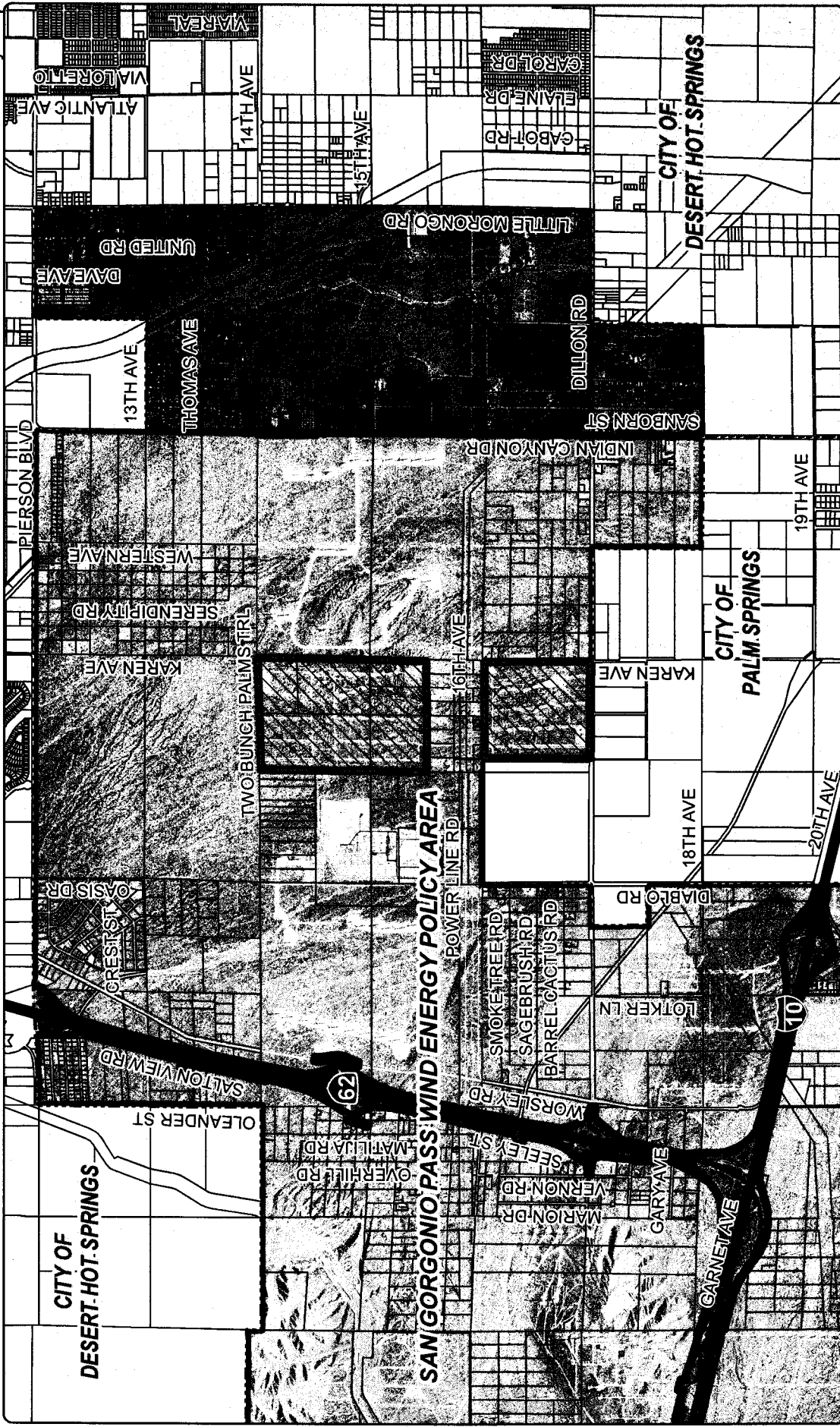
INFORMATIONAL ITEMS:

1. As of this writing (8/30/13), no public letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Historic Preservation District;
 - b. Agriculture Preserve;
 - c. A Redevelopment Area;
 - d. A High Fire area;
 - e. An Airport Influence Area;
3. The project site is located within:
 - a. Areas of Flooding Sensitivity;
 - b. San Andreas Fault Zone;
 - c. An Area of Liquefaction Potential (Moderate);
 - d. An Area Susceptible to Subsidence;
 - e. A Low Paleontological Sensitivity Area; and,
 - f. The boundaries of the Palm Springs Unified School District.
4. The subject site is currently designated as Assessor's Parcel Numbers 668-120-018, 668-120-020, 668-120-021, 668-130-023, 668-130-024, 668-130-025, and 668-270-009.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
WCS00011R1 / WCS00012R1
VICINITY/POLICY AREAS**

Supervisor Ashley
District 5

Date Drawn: 7/30/13
Vicinity Map



**Zoning District: Pass & Desert
Township/Range: T3SR4E
Section: 4**

Assessors Bk. Pg. 943-14
Thomas Bros. Pg. 696 A7
Edition 2009

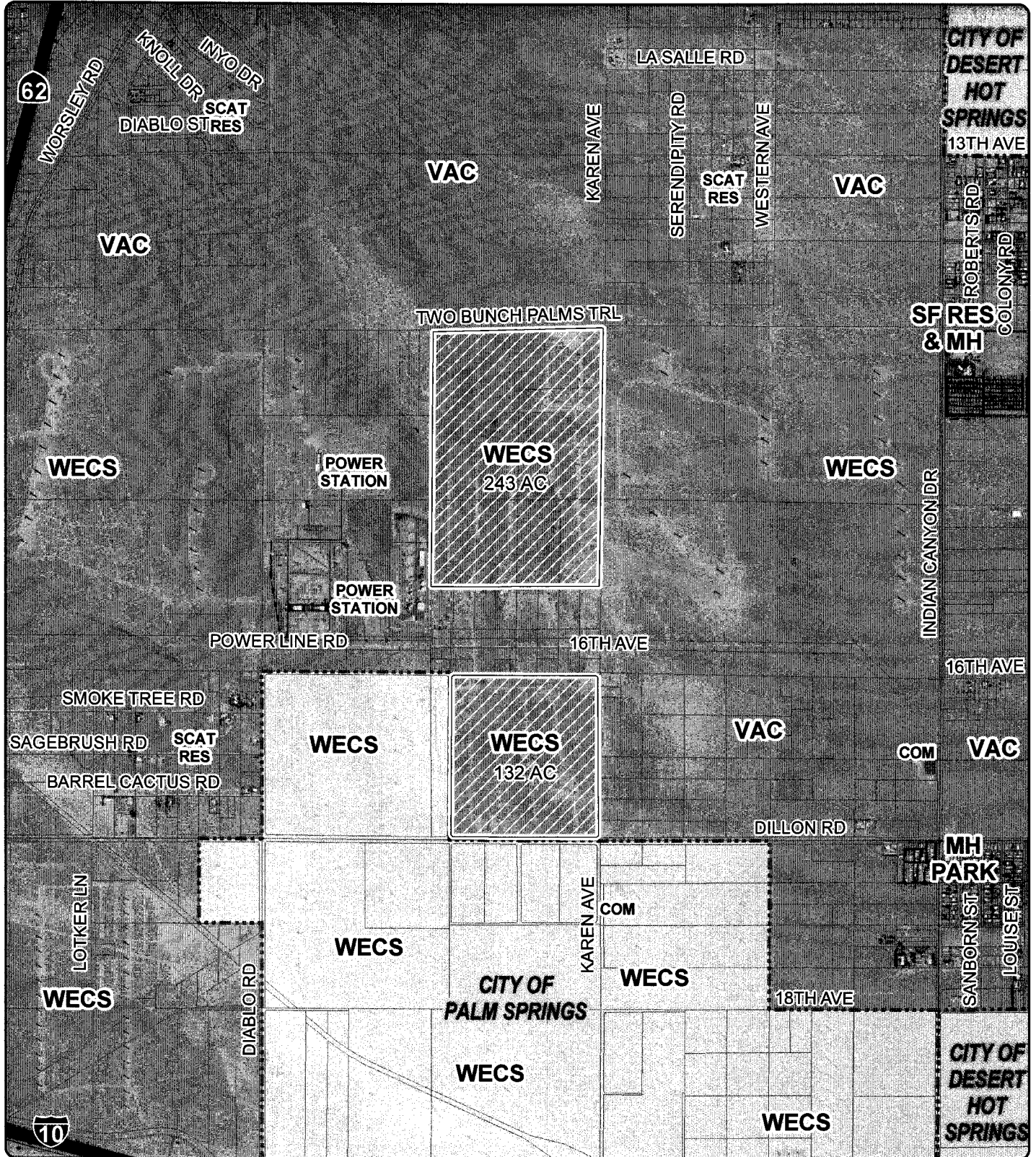
0 1,900 3,800 7,600 11,400 Feet

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may be different than the existing General Plan. For more information, please contact the Riverside County Planning Department office at Riverside at (951) 955-3200 (Western County) or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.plnra.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT
WCS00011R1 / WCS00012R1
LAND USE

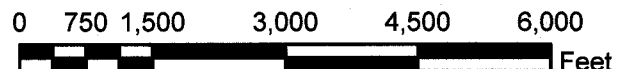
Supervisor Ashley
 District 5

Date Drawn: 7/30/13
 Exhibit 1



Zoning District: Pass & Desert
 Township/Range: T3SR4E
 Section: 4

Assessors Bk. Pg. 943-14
 Thomas Bros. Pg. 696 A7
 Edition 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tima.co.riverside.ca.us/index.html>

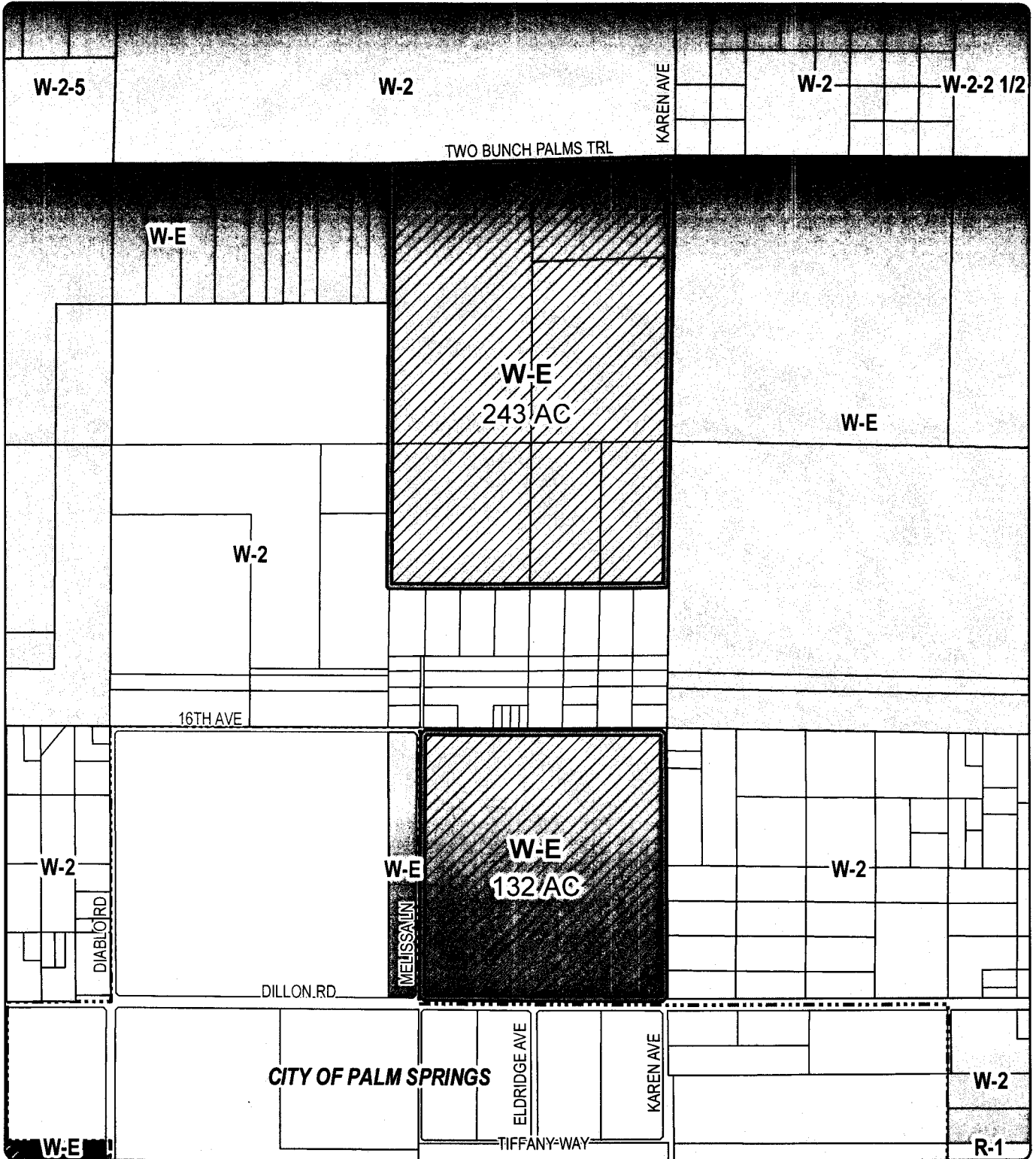
RIVERSIDE COUNTY PLANNING DEPARTMENT

WCS00011R1 / WCS00012R1

EXISTING ZONING

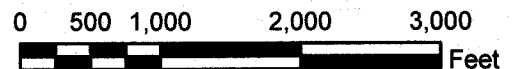
Supervisor Ashley
District 5

Date Drawn: 7/30/13
Exhibit 2



Zoning District: Pass & Desert
Township/Range: T3SR4E
Section: 4

Assessors Bk. Pg. 943-14
Thomas Bros. Pg. 696 A7
Edition 2009



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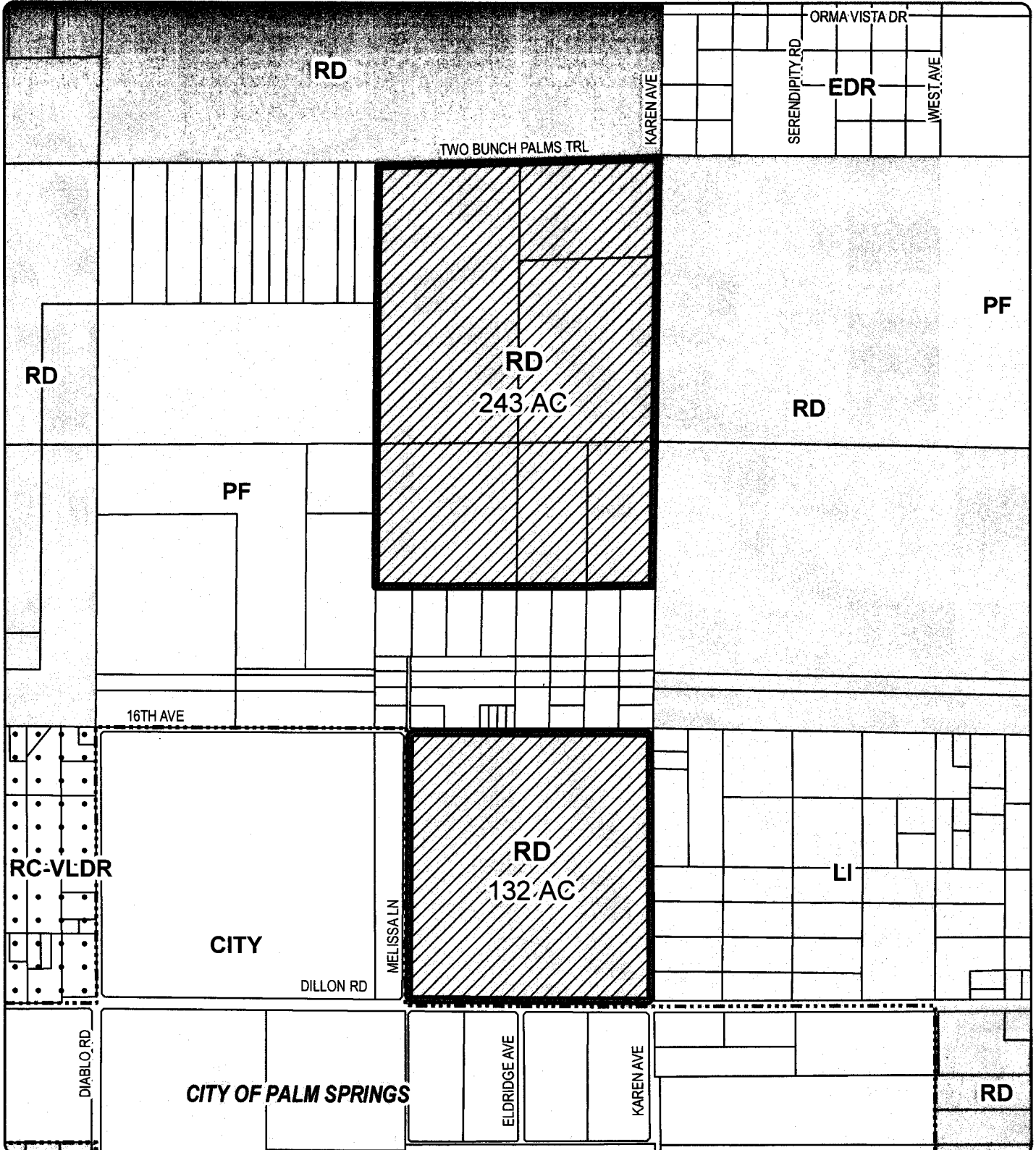
RIVERSIDE COUNTY PLANNING DEPARTMENT

WCS00011R1 / WCS00012R1

EXISTING GENERAL PLAN

Supervisor Ashley
District 5

Date Drawn: 7/30/13
Exhibit 5

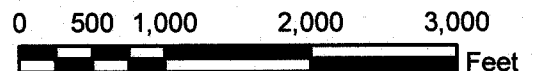


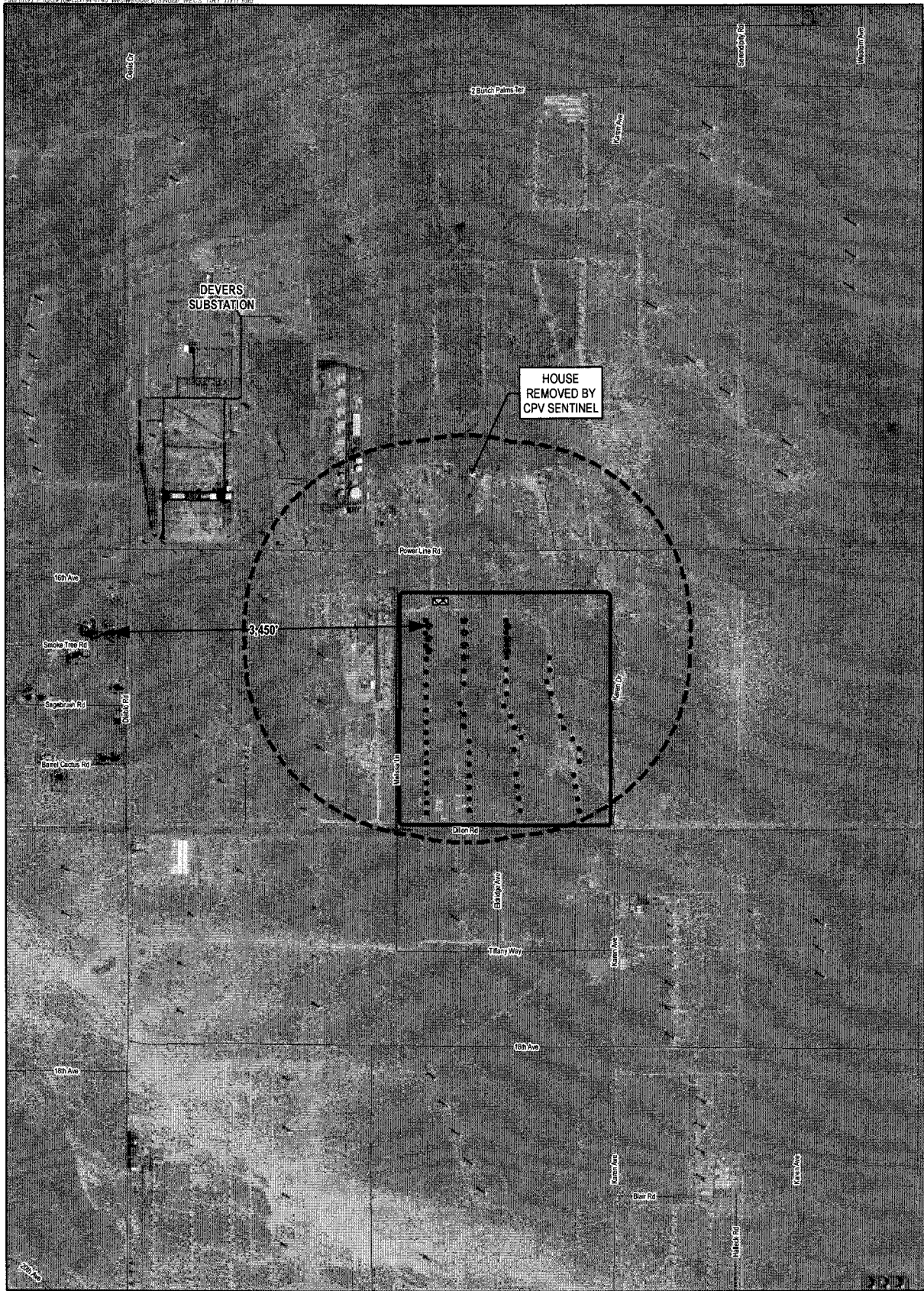
Zoning District: Pass & Desert
Township/Range: T3SR4E
Section: 4

Assessors Bk. Pg. 943-14
Thomas Bros. Pg. 696 A7
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Legend

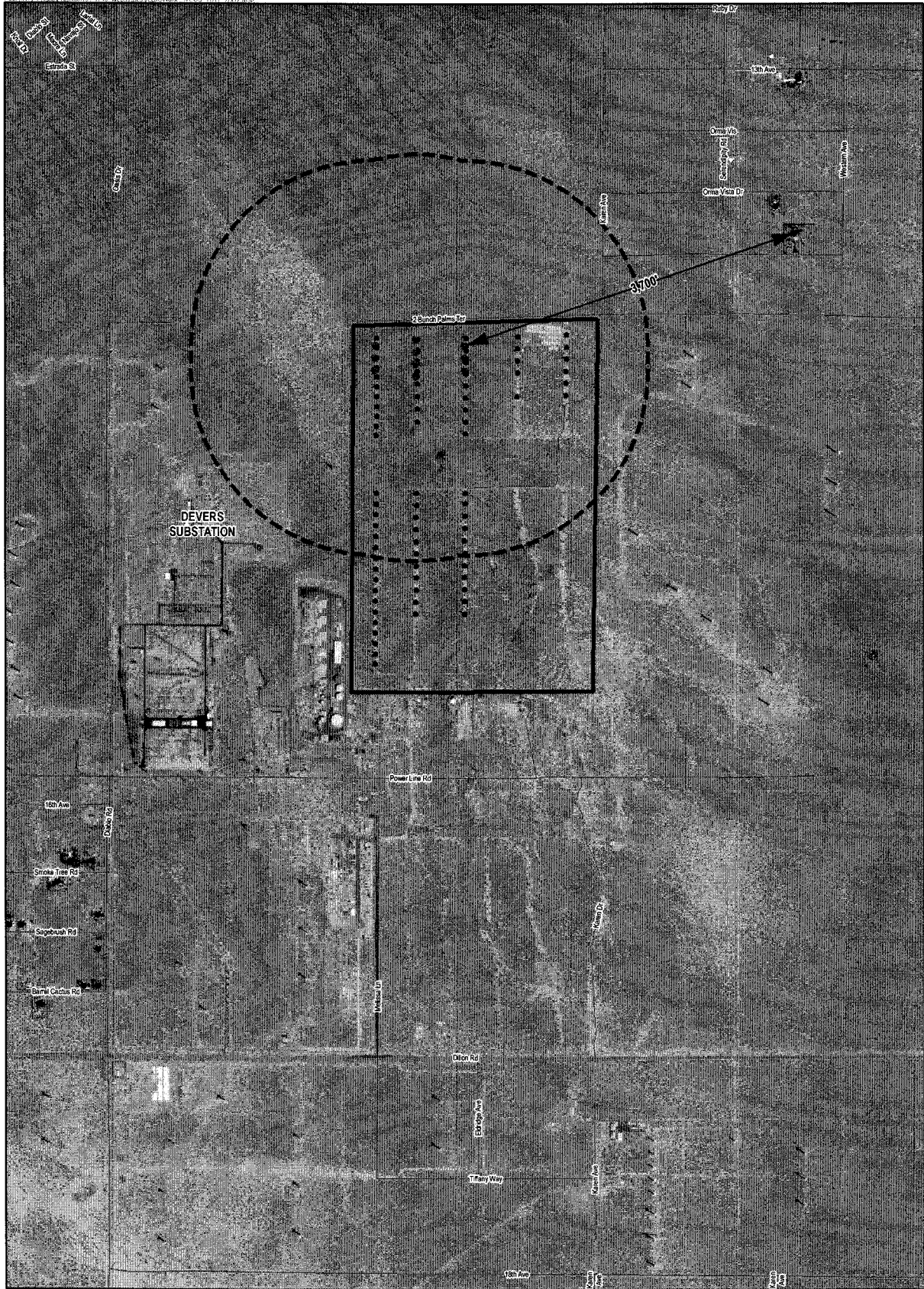
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	Substation		Residences (Sensitive Receptors)
	2,000 ft Buffer from Proposed Turbines	Transportation Features	
	Proposed Wind Turbines		Local or Rural Road

WESTWIND WIND ENERGY PROJECT







WCS 00011R1
LOCATIONS OF
SENSITIVE RECEPTORS

0 500 1,000 2,000
 Feet

TETRATECH

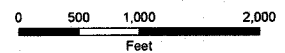


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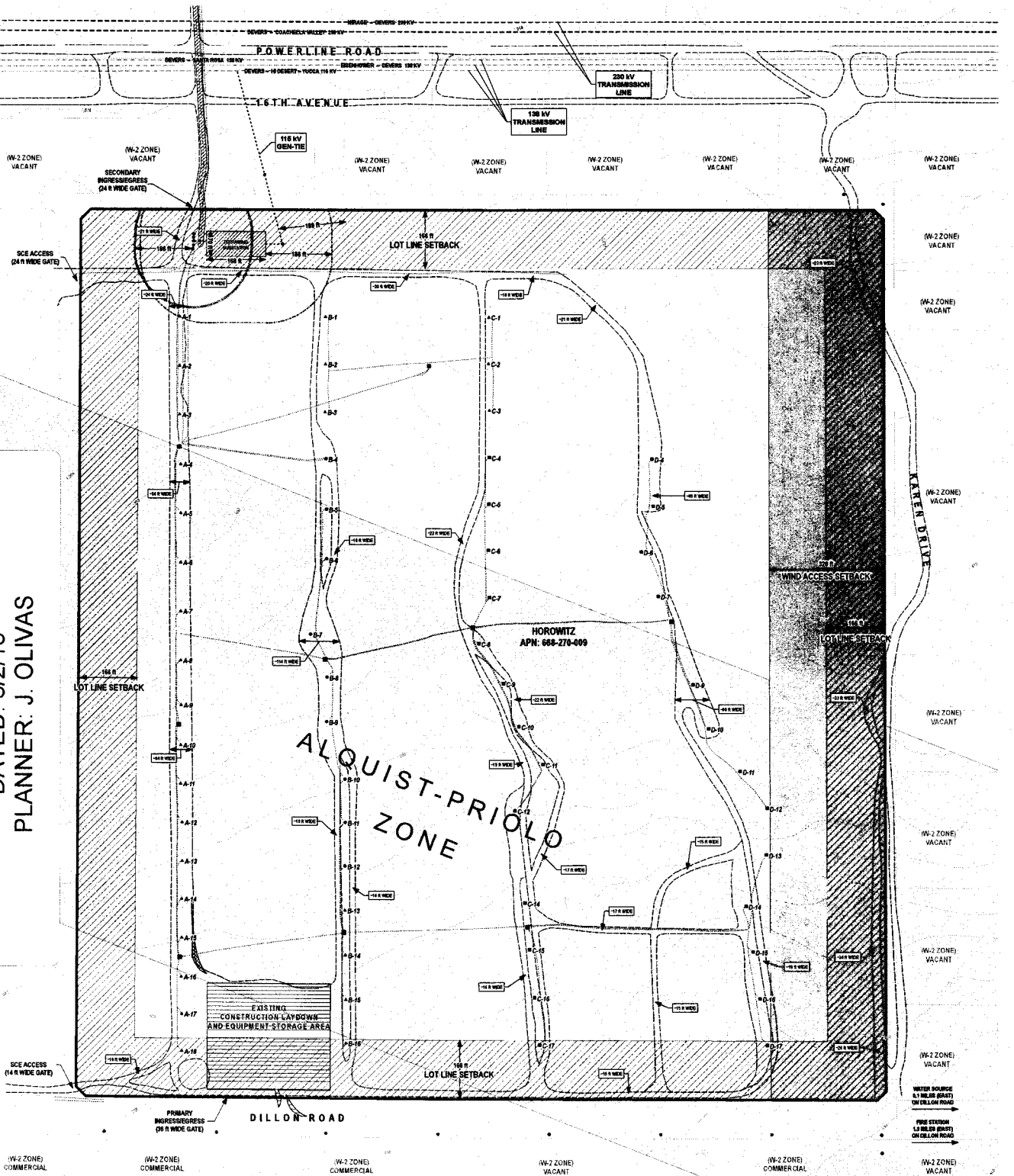
-  Project Boundary
 -  2,000 ft Buffer from Proposed Turbines
 -  Proposed Wind Turbines
 -  Existing Wind Turbines
 -  Residences (Sensitive Receptors)
- Transportation Features**
-  Local or Rural Road

WESTWIND WIND ENERGY PROJECT

**WCS 00012R1
 LOCATIONS OF
 SENSITIVE RECEPTORS**



CASE #: WCS 11R1
 EX. A, AMD NO. 2
 DATED: 8/2/13
 PLANNER: J. OLIVAS



NOTES AND LEGAL

Horowitz

Property Owner	Applicant/Representative	Gross Acres	Net Acres	Thomas Guide Date	Wind Direction and characteristics	Electricity Purveyor	Gas Purveyor	Water Purveyor	Sewer Purveyor	Telephone Purveyor	# of Existing Turbines
Bob Horowitz, 5922 Melan, Tustin, CA 91790 phone: 949-895-3054	Westwind Association, CO NDEC021 Crescent St, Suite 100A, Watson, MA 02453	132	132	Year 2003, P. 726, S2	West to east predominant wind direction	SCE	Southern CA Gas	Mission Springs Water District	Mission Springs Water District	Verizon	63

APN	Legal Description
099-279-024	The North Half of Section 9, Township 3 South, Range 4 East, San Bernardino Meridian, in the County of Riverside, State of California, according to Official Plat thereof. Except therefrom the Westbury 2028 lot thereof. Also except the Southbury rectangular 855 feet thereof as conveyed to the County of Riverside, by Deed recorded June 9, 1954 in Book 3715, Page 492 as instrument No. 70960 of Official Records.

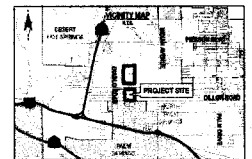
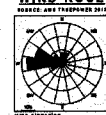
Area of Temporary Disturbance	2.48 acres
Area of Temporary Disturbance already Disturbed	2.43 acres
Area of New Permanent Disturbance	0.03 acres
Area of New Temporary Disturbance	0.00 acres
Previously Disturbed Area to be Restored	0.00 acres

Legend
PROPERTY BOUNDARY
EXISTING SUBSTATION
EXISTING 118 kV TURBINE
EXISTING 138 kV TURBINE
EXISTING 230 kV TURBINE
PROPOSED 118 kV TURBINE
PROPOSED 138 kV TURBINE
PROPOSED 230 kV TURBINE
PROPOSED 118 kV TRANSMISSION LINE
PROPOSED 138 kV TRANSMISSION LINE
PROPOSED 230 kV TRANSMISSION LINE
PROPOSED 118 kV TRANSMISSION LINE SETBACK
PROPOSED 138 kV TRANSMISSION LINE SETBACK
PROPOSED 230 kV TRANSMISSION LINE SETBACK
PROPOSED 118 kV TRANSMISSION LINE SETBACK
PROPOSED 138 kV TRANSMISSION LINE SETBACK
PROPOSED 230 kV TRANSMISSION LINE SETBACK
PROPOSED 118 kV TRANSMISSION LINE SETBACK
PROPOSED 138 kV TRANSMISSION LINE SETBACK
PROPOSED 230 kV TRANSMISSION LINE SETBACK

Safety Setbacks
UNDEVELOPED SETBACK
DEVELOPED SETBACK
LOT LINE SETBACK
TRANSMISSION LINE SETBACK
TRANSMISSION SAFETY SETBACK
TRANSMISSION SAFETY SETBACK
TRANSMISSION SAFETY SETBACK



WIND ROSE



0 50 100 200 300 400 Feet

DESIGN PREPARED:



1700 N. HIGHWAY 60, SUITE 300
 BOVINE, CALIFORNIA 92511-4213
 TEL: 949.950.9000

DESIGN PREPARED ON:
 JULY 11, 2013

WESTWIND WIND ENERGY PROJECT

COMMERCIAL WECS
 SITE PLAN
 WCS 11R1

COUNTY OF RIVERSIDE

CONCEPTUAL SITE PLAN - NOT FOR ENGINEERING PURPOSES

Operations and Maintenance Plan Westwind Project

A project-dedicated O&M team monitors the wind farm daily and conducts resets and repairs, as needed, to keep wind turbines and other infrastructure operational. A crew of two maintenance personnel visits the site at least twice every day, and on some days they are on site all day doing repairs. The plan is to maintain availability of the turbines over 90% and we are currently operating at over 95% availability. Every effort is made to keep the turbines operational at all times.

O&M staff also conducts scheduled, annual maintenance on each turbine, during which, each turbine component is thoroughly inspected and tested to ensure efficient operation. A detailed annual maintenance program is followed that outlines all the inspections and part replacements that need to take place during turbine maintenance. This includes checking gear box oil, ladder and yaw bolts and clanking, applying grease and lubricating all rotating parts, etc. On average, it takes 4 – 6 hours to perform annual maintenance on each turbine. If turbine components are worn or defective, they are replaced or repaired. Typical components that need repairs are sensors, blades, generators, yaw box, brake pads, hydraulic station, etc. Annual maintenance is also performed on all the pad mount transformers, overhead lines and the substation. Transformer oil testing and battery tests conducted annually. Substation relay testing is on a three-year cycle.

CASE #: WCS 11R1 & 12R1
EX. M (Maintenance Plan)
DATED: 7/26/13
PLANNER: J. OLIVAS

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42593

Project Case Type (s) and Number(s): Commercial WECS Permit No. 11, Revised Permit No. 1 & Commercial WECS Permit No.12, Revised Permit No. 1

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Jay Olivas, Project Planner

Telephone Number: 951.955.1195

Applicant's Name: Westwind Association

Applicant's Address: C/O: New Dimension Energy Company (NDEC), 221 Crescent St. Suite 103A, Waltham, MA 02453

I. PROJECT INFORMATION

A. Project Description:

Overview

The Westwind Association (Applicant) is proposing to extend the operation of existing turbines permitted under two current Commercial Wind Energy Conversion Systems (WECS) permits (WECS 11 and WECS 12), located in unincorporated Riverside County near North Palm Springs, for an additional 10-year period beyond the expiry of WECS 11 and 12 in September 2013 (Figure 1). WECS 11 consists of approximately 63 previously approved turbines covering the Lower Westwind Wind Energy Project on approximately 132 acres (Case No. WCS000011). WECS 12 consists of approximately 78 previously approved turbines covering the Upper Westwind Wind Energy Project (Project) on approximately 243 acres (Case No. WCS000012). Both WECS 11 and 12 are located in an area north of Dillon Road, south of Pierson Boulevard, west of Karen Avenue, and east of Diablo Road (Figure 2). Along with the extension of the WECS permit, the Applicant is also proposing to replace/decommission 12 existing WTG Micon/Wincon wind turbines (Micon/Wincon turbines) with 10 FloDesign Model 100 shrouded wind turbines (FloDesign turbines) within the WECS 12 project area (Figure 2 and Figure 3).

Because the extension of the permits for WECS 11 and 12 would allow for the existing operation and maintenance activities to continue as currently permitted, there would be no change in baseline conditions (with the exception of the 10 replacement turbines associated with WECS 12) and therefore operation and maintenance activities effects to all other resources will not be discussed further in this Initial Study.

Accordingly, the study area discussed in this Initial Study only includes the FloDesign wind turbine installation work areas, underground electrical collection system, and road modification areas located in the northwest corner of WECS 12, and the laydown area and road modification areas, located in the southwest corner of WESC 11 (Figure 2). The 12 Micon/Wincon turbines to be decommissioned would be the first 4 in the first 3 rows starting in the Northwest corner of WECS 12 (Upper Westwind) as shown on the Site Plan (Figures 2). Four Micon/Wincon turbines rated at 65 kW and eight Micon/Wincon turbines rated at 108 kW would be decommissioned representing a combined rated power output of 1,124 kW. The 10 FloDesign turbines would be installed on the WECS 12 Project site in the same general location as the existing turbines (i.e., within 50 feet) and together would have a rated power output of 1,000 kW. The Project would therefore slightly decrease the power production capacity within the Project area (by about 124 kW).

Figure 1. Regional Context

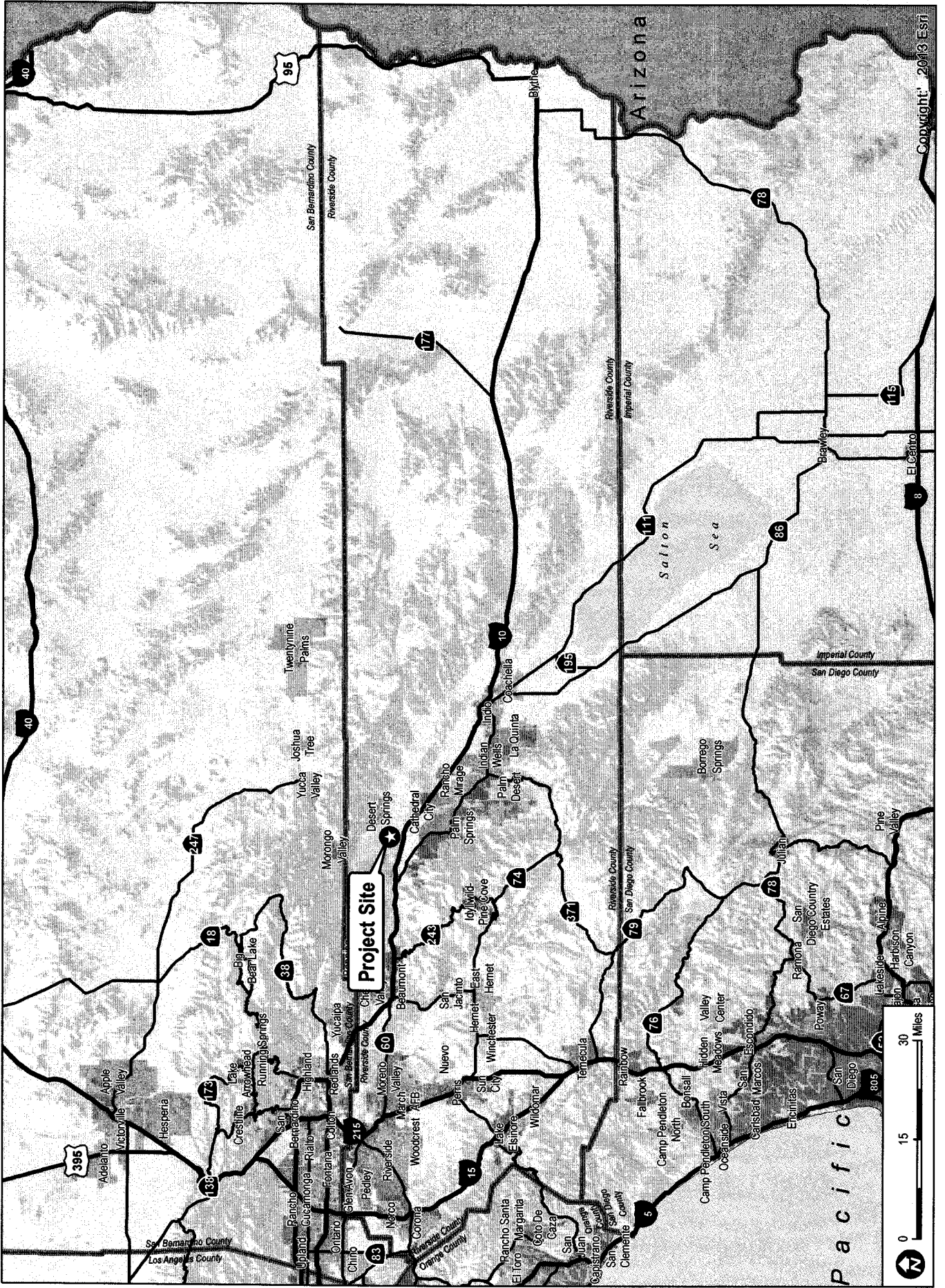


Figure 2. Site Plan

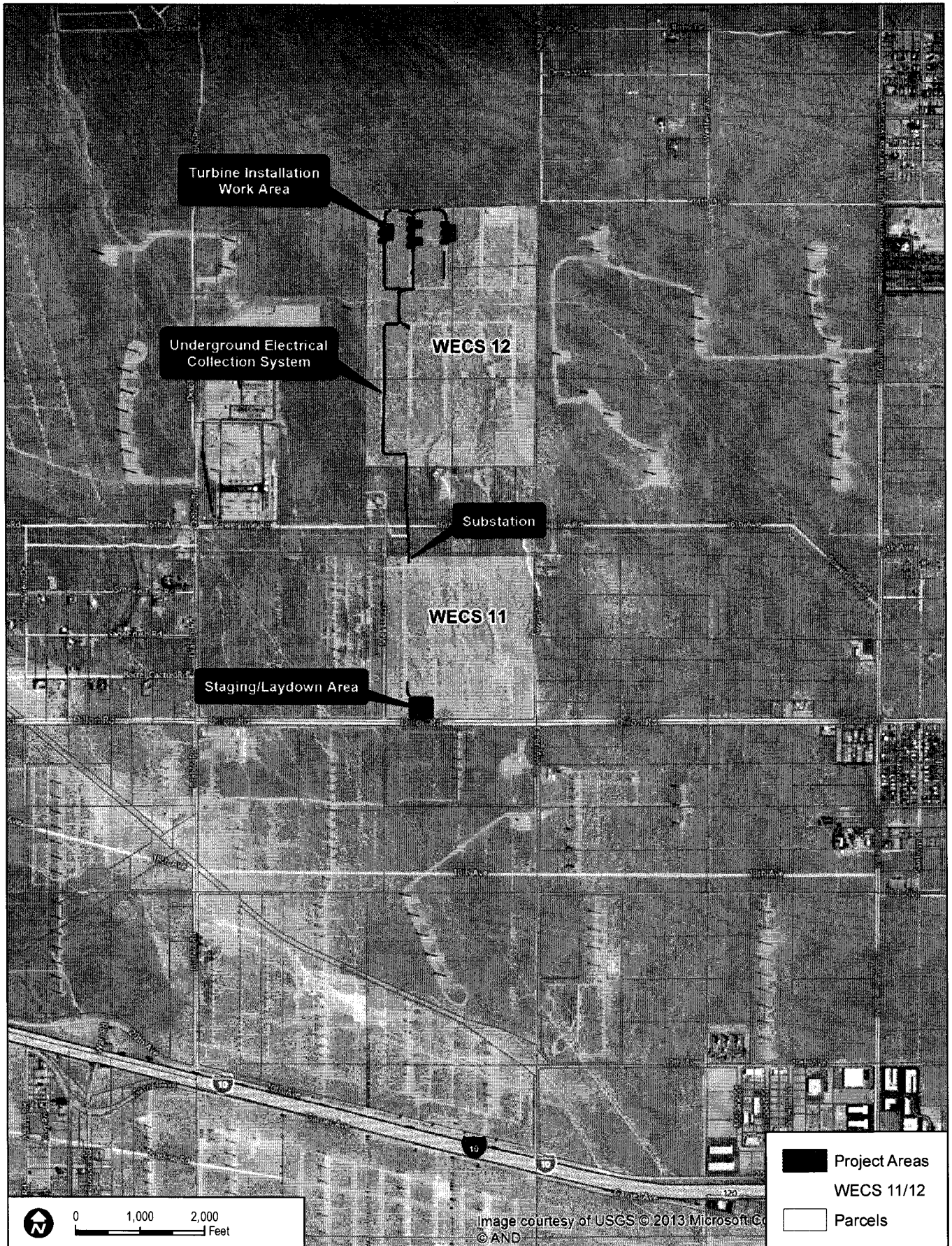
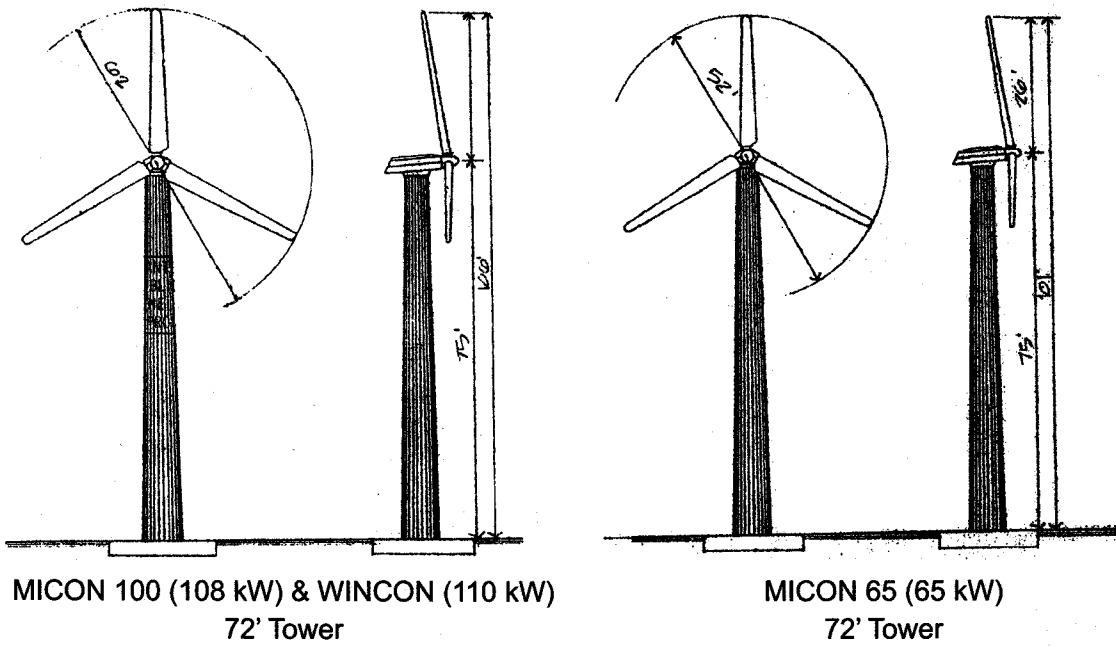
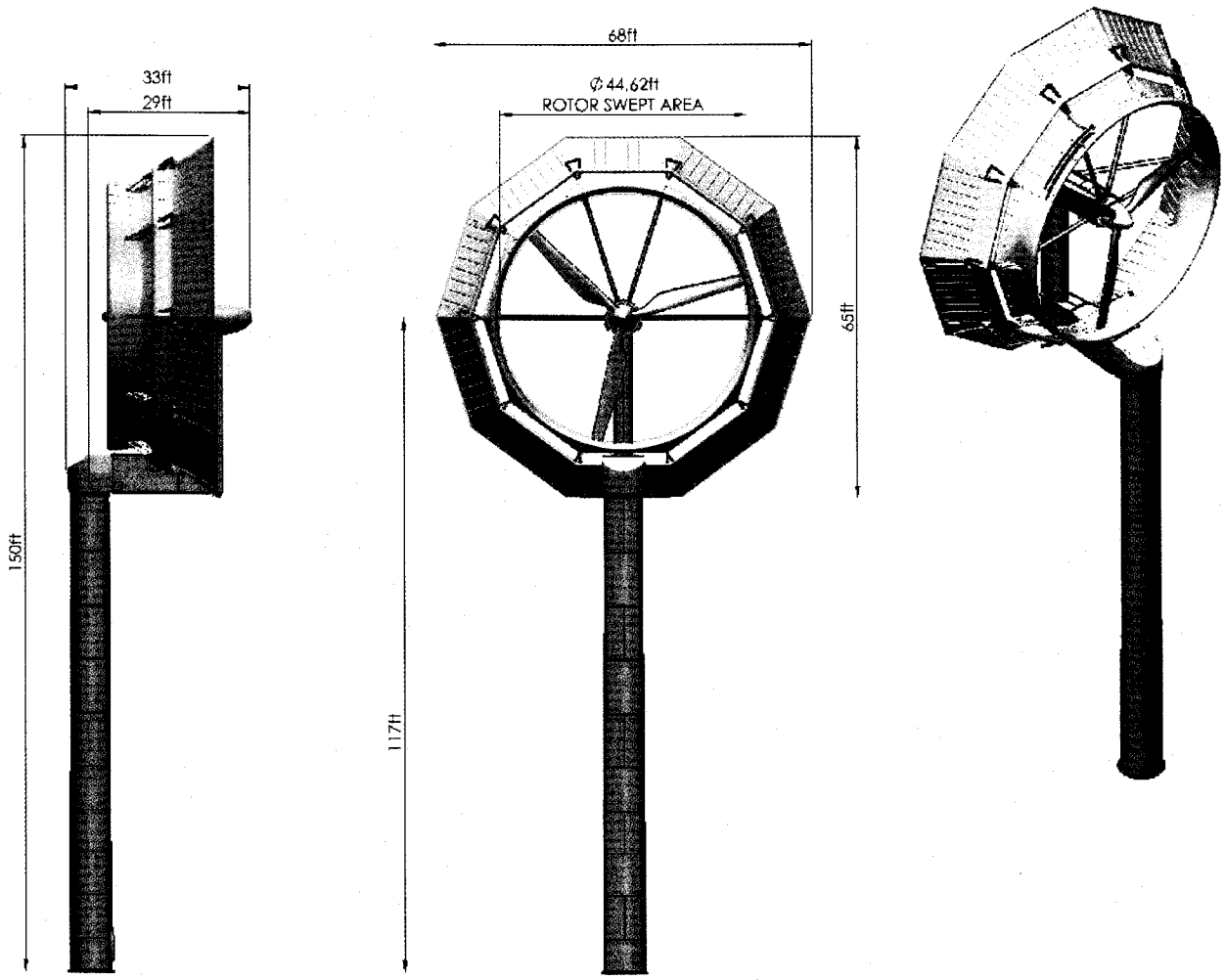


Figure 3. Existing and Proposed Turbines

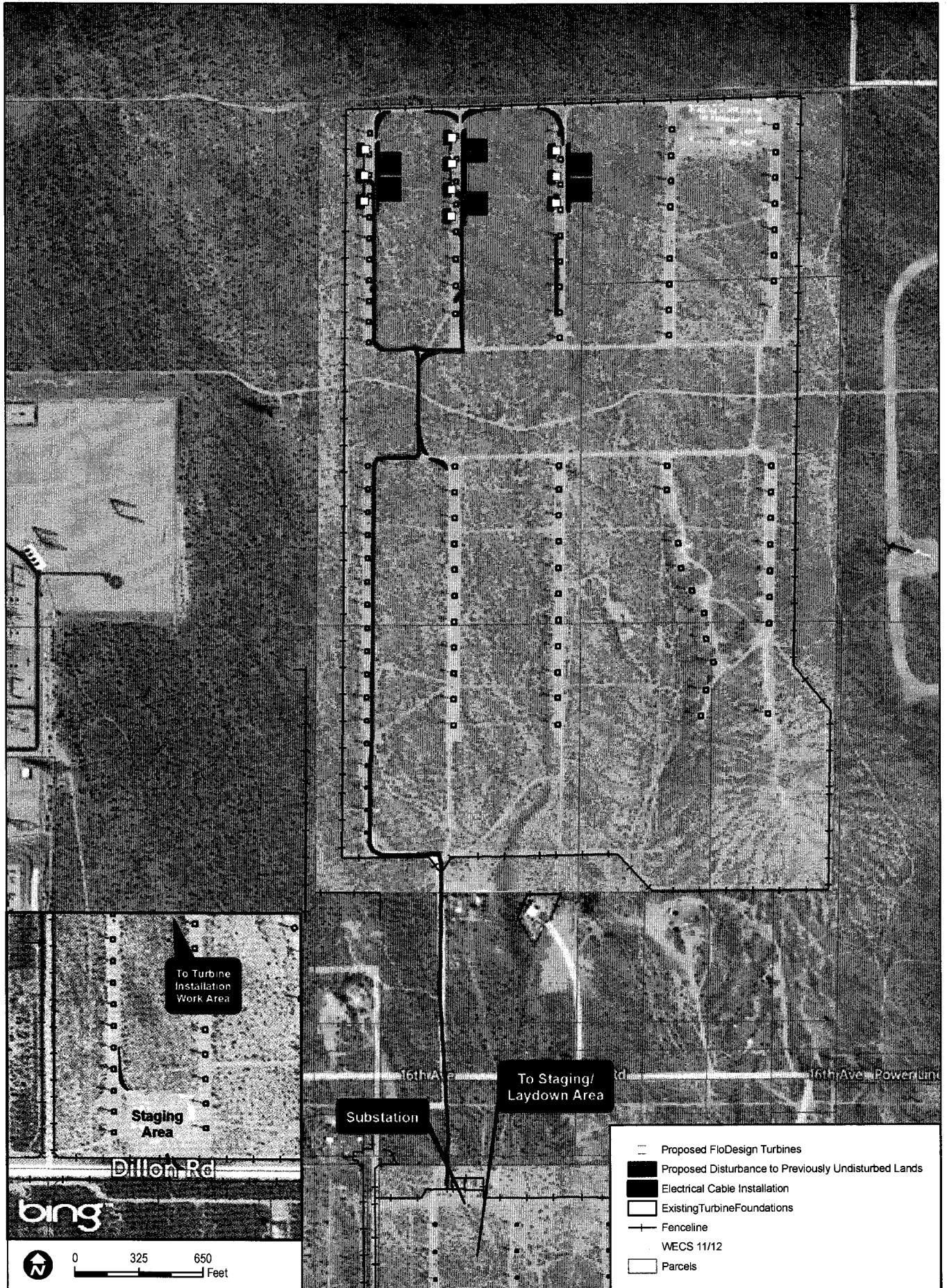


EXISTING TURBINE



PROPOSED TURBINE

Figure 4. Project Disturbance



No new access roads, telecommunication lines, natural gas lines, water/wastewater infrastructure or aboveground electrical lines are proposed as part of the Project. The existing underground electrical collection system would be replaced in the same or similar location between the turbine installation work area and the onsite substation to serve the new turbines (Figure 2). Installation would occur from and within the existing road network with the collection system trench being approximately 1 foot wide by 4 feet deep. After trenching, the cable would be laid in the trench and backfilled with a combination of engineered and native backfill.

Decommissioning

Decommissioning work would require up to eight personal vehicles, for approximately 15 days and up to two semi-trailer trucks, for approximately 5 days total. Three of the 12 Micon/Wincon turbines have already been dismantled, although all 12 turbine foundations remain. Turbines to be decommissioned include turbines A-1 through A-4, B-1 through B-4, and C-1 through C-4. The turbines' concrete foundations (4-feet deep) would also be removed and replaced with native soil. Decommissioning work would also include removal of 3 pad-mounted transformers and their concrete foundations (2-foot deep). All concrete and steel contained within the Micon/Wincon turbine foundations would be removed from the site and disposed of at a facility licensed to receive these materials. Oil reclaimed from the turbines and transformers would be handled under the same protocols followed for previous maintenance activities, in accordance with state and federal requirements for containment, spill prevention, transport, recycling and disposal. Existing access roads would be improved (e.g., re-compaction and/or re-surfacing) and maintained after decommissioning and upon Project repowering.

Flo Design Turbine Installation

Installation of the 10 new FloDesign turbines would occur over a period of approximately 4 months, which would include site preparation work, turbine foundation installation, part/material and equipment delivery, turbine assembly and erection, final testing, and cleanup/restoration of temporarily disturbed areas. The new FloDesign Turbines would have a total height of up to 150 feet and a rotor diameter of 42.6 feet. The shroud enclosure would extend the total diameter to 68 feet. Each concrete foundation would be approximately 45 square feet and 7 feet thick and would be buried below ground surface. The tower, turbine and blade would be constructed of light grey colored steel (RAL 7035) and would also include additional materials such as polyester resin, E-glass reinforcement, structural adhesive, sandwich core, and gel coat. The FloDesign turbine blades would be housed within a shrouded enclosure (Figure 3).

Installation of the FloDesign turbines would continue to utilize existing access roads and other previously disturbed areas. These areas include cleared and compacted ground associated with the existing operation and maintenance needs of the previous Micon/Wincon turbines. Deliveries of material and equipment needed to install the FloDesign turbines would be received at an existing maintenance yard northeast of the intersection of Melissa Lane and Dillon Road. The existing internal network of access roads within the property would be utilized to ferry construction materials to and from the work site. The maintenance yard and internal access roads are active existing facilities and thus could accommodate Project activities without the need to construct new roads or substantial improvements. Limited temporary disturbance would be required to widen the road at sharp turning points to allow passage of larger construction vehicles (such as cranes) as depicted in Figure 2.

Approximately 10.34 acres of temporary disturbance (i.e., 7.00 acres of already disturbed lands plus 3.34 acres of new disturbance) would be required to construct the Project, as shown in Figure 4. In the immediate vicinity of the proposed FloDesign turbines approximately 7.88 acres (i.e., 4.57 acres of already disturbed lands plus 3.31 acres of new disturbance) of temporary disturbances would be required to provide for turbine laydown areas, shroud assembly areas and a portion of the turbine excavation areas. The existing onsite roads would, in certain places, require widening at turning points to allow access to larger vehicles involved in turbine assembly and erection, such as cranes.

Temporary disturbances associated with road widening at turns would result in approximately 0.2 acre of new disturbance. Lastly, the existing underground electrical collection system lines would require upgrades between the turbine installation work area and the onsite substation within existing roadways. Trenching associated with cable installation would be narrow (about 1 foot wide) and temporarily affect already disturbed areas (i.e., roadways). The 10 proposed towers would result in permanent effects (i.e., radius of the tower) to already disturbed lands; however, with the decommissioning of 12 existing turbines, there would be a net decrease of permanent impacts from the Project by approximately 0.001 acre which would passively be restored.

Initial site preparation within the work areas discussed above would require clearing, grubbing, as well as minor leveling and compaction. No substantial cuts or fills would be required due to the flat nature of the onsite topography. Furthermore, it is anticipated that no export of soil would be required. This is because soils excavated for new turbine foundations would be used as backfill into the spaces left over by removal of the existing turbine foundations. Trench spoils would likewise be backfilled continuously as cable installation proceeds. These temporary disturbance areas would be passively restored upon completion of construction activities, which would include removal of any construction materials and debris, soil de-compaction, and restoration of preconstruction contours. Following restoration of temporarily disturbed areas, no permanent disturbance would occur because the new FloDesign turbines would be located within previously disturbed areas.

Schedule, Equipment and Workforce

Anywhere between 10 and 75 worker vehicles (including personal vehicles and company trucks) may be onsite during work hours, which would normally be between 6:00 AM and 6:00 PM, Monday through Saturday. Workers would park their personal vehicles in the construction laydown area, and then utilize company trucks for the remainder of their work shift. Construction work may extend into evening hours to avoid excessive heat or high winds (i.e., to avoid impacts related to worker safety and/or fugitive dust). If nighttime lighting is required it would be directed downward and hooded. In addition, it is expected that approximately 200 concrete truck deliveries would take place over a period of 6 weeks during foundation construction. Approximately 70 deliveries are expected to be used over a span of 8 weeks and approximately 2 miscellaneous deliveries would likely occur per day over a duration of approximately 4 months.

Examples of vehicles and equipment that would be used onsite during construction activities (but would not be operated on public roads) include:

- Caterpillar Motor Grader
- Caterpillar Roller Compactor
- Caterpillar Track Loader
- Caterpillar Excavator
- Caterpillar Bulldozer
- Diesel Water Trucks - 4,000 gallon
- Forklift
- Manitowoc 2250 Liftcrane
- Rough Terrain Crane – 60' aerial lift

These vehicles would not all be operated simultaneously as different equipment would be mobilized for different phases of construction. For example, the motor grader may be used early in initial site preparation phase, but would not be needed later during turbine assembly when forklifts and cranes would likely be operating.

An approximate schedule of construction activities, anticipated to take approximately 4 months is provided below;

- Month 1: Site preparation (as needed through Month 4), Trenching for Underground Electrical Collection System, beginning of foundation work
- Month 2: Foundation work
- Months 3 and 4: Turbine part deliveries, assembly and erection
- Month 4: Commissioning and clean-up (equipment testing and site restoration)

Applicant Proposed Measures

BIO-1: Special-Status Plants. To avoid permanent impacts to special-status plant species (defined for the purpose of this measure as any plants of California Rare Plant Ranks 1A, 1B, or 2), areas of temporary disturbance will be restored through topsoil salvage and replacement and re-grading to pre-existing soil contours. Topsoil salvage will be conducted prior to other ground disturbing activities to remove the top 2-inches of soil, where seed would be present, and placed in a protected stockpile. Salvaged topsoil will be spread over all new disturbance areas after construction. At a minimum, all restoration areas will be maintained weed-free for a minimum of 3-years after completion of construction.

A reference site with existing conditions that are commensurate with the proposed temporary impact areas in terms of soil type(s), topography, vegetation, and proximity to the Project site will be identified. The reference site will be at least 3 times the acreage of the temporary impact area to be inclusive of all potentially occurring special-status plant species. A spring survey of the reference site will be conducted by a qualified biologist to determine presence/absence of each special-status plant species.

If no California Rare Plant Ranks 1A, 1B, or 2 plant species are detected on the reference site after three years of spring surveys, no further action will be required for the restoration site.

If California Rare Plant Ranks 1A, 1B, or 2 plant species are detected on the reference site, for each such species deemed present, the survey will quantify (i) plant density, (ii) distribution, and (iii) population size. These three metrics will be translated into performance criteria for the restoration site where plant density and distribution will match the identified population metrics for each detected special-status plant species detected on the reference site.

Annual spring monitoring of the reference and restoration sites will be conducted by a qualified biologist to assess restoration success by comparing the density, distribution and population size metrics of each special-status plant species on the restoration and reference sites. Monitoring will occur for 3 years even in the absence of positive results to ensure absence of special-status plant species. Restoration will be deemed successful when (i) the restoration site reflects California Rare Plant Ranks 1A, 1B, or 2 plant species density, distribution and population size metrics similar to those of the reference site; or (ii) after 3 years of negative survey results at the reference site for special-status plant species.

If California Rare Plant Ranks 1A, 1B, or 2 plant species are detected on the reference site and the restoration areas fail to meet the above performance criteria, remedial actions will be implemented to meet the criteria. Remedial actions will include seed collection from known populations of the same special-status plant species detected on the reference site that are not adequately represented on the restoration site. Seed will be collected no more than 10 miles from the restoration site. Seed application onto the restoration site will occur annually in the winter of each monitoring year for 3 years or until reference site population metrics are documented. If reseeding attempts fail after three applications, a conservation easement or purchase of conservation land with documented suitable habitat for the special-status plant species will be required at a 1:1 ratio.

A restoration plan implementing this measure will be submitted by the Applicant to the County of Riverside prior to construction. The restoration plan will specify (i) the location of the restoration site

based on final project construction drawings; (ii) a complete description of the topsoil salvage, storage and placement methodology; (iii) a schedule and action plan to maintain and monitor the restoration area; (iv) identification of a reference site; and (v) a demonstration of the restoration suitability of the restoration site based on soil type(s), topography, vegetation, and proximity to the Project site.

BIO-2: Avian Species. If construction begins during bird breeding season (i.e., February 15 through September 15), the Applicant shall retain a qualified biologist to conduct a nesting bird survey to determine the presence of nests or nesting birds during the breeding season within 100 feet of the construction activities. The nesting bird surveys will be completed no more than 72 hours prior to any construction activities. The survey will focus on special-status species known to use the area as well as other nesting birds that are protected under the Migratory Bird Treaty Act. If an active nest (defined by the presence of eggs or young) is identified, grading or site disturbance within a 100-foot buffer of the nest will be monitored by a qualified biologist daily until Project activities are no longer occurring within 100 feet of the nest or until fledglings become independent of the nest. The monitoring biologist can increase the buffer radius if determined necessary. The monitoring biologist will halt construction activities determined to be disturbing nesting activities. The monitor will make practicable recommendations to reduce the noise or disturbance in the vicinity of the nest. This can include recommendations such as (1) turning off vehicle engines and other equipment whenever possible to reduce noise, (2) working in other areas until the young have fledged, or (3) placing noise barriers to maintain the noise at the nest to 60 dBA L_{eq} hourly or less or to the preconstruction ambient noise level if that exceeds 60 dBA L_{eq} hourly. The on-site biologist will review and verify compliance with these nesting boundaries and will verify that the nesting effort has finished. Construction activities restricted by this measure can resume when no other active nests are found within the restricted area.

BIO-3: Reptiles. During construction activities, prior to moving any vehicles, or similar sized equipment, a biologist will check the base of vehicles and equipment for the presence of reptile species. If reptiles are encountered the animal will be let to move away on its own or a biologist will carefully move the individual to a safe location. There will be no collecting of reptiles at any time during project activities. All reptiles will be left on site and a monitoring biologist will be present to ensure compliance with any measures.

BIO-4: Mammals. Prior to construction, a biologist will flag all active mammal burrows on the Project site and monitor construction activities. Construction activities will avoid flagged burrows to the extent feasible to ensure minimal impacts to sensitive species. If within 200 feet of construction activities, a previously observed woodrat midden will be flagged, monitored, and avoided during construction activities.

BIO-5: Monitoring: During construction, compliance with all BIO APMs will be monitored.

PALEO-1: In order to avoid potential impacts to paleontological resources the Applicant shall contract with a Project Paleontologist on the Riverside County TLMA list of qualified paleontological consultants to prepare and implement a Paleontological Resources Management Plan (PRMP). A project-specific paleontological assessment and on-site survey has established that the turbine installation work areas are within units of low sensitivity and do not need to be monitored (PaleoSevices 2013). Thus, the PRMP shall focus on the trenching activities associated with underground electrical cable installation that would occur within areas mapped as older Pleistocene alluvium. Paleontological monitoring of earthmoving activities shall be conducted on an as-needed basis by a Qualified Paleontological Monitor during all earthmoving activities that may expose sensitive strata in accordance with county recommendations. The Project Paleontologist shall have the authority to reduce monitoring once he/she determines that more than 50% of the earthmoving in sensitive sediments has taken place and no fossils have been encountered. In the event fossils are discovered, the Qualified Paleontological Monitor, under the direction of the Project Paleontologist,

shall recover them. Fossil remains collected during monitoring and salvage shall be cleaned, repaired, sorted, and catalogued as part of the program. When potentially scientifically significant fossil discoveries are made by Qualified Paleontological Monitors, they should be quickly and professionally explored, assessed and evaluated in order to minimize construction delays, and the Project Paleontologist shall be notified immediately. All recovered fossils shall be identified to their lowest taxonomic level, and prepared according to the standards of the designated repository. Final monitoring reports to be submitted to the County shall be prepared in accordance with applicable regulations and to industry standards.

Operation and Maintenance

Operation and maintenance of the new FloDesign turbines would occur consistent with existing activities within the Project area. The WECS 11 and 12 permits and conditions would continue to govern these activities. Maintenance activities include:

- A minimum of two maintenance personnel visiting the site at least twice every day; some days personnel are on site all day performing maintenance activities
- Up to 6 hours of annual maintenance per turbine (depending on turbine condition) which could include replacement of generators, yaw box, sensors, brake pads, main shaft, hydraulic stations, blades, gear box, and checking and replacing gear oil if necessary.

B. Type of Project: Site Specific ; Countywide ; Community ; Policy .

C. Total Project Area: The total property boundary for WCS 11R1 consists of 132 acres and WCS 12R1 consist of 243 acres. The locations of project activities associated with turbine replacement are shown on Figure 2.

Residential Acres: 0	Lots: 0	Units: 0	Projected No. of Residents: 0
Commercial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0
Industrial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0
Other: N/A			

D. Assessor's Parcel No(s): WCS 11R1 APN: 668-270-009; WCS 12R1 APNs 668-120-018, 668-120-020, 668-130-023, and 668-270-009 (for the laydown area)

E. Street References: WCS11R1 Northerly of Dillon Road, westerly of Diablo Road, southerly of 16th Avenue, and easterly of Diablo Road; WCS12R1 northerly of Power Line Road, westerly of Indian Canyon Drive, southerly of Two Bunch Palms Trail and easterly of Diablo Road.

F. Section, Township & Range Description or reference/attach a Legal Description: Section 4, Township 3 South, Range 4 East

G. Brief description of the existing environmental setting of the project site and its surroundings: Both WCS 11R1 & 12R1 are located within the Coachella Valley Multiple Species Habitat Conservation Plan, but are not located within a conservation area of that plan. The WCS 11R1 site contains 63 existing wind turbines and the WCS 12R1 site contains 78 existing wind turbines. Surrounding land uses consist of other wind turbines, vacant land, the Dever's Substation, and scattered dwellings.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** Rural Desert
 2. **Circulation:** Primary access to both WECS 11R1 and WCS 12R1 is from Dillon Road.
 3. **Multipurpose Open Space:** Renewable Energy Policies OS 10.1 and OS 10.2, relating to the maximum beneficial use and wind energy technologies, respectively.
 4. **Safety:** None. No WECS policies included in the safety element.
 5. **Noise:** WECS Policies N 5.1 and N 5.2, relating to the Wind Implementation Monitoring Program (WIMP) and the use of most efficient, least noise-producing technologies available, respectively.
 6. **Housing:** None. No housing is proposed.
 7. **Air Quality:** None. No WECS policies included in the air quality element.
- B. General Plan Area Plan(s):** Western Coachella Valley Area Plan
- C. Foundation Component(s):** Rural (Riverside County)
- D. Land Use Designation(s):** RD-Rural Desert requires a minimum of 10 acres and uses typically include single family residential alongside agricultural and recreational uses. Renewable energy uses are considered compatible with this designation.
- E. Overlay(s), if any:** None
- F. Policy Area(s), if any:** San Gorgonio Pass Wind Energy Policy Area
- G. Adjacent and Surrounding:**
1. **Area Plan(s):** Western Coachella Valley Area Plan
 2. **Foundation Component(s):** Rural (Riverside County)
 3. **Land Use Designation(s):** Riverside County: PF – Public Facilities; LI – Light Industrial; EDR – Estate Density Residential City of Palm Springs: Industrial
 4. **Overlay(s), if any:** None
 5. **Policy Area(s), if any:** San Gorgonio Pass Wind Energy Policy Area
- H. Adopted Specific Plan Information**
1. **Name and Number of Specific Plan, if any:** N/A
 2. **Specific Plan Planning Area, and Policies, if any:** N/A
- I. Existing Zoning:** Wind Energy (W-E)
- J. Proposed Zoning, if any:** None

K. Adjacent and Surrounding Zoning: W-E and W-2

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

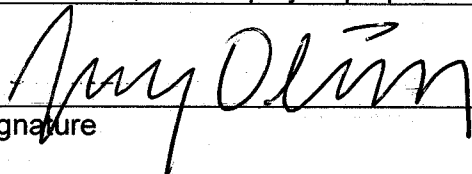
IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input checked="" type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
<input type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
<input type="checkbox"/> I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
<input type="checkbox"/> I find that at least one of the following conditions described in California Code of Regulations,

Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

August 28, 2013

Date

Jay Olivas, Project Planner

Printed Name

For Carolyn Syms Luna, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

- Riverside County General Plan Figure C-9 "Scenic Highways"
- Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013. See visual simulations pgs. 18-19 and 60-63.
- Caltrans 2013. Map of Officially Designated and Eligible Scenic Highways, Riverside County, accessed at http://www.dot.ca.gov/hq/landarch/scenic_highways/river.htm on July 16 2013.

Findings of Fact: The Project would replace 12 existing turbines with 10 FloDesign turbines within an active wind farm. Although the turbines would be taller by approximately 50 feet and would have greater visual bulk due to the shroud that would envelop the turbine blades, the number of turbines present would decrease by two and there are few, if any sensitive public locations from which a casual observer would notice or negatively perceive the visual change caused by the Project. Project construction would not damage any scenic resources such as trees, rock outcroppings, or landmark features and would not block or physically obstruct a scenic vista. The Project proposes no large glass, mirrors or other surfaces which would cause reflective glare from sunlight. With respect to glint or flicker, the new FloDesign turbines improve upon the conventional turbines that they would replace because the shrouded design would mask the distracting rotor motion and blade flicker effects sometimes associated with conventional turbines. The FloDesign turbines would be light grey in color further reducing visual impacts (WCS00012R1 - Condition of Approval (COA) 90.PLANNING.2—Color of WECS).

As part of the WECS 12 application, the Applicant's consultant submitted two visual simulations to depict the change in appearance that the Project would bring about (Westwind Association 2013). The greatest visual change depicted in the simulations is from a location along Karen Avenue, about 0.50 mile northeast of the closest turbine (Westwind Association 2013, pg. 18). Karen Avenue is unpaved in this location and appears to be scarcely traveled. The view from this location is of a wide desert

expanse with San Jacinto Mountain creating a steep rugged backdrop. The view is compromised by numerous existing wind turbines in the middle ground zone. From this location, the 10 new FloDesign turbines would be noticeably taller and bulkier but would occupy only a fraction of the expansive field of view. A casual observer from this location would likely notice the change, but it would be a minor incremental change, and would not result in a substantial change in the existing visual character of the area or dominate the view. Given the road is unpaved and scarcely traveled, this visual impact, which is probably the most severe compared to other viewing locations, would not be substantial.

The visual contrast that would be presented by the increased height and bulk of the new turbines would be the same or lesser from locations of equal or further distance away. For example, the visual simulation from Pierson Boulevard, approximately 1 mile north of the closest FloDesign turbine (Westwind Association 2013, pg. 61), shows that the new turbines would be barely perceptible, and unlikely to even be noticed by a casual observer, which would consist of motorists on the local roadway.

While SR-62 is designated as a state scenic highway, and I-10 is considered an eligible state scenic highway by Caltrans, and a scenic corridor by Riverside County, the view from both I-10 and SR-62 toward the Project area is interrupted by multiple rows of existing wind turbines (many of which are far larger than the proposed turbines) such that the FloDesign turbines are unlikely to be seen or noticed by motorists. From I-10, the Project area is on the north side of the WECS 12 area which means existing turbines and subtle changes in topography either fully or partially screen the Project area from view (Westwind Association 2013, pg. 60). Even if the turbines were visible to motorists along other portions of I-10, the visual change would not be aesthetically offensive because it would be consistent with the existing visual character and context of the area as an active wind farm. The Project site is largely surrounded by neighboring wind turbines, many of which are significantly taller – some more than twice as tall – than the proposed replacement turbines.

Therefore, Project effects on aesthetics and visual resources would be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?				

Source:

1. Ord. No. 655 (Regulating Light Pollution)
2. Federal Aviation Administration (FAA). 2013. Notice Criteria Tool. Available at <https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp> accessed 7/16/2013.

Findings of Fact: During construction, Project work may extend into evening hours, not later than 10:00 PM (WCS00012R1 – COA 10.PLANNING.15—Access & Operations), to avoid excessive heat or high winds (i.e., to avoid impacts related to worker safety and/or fugitive dust) and may requiring nighttime lighting. All lighting would be directed downward and hooded to lessen potential effects (WCS00012R1 - COA 10.PLANNING.10—Lighting Hooded/Directed). Because the Mt. Palomar Observatory is over 45 miles south east of the Project site and the use of construction lighting would be temporary, effects to the Mt. Palomar Observatory would be less than significant (WCS00012R1 - COA 10.PLANNING.29—Mt. Palomar Lighting Area)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The new FloDesign Turbines are less than 200 feet high, are not on airport property or within a runway protection zone, and therefore would not normally require notice to the FAA prior to construction (FAA, 2013). Therefore, because Project would not include any permanent lighting and there is no change from the existing condition (i.e., the existing turbine towers have no lighting) there would continue to be no impact to the nighttime use of the Mt. Palomar Observatory.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

- Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013.

Findings of Fact: During construction, Project work may extend into evening hours, not later than 10:00 PM (WCS00012R1 – COA 10.PLANNING.15—Access & Operations), to avoid excessive heat or high winds (i.e., to avoid impacts related to worker safety and/or fugitive dust) and may require nighttime lighting. All lighting would be directed downward and hooded (WCS00012R1 – COA 10.PLANNING.10-Lighting Hooded/Directed) to lessen potential effects. Because the use of construction lighting would be temporary and minimized by directing lighting downward and using hoods, impacts to nighttime views in the area would be less than significant.

The Project would not cause a permanent increase in light and glare because the Project proposes no permanent outdoor lighting. As discussed above under Aesthetics Criterion 2, the existing turbine towers do not have FAA lighting and FAA lighting would not normally be required for the Project. The proposed steel turbine towers would not contain highly reflective finishes. Moreover, the nearest resident is located more the 3,000 feet away. Therefore, potential impacts with regard to light and glare would be less than significant

Mitigation: No mitigation required.

Monitoring: No monitoring required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

- Riverside County General Plan Figure OS-2 "Agricultural Resources"
- Riverside County Transportation and Land Management Agency (TLMA), 2013, Riverside County Land Information System (RCLIS) Query for APNs 668-120-018, 668-120-020, and 668-130-023. Accessed at <http://www3.tlma.co.riverside.ca.us/pa/rclis/viewer.htm> on July 14, 2013.

Findings of Fact: The Project site is currently designated as Rural Desert. The Riverside County Land Information System query for Farmland shows the Project site designated as "other lands". The Project site is not zoned for agriculture or part of a Williamson Act contract. The Project site has been an active WEC since the mid-1980s. It is not currently, nor is it known to have been used historically for agriculture. There are no agricultural uses occurring onsite or in the nearby vicinity. Therefore there would be no impacts to agricultural resources

Mitigation: No mitigation required.

Monitoring: No monitoring required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas"

Findings of Fact: Per the Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas" the Project site is not located in an area designated as forest land. The existing zoning for the project site is not forest land or timberland. Therefore, the Project would have no impacts in regards to forest land or timberland.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation required.

Monitoring: No monitoring required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

1. SCAQMD CEQA Air Quality Handbook
2. Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013 See Dust Control Plan, pages 38-55, and pages 56-58.
3. Dudek. 2013. CalEEMod 2013.2 Emission Estimates

Findings of Fact: The Project is not expected to significantly affect air quality as defined by the Air Quality Element of the City's General Plan, and is not expected to exceed significance thresholds of the South Coast Air Quality Management District (SCAQMD) CEQA Air Quality Handbook (SCAQMD 1993). The Coachella Valley area of the Riverside County portion of the Salton Sea Air Basin is a nonattainment area for ozone and PM₁₀ under the National and California Ambient Air Quality Standards. The Project could slightly contribute to additional dust and blow sand during the four-month construction period due to slightly increased use of internal unpaved roadways and soil moving activities associated with material laydown, foundation excavation and general construction activities. For the most part, turbine repowering activities would occur within the context of an existing wind farm and would utilize existing roads; however, establishing the needed work area would require an additional 3.01 acres of temporary soil disturbance (i.e., vegetation clearing, mowing, and light grading) to areas currently not disturbed.

The Project would not result in population growth or long-term employment. Thus, it would be consistent with the growth projections upon which the SCAQMD air quality attainment plans are based. The Project would not involve any stationary sources that would emit air pollutants. Therefore, the Project would not conflict with the SCAQMD air quality plans

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Construction and operation of the Project would not result in a significant dust or blow sand source due to implementation of the Project's Dust Control Plan prepared by Tetra Tech Inc. (Westwind 2013). Dust control measures would include limiting onsite vehicles to 15 miles an hour (mph), using stabilized entrances to prevent track-out, halting or reducing construction activity when winds exceed 25 mph, applying water where necessary to suppress dust plumes, emptying loader buckets and dump trucks slowly and removing track-out (if present) at the end of each work day. Additional dust control measures, as listed in the dust control plan, would apply as necessary. These measures are required to ensure compliance with state and federal particulate matter standards, including the California Ambient Air Quality Standards (24-hour – 50 micrograms per cubic meter, annual – 20 micrograms per cubic meter), the National Ambient Air Quality Standards (24-hour – 150 micrograms per cubic meter), and the SCAQMD Rules 403 (Fugitive Dust) and 403.1 (Supplemental Fugitive Dust Control Requirements for Coachella Valley Sources).

Adverse air quality effects would be limited to the four-month construction period and would consist solely of fugitive dust, off-road equipment emissions, and truck and passenger vehicle tailpipe emissions. The Project does not propose any uses that would produce substantial pollutant emissions from its operation. Project construction emissions were estimated using the California Emissions Estimator Model (CalEEMod, Version 2011.1.1), available online (www.caleemod.com). The construction emissions were estimated using the construction description in the Westwind application and other assumptions based on engineering judgment. The estimated construction emissions are shown in Table 1. Estimated Maximum Daily Construction Emissions.

**Table 1
Estimated Maximum Daily Construction Emissions (pounds/day)**

	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Maximum Daily Emissions						
2013	7.59	69.51	34.59	0.05	4.19	3.39
2014	6.88	66.48	33.10	0.05	4.11	3.18
<i>SCAQMD Significance Threshold</i>	<i>75</i>	<i>100</i>	<i>550</i>	<i>150</i>	<i>150</i>	<i>55</i>
Threshold Exceeded?	No	No	No	No	No	No

Source: Dudek 2013 (CalEEMod 2013.2 Emission Estimates)

As shown in Table 1, the Project's construction emissions would be less than the SCAQMD significance thresholds. Thus, the Project would not contribute to violations of air quality standards. Moreover, since emissions would be substantially below applicable thresholds during a temporary, four-month construction period, the Project would not result in a cumulatively considerable increase in emissions for which the Salton Sea Air Basin is nonattainment. Thus, the Project's impact to local air quality would be less than significant.

The nearest sensitive receptor is greater than 3,000 feet from the closest proposed replacement turbine location. The construction emissions would be temporary and limited to a minor amount of clearing and grubbing activity, trenching, and turbine installation using off-road equipment complying with the California Air Resources Board's Airborne Toxic Control Measures for off-road vehicles and heavy-duty truck fleets. Therefore, impacts to sensitive receptors would be less than significant.

Construction activities may produce odors associated with diesel engines from operating construction vehicles. However, the nearest residence is located more than 3,000 feet from the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed construction activity and any odors would not be significant at this distance. Long-term operation of the project would not result in the creation of objectionable odors. Therefore, impacts would be less than significant.

No stationary source emissions are associated with operation of the Project.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

1. CVMSHCP
2. On-site Inspection conducted by Dudek (2013)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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3. Tetra Tech Inc. 2013 Jurisdictional Delineation of Wetlands/Waters Subject to Regulatory Authority Westwind Association Repowering Project North Palm Springs, Riverside County, California, May 2013.
4. Anderson, R.L., W.P. Erickson, M.D. Strickland, M. Bourassa, K.J. Bay, K.J. Sernka, J. Tom, and N. Newmann. 2005. Avian Monitoring and Risk Assessment at the Tehachapi Pass Wind Resource Area.
5. McCrary, M.D., R.L. McKernan, W.D. Wagner, and R.E. Landry. 1984. Nocturnal avian migration assessment of the San Gorgonio Wind Resource Study Area, fall 1982. Prepared by Los Angeles Co. Nat. Hist. Museum, for Southern California Edison, Research and Development, Rosemead.
6. McCrary, M.D., R.L. McKernan, R.E. Landry, W.D. Wagner, and R.W. Schreiber. 1983. Nocturnal avian migration assessment of the San Gorgonio Wind Resource Study Area, spring 1982. Prepared by Los Angeles Co. Natural History Museum, for Southern California Edison, Research and Development, Rosemead.
7. Smallwood. 2012. Grant Proposal to the California Energy Commission entitled "Test of Avian Collision Risk of Close-Bladed Wind Turbine. January 1, 2012.

Findings of Fact:

The Project is within the proposed Coachella Valley Multi Species Habitat Conservation Plan (CVMSHCP) boundaries. However, the Project area is outside all proposed conservation areas. The subject property is inside the current mitigation fee area of the CVMSHCP, but no new permanent disturbance is proposed. Field surveys conducted by Dudek (2013) did not identify the Coachella Valley Fringe toed Lizard nor its habitat at the Project site. The site is comprised of soils that are not replenished with sufficient sand to establish sand dune habitat, which is the type of habitat required by this species. Section 7.3.1, Covered Activities of the Plan, states "new ground disturbance associated with repowering or development of new wind energy facilities shall be treated as a Covered Activity similar to development projects permitted or approved by Local Permittees. Within each Permittee's jurisdiction, existing wind turbines may be replaced with new turbines. If old turbines are removed and the former impact area is restored to a natural condition, an equal new area may be disturbed without counting toward the calculation of net disturbance. The CVMSHCP Plan does not provide Take authorization for wind energy turbine operation (see discussion below regarding Take). Therefore, since the Project is a covered activity, it is consistent with the Plan and would therefore not conflict with the CVMSCHP. No impact would occur.

Based on the biological reconnaissance survey (Dudek 2013), one vegetation community and two land cover types were identified within the project boundary, including: Creosote Bush Scrub, disturbed habitat (DH), and urban/developed land (DEV).

No federally or state listed species or other special-status species were observed within the survey area (Dudek 2013). Sensitive resources that may have moderate to high potential to occur on the Project site due to the presence of suitable habitat include: eight special-status plant species including white-bracted spineflower (*Chorizanthe xanti* var. *leucotheca*)(CNPS 1B.2), singlewhorl burrowbrush (*Ambrosia monogyra*)(CNPS 2.2), California ayenia (*Ayenia compacta*)(CNPS 2.3), Arizona spurge (*Chamaesyce arizonica*)(CNPS 2.3), spiny-hair blazing star (*Mentzelia tricuspis*)(CNPS 2.1), slender cottonheads (*Nemacaulis denudata* var. *gracilis*) (CNPS 2.2), desert beardtongue (*Penstemon pseudospectabilis* ssp. *pseudospectabilis*) (CNPS

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2.2), and mecca-aster (*Xylorhiza cognate*)(CNPS 1B.2/CVMSHCP)¹; two special status reptile species that have moderate to high potential to occur on site include red-diamond rattlesnake (*Crotalus ruber*) (California species of special concern (CSSC)), and coast horned lizard (*Phrynosoma blainvillii*) (CSSC); and three special status bird species that have moderate to high potential to occur on site including, golden eagle (*Aquila chrysaetos*) (California fully protected), loggerhead shrike (*Lanius ludovicianus*)(CSSC), and Le Conte's thrasher (*Toxostoma lecontei*) (CSSC/CVMSHCP). The study area contains high potential foraging and wintering habitat for golden eagle, moderate potential for loggerhead shrike, and moderate habitat for Le Conte's thrasher. Lastly, there are five special status mammal species that have moderate to high potential to occur on site including, Pallid San Diego pocket mouse (*Chaetodipus fallax pallidus*) (CSSC), San Diego desert woodrat (*Neotoma lepida intermedia*) (CSSC), Palm Springs pocket mouse (*Perognathus longimembris bangsi*) (CSSC/CVMSHCP), American badger (*Taxidea taxus*) (CSSC), and Palm Springs round-tailed ground squirrel (*Xerospermophilus tereticaudus chlorus*) (CSSC/CVMSHCP).

Integration of APM including APM-BIO-1 which includes preparation and implementation of a restoration plan for effects to special-status plants; APM-BIO-2 which includes nesting bird surveys, monitoring of nest within a buffered area around construction activities, make recommendations to reduce noise or disturbance, the ability to halt construction, and monitoring compliance; APM-BIO-3, which includes checking the base of vehicles and equipment for the presence of reptile species, allowing the reptile to move away on its own or carefully moved; APM-BIO-4, which includes flagging and avoiding all active mammal burrows on site to the extent feasible; and APM-BIO-5, which includes monitoring compliance with all BIO-APMs during construction. With integration of these APMs into Project design, effects to sensitive biological resources would be less than significant.

Regarding migratory corridors for land based wildlife, baseline includes a network of roads and facilities associate with an operating wind farm, this would not change and therefore there would be no effect to migration.

Regarding avian species, according to Anderson et al. (2005, raptor fatalities within the San Gorgonio Pass area was 0.006 per turbine per year (approximately 0.03 raptor fatalities per MV per year), which is much lower than estimates from other Wind Resource Areas (WRA) in the west. The results of their studies indicated that the level of bird use within the San Gorgonio WRA was relatively low in comparison to other wind projects in the west. According to a comprehensive nocturnal migration study conducted by McCrary et al. (1983, 1984), 85% of all birds passing through the Coachella Valley and surrounding areas fly at elevations above 93 meters (305 feet), indicating that the majority of birds migrating over the Project area would be at elevations above the proposed rotor heights.

The total wind swept area of the existing Micon/Wincon turbines is between 2,123 to 3,018 square feet, with a total rotor swept zone between 101-106 feet. The proposed FloDesign turbines would have a total wind swept area of 1,522 square feet resulting in a 28 to 50 percent reduction in wind swept area from the existing project.

¹ Only California Rare Plant Ranks 1A, 1B, or 2 meet the California Environmental Quality Act (CEQA) definition of "rare"

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The new FloDesign turbines include a shrouded design. While there are no field data on the impacts of shrouded turbine blades on bird strikes, Dr. Shawn Smallwood, hypothesizes that the shroud around the rotor could effectively reduce effects to avian species because the shroud would block the most dangerous angle of entry of birds into the rotor swept area and would offset blade motion smear by making the wind turbine more visible in the vicinity of the rotor (Smallwood, 2012). Dr. Smallwood is an ornithologist with extensive experience studying avian-wind turbine interactions in California. He is currently administering a California Energy Commission ("CEC") grant to test the avian friendliness of the FloDesign turbine proposed for this Project in the Altamont Pass Wind Resource Area of Alameda County. In the CEC grant study design, Dr. Smallwood stated:

"We propose a before-after, control impact (BACI) study design (Anderson et al. 1999) to test the avian safety of FloDesign's new mixer-ejector wind turbine (MEWT), which we hypothesize will cause many fewer collision-fatalities of native bird species. The MEWT includes a shroud around the rotor (Figure 1) that will prevent the most dangerous angle of entry of birds into the rotor plane, which is an angle that is parallel to the rotor plane, and which vastly increases a bird's exposure time to blade strike (Tucker 1996a,b). We hypothesize that the visibility of the shroud will also offset the effect of motion smear (Hodos 2003) by discouraging birds from attempting to fly through the rotor plane from a perpendicular angle of entry."

Therefore, on the basis of the towers being at a lower elevation than where the majority of avian species fly, a reduced wind swept area relative to existing conditions, and the reasonable assumption that the shrouded turbine would reduce avian collisions due to the increased visibility of the enclosure, impacts are anticipated to be less than the existing condition and no measures to reduce potential effects are recommended.

There are no wetlands or perennial drainages within the Project area. There are several ephemeral washes that cross the project area, but none would be impacted by the Project (Tetra Tech Inc. 2013).

There would not be any conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance from implementation of the Project.

Mitigation: None Required.

Monitoring: None Required.

CULTURAL RESOURCES Would the project

8. Historic Resources				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

1. Dudek 2013. Negative Phase I Cultural Resources Assessment Report for the WCS0011R1+12R1 Project (County Archaeological Report (PDA) No. 04810R2), Riverside County, CA. Prepared for FloDesign Wind Turbine Corp, Dated August 2, 2013.

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- Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013.

Findings of Fact: According to the Phase 1 Report (County Archaeological Report (PDA) No. 04810R2), prepared by Dudek (2013), no cultural resources were identified within the 14 acre study area surveyed, which includes the turbine installation work area, the adjoining access roads, and the proposed laydown area. EIC records suggest that 17 archaeological sites and isolates have been previously recorded within 1-mile of the proposed project. One historic address (CA-RIV-5722-Warner Homestead), located 0.93 mile to the west of the southernmost impact area has been recommended for listing in County but not eligible for the National Register of Historic Places. Of the 17 cultural resources identified by the EIC, six are within 1 km of the proposed Project APE. The nearest of these resources consists of a historical period dirt road, located 250 meters south of the study area.

Circulation on the property's interior access roads between the equipment laydown area and the work site could cross the boundary defined for this historical period dirt road. The existing access roads currently transect this route in a number of locations, effectively having erased any evidence of the historical period route in these locations. As use of internal access roads would remain consistent with type and pattern of existing use, activities associated with the project would have no effect on any existing elements that contribute to the significance of the historical period resource.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

- Dudek 2013. Negative Phase I Cultural Resources Assessment Report for the WCS0011R1+12R1 Project (County Archaeological Report (PDA) No. 04810R2), Riverside County, CA. Prepared for FloDesign Wind Turbine Corp, Dated August 2, 2013.
- Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013.

Findings of Fact: For the same reasons identified above under Checklist Criteria 8, the Project would have no impact on archeological resources.

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Mitigation: No mitigation required.

Monitoring: No monitoring required.

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source:

1. Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"
2. Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013.
3. PaleoServices, 2013. Technical Report: Paleontological Resource Assessment, WCS00011R1 & 12R1 Phase 1 Survey (County Paleontological Report (PDP) No. 1449), Riverside County, California. Prepared for Dudek & Associates by Thomas A. Demere. July 2013.
4. Riverside County Transportation and Land Management Agency (TLMA), 2013, Riverside County Land Information System (RCLIS) Query for APNs 668-120-018, 668-120-020, and 668-130-023. Accessed at <http://www3.tlma.co.riverside.ca.us/pa/rclis/viewer.htm> on July 14, 2013.

Findings of Fact: RCLIS (2013) indicates the turbine installation work area has a low paleontological potential, and the staging/laydown area has a low to undetermined potential. To verify the paleontological sensitivity of the site and the potential for excavation activities to encounter fossils, the Department of PaleoServices was retained to prepare a paleontological assessment (County Paleontological Report (PDP) No. 1449), based on a review of Project specific information, a literature/records review, and a pedestrian survey. Construction of the proposed Project would involve excavation of ~10' deep by 45' diameter footings into the surficial geologic deposits exposed on the Project site. In spite of the substantial volume of excavated materials that would result from construction, according to PaleoServices (2013), the impacted deposits (Young Alluvial Fan Deposits) have a PYFC Class 2 ranking, which refers to geologic deposits not likely to contain vertebrate fossils or scientifically significant non-vertebrate fossils. The site geology and absence of fossil material was confirmed by a pedestrian survey conducted on July 9, 2013 (PaleoServices 2013). Onsite borings completed as part of the geotechnical investigation of the Project site have confirmed that young alluvial fan deposits extend to the depth of the borings, which means that sensitive geologic units would not be encountered at depth during excavation activities.

In addition to excavation associated with turbine foundations, relatively shallow and narrow excavations would be required for installation of the electrical cable conduit between the new turbines and the on-site substation. These trenches would be approximately 1 foot wide and up to 4 feet deep. Because these trenches would cross areas underlain by Pleistocene-age alluvium, there is some potential to encounter fossils. As part of the project, the Applicant has committed to implementing APM-PALEO-1 which includes implementation of a Paleontological Resources Management Program, which would ensure excavations within sensitive units are monitored by a professional paleontologist, and that any fossils encountered are salvaged, if appropriate. With integration of this APM into Project design, impacts to paleontological resources would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation required.

Monitoring: No monitoring required.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

- Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones"
- Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013.
- Tetra Tech Inc., 2013. Geotechnical Engineering Report (County Geologic Report (GEO) No. 2332), Westwind Wind Energy Project, Riverside County, California. Prepared for FloDesign Wind Turbine Corp, June 2013.
- Riverside County Transportation and Land Management Agency (TLMA), 2013, Riverside County Land Information System (RCLIS) Query for APNs 668-120-018, 668-120-020, and 668-130-023. Accessed at <http://www3.tlma.co.riverside.ca.us/pa/rclis/viewer.htm> on July 14, 2013.
- Geologist Comments

Findings of Fact: The project site is located in a known active seismic area between two splay faults of the San Andreas Fault System. A small fault, known as the Devers Hill Fault, is mapped at the site approximately 300 feet east of the closest proposed wind turbines. The California Division of Mines and Geology (CDMG, 1987) considers this fault to be a minor feature due to its short length and lack of connectivity with the nearby splay of the San Andreas Fault. The easternmost edge of the Project site is crossed by the Alquist-Priolo Earthquake Fault Zone associated with the Devers Hill Fault; however, the area would be used as an equipment laydown area and shroud assembly area. None of the permanent facilities proposed are crossed by a mapped fault line or located within an associated AP earthquake fault zone; furthermore, none are intended for human occupancy. There are no public roads or offsite structures that would experience an increased level of hazard resulting from installation of the new FloDesign turbines.

Strong ground shaking is the only significant geologic hazard to which proposed turbines would be exposed, and is consistent with the results of previous geotechnical investigations and County findings in 1983, associated with the existing wind energy facility on site (Tetra Tech Inc. 2013). The expected level of seismic exposure can be addressed using current design code criteria. Seismic design parameters for the project site are presented in the report, and along with wind loading, are the main factors to be considered for wind turbine foundation design. Tetra Tech Inc. (2013) evaluated other potential geologic hazards but none were found to be significant and most are not applicable to the project site, which is also consistent with previous investigations. Potential geologic hazards

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evaluated but found not be to significant include: liquefaction potential; hydro-consolidation/collapsible soils; expansive soils; slope stability, landslides and rockfall; wind erosion, water erosion; debris flows; subsidence; and seiches.

The results of the investigations and engineering analyses completed indicate that site conditions are favorable for the proposed wind energy turbines and associated infrastructure including turbine foundations, upgrades to existing roads, and related infrastructure (Tetra Tech Inc. 2013). The geotechnical engineering report prepared by Tetra Tech Inc. (2013) provides sufficient evidence that the Project would not expose people or structures to substantial adverse effects of being in a fault zone or county hazard zone. Therefore, impacts would be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

Source:

- Riverside County General Plan Figure S-3 "Generalized Liquefaction"
- Tetra Tech Inc., 2013. Geotechnical Engineering Report (County Geologic Report (GEO) No. 2332), Westwind Wind Energy Project, Riverside County, California. Prepared for FloDesign Wind Turbine Corp, June 2013.

Findings of Fact: The project is within a moderate liquefaction area according to the RCLIS. As discussed above under Checklist Criteria 11, the Project would not be exposed to seismic-related ground failure including liquefaction. The static groundwater level beneath the site is too deep to facilitate liquefaction (Tetra Tech Inc. 2013). Therefore there would be no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source:

- Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)
- Tetra Tech Inc., 2013. Geotechnical Engineering Report (County Geologic Report (GEO) No. 2332), Westwind Wind Energy Project, Riverside County, California. Prepared for FloDesign Wind Turbine Corp, June 2013.

Findings of Fact: The Project site may be exposed to strong seismic ground shaking, but turbines would be constructed in accordance with seismic design requirements of the California Building Code. Seismic design parameters along with wind loading factors for the site are presented in the Project-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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specific geotechnical report and would be incorporated into the design and construction of the Project (Tetra Tech Inc. 2013). In California, structures are typically designed to withstand the level of ground shaking that has a 10 percent chance of occurring in the next 50 years (i.e., an annual probability of 1 in 475 of being exceeded). Designing structures to withstand such improbable levels of ground shaking insures that they do not incur significant damage or total loss under the levels of ground shaking that can be more reasonably expected. Furthermore, there is no public safety implications should the proposed wind turbines be damaged or fail in the event of a catastrophically large earthquake that exceed design parameters, since there are no public roads or habitable structures in or near the Project site. For these reasons the impact would be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source:

- Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"
- Tetra Tech Inc., 2013. Geotechnical Engineering Report (County Geologic Report (GEO) No. 2332), Westwind Wind Energy Project, Riverside County, California. Prepared for FloDesign Wind Turbine Corp, June 2013.

Findings of Fact: The site is located in a flat basin several miles away from the closest hill slopes; therefore it would not be subject to on or offsite landslide and no impact would occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source:

- Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"
- Tetra Tech Inc., 2013. Geotechnical Engineering Report (County Geologic Report (GEO) No. 2332), Westwind Wind Energy Project, Riverside County, California. Prepared for FloDesign Wind Turbine Corp, June 2013.
- Riverside County Transportation and Land Management Agency (TLMA), 2013, Riverside County Land Information System (RCLIS) Query for APNs 668-120-018, 668-120-020, and 668-130-023. Accessed at <http://www3.tlma.co.riverside.ca.us/pa/rclis/viewer.htm> on July 14, 2013.

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Findings of Fact: Although RCLIS indicates this site is susceptible to subsidence (TLMA, 2013), and ground subsidence associated with groundwater withdrawal and associated groundwater-level decline has been recognized as a potential issue in several areas of the Coachella Valley, the Project would not result in ground subsidence because it does not propose excessive groundwater pumping, or any other activity that would exacerbate ground subsidence. In addition, the broad subsidence trends associated with groundwater withdrawal are not anticipated to adversely affect the wind turbine foundations (Tetra Tech Inc., 2013). As discussed under Checklist Criteria 11, the project site has a low potential to experience soil instabilities including hydro-consolidation and collapsible soils (Tetra Tech Inc. 2013). Standard engineering practices including over excavation and use of clean, non-expansive soils prior to pouring concrete foundations would prevent soil instabilities, including expansive soils from adversely affecting the FloDesign facilities. Therefore effects would be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source:

- Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013.
- Tetra Tech Inc., 2013. Geotechnical Engineering Report (County Geologic Report (GEO) No. 2332), Westwind Wind Energy Project, Riverside County, California. Prepared for FloDesign Wind Turbine Corp, June 2013.

Findings of Fact: The Project would not be subject to seiche, mudflow or volcanic hazard. There is no large body of water nearby, no active volcano, and it is over 5 miles away from the closest mountains where mudslides could occur. There would be no impact as a result of other geologic hazards.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

17. Slopes

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source:

1. Riv. Co. 800-Scale Slope Maps
2. Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013.
3. Tetra Tech Inc., 2013. Geotechnical Engineering Report (County Geologic Report (GEO) No. 2332), Westwind Wind Energy Project, Riverside County, California. Prepared for FloDesign Wind Turbine Corp, June 2013.

Findings of Fact: Beyond minor leveling of already flat areas, the Project does not propose modifications to the site topography, cut or fill slopes greater than 2:1, or any activity that would affect or negate subsurface sewage disposal systems. Because the proposed turbines would use the same roads and building sites as the existing turbines, no new roads, berms or other topographic features would be necessary. Although specific locations along the internal access routes would be widened, the activity would be temporary and would not substantially alter topography, since it would be limited to vegetation removal, leveling and compaction. Therefore impacts related to Checklist Criteria 17 a) and b) would be less than significant. There would be no impacts related to Checklist Criteria 17 c) because there are no existing or proposed subsurface sewage disposal systems on site.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

1. Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013.
2. Tetra Tech Inc., 2013. Geotechnical Engineering Report (County Geologic Report (GEO) No. 2332), Westwind Wind Energy Project, Riverside County, California. Prepared for FloDesign Wind Turbine Corp, June 2013.

Findings of Fact: For the purposes of project planning and preliminary design, soil and geological issues were adequately addressed in the geotechnical engineering report prepared by Tetra Tech Inc. (2013). The assessment discusses the soil makeup on the Project site and generally finds the soil to be alluvial sediments predominantly composed of silty sand, well-graded sand, and poorly-graded sand containing gravel and cobbles. Observations and laboratory tests indicate that site soils have low expansion potential. Further, the soil engineering recommendations provided by Tetra Tech Inc.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(2013) would preclude expansive soils, even if unexpectedly present, from adversely affecting the proposed turbines. Therefore impacts would be less than significant in regards to Checklist Criteria 18 a) and b).

The Project does not propose septic tanks or alternative waste water disposal systems; therefore this Checklist Criteria 18 c) does not apply and no impact would occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

1. Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013.
2. Tetra Tech Inc., 2013. Geotechnical Engineering Report (County Geologic Report (GEO) No. 2332), Westwind Wind Energy Project, Riverside County, California. Prepared for FloDesign Wind Turbine Corp, June 2013.

Findings of Fact: Due to the dense, stable nature of the predominantly coarse-grained alluvial soils observed on the site surface, the potential for significant water erosion is very low. The site is not located on or near any waterbodies or dry washes, or within a Federal Agency Management Agency's (FEMA) flood hazard area (either 100-year or 500-year). The nearest dry wash (unnamed) is about a mile and a half east of the proposed Project. Therefore, the Project would not directly or indirectly modify the channel of a river or stream or the bed of a lake.

As the Project would not substantially modify the site topography through cut/fill or other means, and since the area of new disturbance would be small and temporary, the proposed Project would not create conditions that would result in an increase in water erosion either on- or off-site. As the site is flat, underlain by predominantly coarse-grained soils, and experiences a very low annual rainfall (5.5 inches/year), water erosion rarely occurs on the site except during exceptionally high-intensity storms, most likely during the summer/early fall monsoon season. Rainfall normally infiltrates into the soil, evaporates, or is carried off-site via non-erosive sheet flow. Wind erosion, discussed below, is the primary erosive force acting on the Project area.

For the above reasons the Project would have a less than significant effect on water erosion, and would not modify the channel of a river or stream, or the bed of a lake.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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20. Wind Erosion and Blowsand from project either on or off site.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source:

1. Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map"
2. Ord. No. 460, Article XV & Ord. No. 484
3. Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013. See Dust and Erosion Control Plan see pgs 38-55.

Findings of Fact: The historic prevailing wind direction at the site is from the west to southwest. The Project is located in the Southern California region, which experience typically a westerly wind in daytime and an easterly wind in nighttime. The time during the wind shifts also varies monthly and seasonally. During high wind conditions (i.e. 25 miles per hour or higher), fugitive dust is generated from the unpaved surfaces even without any man-made soil disturbance activities. Project-related construction activities have the potential to increase the amount of wind erosion and windblown sand beyond existing conditions via grading, excavation, temporary stockpiling activities, and windblown emissions from disturbed surfaces. Even though site preparation would occur in September, when wind activity is at its lowest, dust emissions during the construction period are also possible when haul trucks are traveling through the site and when materials are unloaded from the trucks. Additionally, material tracked from unpaved surfaces onto paved roads by haul trucks can also contribute to dust emissions.

While long-term wind and water-caused soil erosion rates are predicted to be low in areas with established permanent cover and hardened surfaces (graveled pads, roads, etc.), potentially moderate wind erosion losses may occur on unimproved roads, other bare areas, and during short-term construction practices. If not protected, the majority of soils found on the Project site have the potential for wind erosion. However, implementation of dust control measures outlined in the Dust and Erosion Control Plan, which would be implemented as part of the Project, would minimize potential wind erosion to a less than significant level. Dust control measures would include limiting onsite vehicles to 15 miles an hour, using stabilized entrances to prevent trac-out, halting or reducing construction activity when winds exceed 25 MPH, applying water where necessary to suppress dust plumes, emptying loader buckets and dump trucks slowly and removing track-out (if present) at the end of each work day. Additional dust control measures, as listed in the dust control plan, would apply as necessary. Accordingly, effects would be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GREENHOUSE GAS EMISSIONS Would the project				
21. Greenhouse Gas Emissions				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

1. California Air Pollution Control Officers Association (CAPCOA), 2008. CEQA & Climate Change, Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act.
2. Dudek 2013. CalEEMod 2013.2 Emission Estimates

Findings of Fact: Global climate change is a cumulative impact; a project participates in the potential impact through its incremental contribution combined with the cumulative increase of all other sources of greenhouse gas (GHGs). Thus, GHG impacts are recognized as exclusively cumulative impacts; there are no non-cumulative GHG emission impacts from a climate change perspective (CAPCOA 2008).

Neither the State of California nor the SCAQMD has established a GHG threshold that would apply to the Project. The California Air Pollution Control Officers Association (CAPCOA) published a white paper in January 2008 evaluating and addressing GHG emissions from projects subject to CEQA. The CAPCOA CEQA & Climate Change "white paper" is intended as a resource and not a guidance document. A significance threshold of 900 metric tons of carbon dioxide equivalent (MT CO₂E) per year was the lowest non-zero threshold evaluated. For purposes of this assessment, a threshold of 900 MT CO₂E per year will be used to evaluate the significance of the Project's GHG emissions during construction.

Construction of the Project would result in GHG emissions that are primarily associated with the use of construction equipment as well as the operation of worker vehicles, concrete trucks, turbine delivery trucks, and miscellaneous delivery trucks. Project emissions were estimated using CalEEMod. The construction emissions were estimated using the construction description in the Westwind application and other assumptions. The estimated construction emissions are shown in Table 2. Estimated Construction GHG Emissions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table 2
Estimated Construction GHG Emissions (metric tons CO₂E/year)

	MT CO ₂ E/yr
Annual Emissions	
2013	118.39
2014	68.75
Total	187.14

Source: Dudek 2013 (CalEEMod 2013.2 Emission Estimates)

As shown in Table 2, the Project's GHG emissions would be less than 900 MT CO₂E per year. Thus, the Project's impact for GHGs would be less than significant.

To date, Riverside County has not adopted a Climate Action Plan, and neither the California Air Resources Board nor SCAQMD has not adopted any regulations that would apply specifically to the Project. However, the Project is consistent with California's plans to obtain 33% of its electricity from renewable energy sources by 2020. At this time, therefore, no mandatory GHG regulations or finalized agency guidelines would apply to implementation of this Project, and no conflict would occur. It should also be noted that total Project GHG emissions are minimal and temporary in nature. By replacing older model turbines with new, more efficient ones, the Project would reduce energy production-related contributions to climate change overall.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source:

1. Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013.
2. Tetra Tech Inc., 2013. Phase I Environmental Site Assessment Westwind Wind Energy Facility North Palm Springs Riverside County, California Project No. T30608. Prepared for FloDesign Wind Turbine Corp, March 2013. Phase I ESA.
3. Riverside County, 2012. Multi-jurisdictional Hazard Mitigation Plan.

Findings of Fact: The nature of the project is such that no substantial quantities of materials classified as hazardous would be stored or used on the site. Small quantities of petroleum products which are not classified as hazardous, including gear box oil and hydraulic fluids, contained within the turbine and used for operation/maintenance of turbines and transformers may be stored within the project site. Electrical transformers, which are located next to each turbine, are equipped with containment structures capable of retaining oil in the transformer in the event of a leak or spill. All production, use, storage, transport, and disposal of hazardous materials if needed as a result of this project would be in strict accordance with federal, state, and local government regulations and guidelines. No extremely hazardous materials (300 substances as defined in Title 40, Code of Federal Regulations by the U.S. Environmental Protection Agency) are presently anticipated to be produced, used, stored, or disposed of as a result of this project. Therefore impacts would be less than significant.

In the past, WECS projects have posed certain hazards to human safety associated with equipment failure, such as tower collapse during seismic events and/or blade throw. However, modern turbine designs have significantly reduced these potentials. The Project would implement the latest in modern wind turbine technology, which includes a safety system ensuring that the wind turbine is shut down immediately at the onset of mechanical disorders, and turbine towers which incorporate structural elements capable of withstanding large seismic events, high winds and flooding. Due to the particular design of the new turbines, which are enveloped in a shroud, the maximum distance a blade could be thrown if a malfunction occurred would be no more than 100 meters. In addition, since the Project incorporates mandatory safety setbacks, and because there are no public facilities or habitable structures within 100 meters of the proposed turbines, potential hazards associated with tower collapse and blade throw would be less than significant.

The Project is on County land and thus part of Riverside Multi-jurisdictional Hazard Mitigation Plan, which establishes plans, procedures and guidelines for providing protective shelters, temporary lodging and feeding of persons affected by an emergency, disaster, or precautionary evacuation. The only mechanism through which the Project would interfere with an emergency operations plan would be through blockage or obstruction of roadways. As discussed under Item 43, construction vehicles accessing the site may result in a minor, temporary incremental increase in traffic as a result of worker and construction vehicles accessing the site from I-10. From Interstate 10, construction-related vehicles would proceed north on Indian Canyon Drive and then west on Dillon Road to the entrance of the WECS. Because the traffic impacts would be minor, would affect few roadways, and because there are no critical emergency facilities along that route, impacts to impairment of emergency plans would be less than significant.

The Project would create some dust and blow sand during construction, including the use of internal roadways. However, these are not considered hazardous emissions and would be limited through the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project's Dust Control Plan. The project does not propose any long term uses which would result in creation of hazardous emissions and there are no existing or proposed schools within a 0.25 mile of the subject property. Therefore no impact would occur.

A Phase I Environmental Site Assessment was prepared by Tetra Tech Inc. for the Project site in March 2013. It did not reveal any hazardous waste sites or other recognized environmental conditions, whether or not listed pursuant to the "Cortese List" of Section 65962.5 of the Government Code.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
23. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

1. Riverside County General Plan Figure S-19 "Airport Locations"
2. Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013
3. Federal Aviation Administration (FAA). 2013. Notice Criteria Tool. Available at <https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp> accessed 7/16/2013.
4. Federal Aviation Administration (FAA). 2007. Obstruction Marking and Lighting, Advisory Circular AC 70/7460-1K, effective 2/1/2007.

Findings of Fact: According to RCLIS, the Project is not within an airport influence area or airport compatibility zone (RCLIS 2013). The closest public use airport (Palm Springs International Airport) is over 6 miles to the southeast, and the Project is not in the vicinity of a private airstrip or heliport. The new FloDesign Turbines are less than 200 feet high, are not on airport property or within a runway protection zone, and therefore would not normally require notice to the FAA prior to construction (FAA, 2013).

Within the vicinity of the Project, air navigation control equipment in the past had been subject to "clutter" created by WECS arrays. Clutter is problematic because it hinders or blocks the air traffic controllers from seeing aircraft in and beyond areas of clutter, hampering their ability to manage

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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air traffic in the vicinity of the clutter. Since the Project would replace 12 existing turbines with 2 fewer turbines impacts related to clutter would be lessened.

Therefore, overall no impacts would occur related to airports.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

1. Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database
2. Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013
3. Riverside County Transportation and Land Management Agency (TLMA), 2013, Riverside County Land Information System (RCLIS) Query for APNs 668-120-018, 668-120-020, and 668-130-023. Accessed at <http://www3.tlma.co.riverside.ca.us/pa/rclis/viewer.htm> on July 14, 2013

Findings of Fact: According to RCLIS, the Project is not in a high fire hazard area; furthermore, the project is in a scarcely populated area, would not result in increased population (either directly or indirectly), and would not construction habitable structures (TLMA, 2013). Therefore no impact would occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
would not support existing land uses or planned uses for which permits have been granted)?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

1. Riverside County Flood Control District Flood Hazard Report/Condition.
2. Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013
3. Riverside County Transportation and Land Management Agency (TLMA), 2013, Riverside County Land Information System (RCLIS) Query for APNs 668-120-018, 668-120-020, and 668-130-023. Accessed at <http://www3.tlma.co.riverside.ca.us/pa/rclics/viewer.htm> on July 14, 2013
4. Tetra Tech Inc. 2013 Jurisdictional Delineation of Wetlands/Waters Subject to Regulatory Authority Westwind Association Repowering Project North Palm Springs, Riverside County, California, May 2013.

Findings of Fact: Due to the dense, stable nature of the predominantly coarse-grained alluvial soils observed on the Project site surface, the potential for significant water erosion is very low. The site is not located on or near any waterbodies or dry washes, or within a Federal Agency Management Agency's (FEMA) flood hazard area (either 100-year or 500-year). The nearest dry wash (unnamed) is about 1.5 miles east of the Project. Therefore, the Project would not directly or indirectly modify the channel of a river or stream or the bed of a lake, and would not place structures within a 100-year flood hazard area. No impact would occur.

As the Project would not substantially modify the site topography through cut/fill or other means, and since the area of new disturbance would be small and temporary, the Project would not create conditions that would result in an increase in water erosion either on- or off-site. As the Project site is flat, underlain by predominantly coarse-grained soils, and experiences a very low annual rainfall (5.5 inches/year), water erosion rarely occurs on the site except during exceptionally high-intensity storms, most likely during the summer/early fall monsoon season. Rainfall normally infiltrates into the soil, evaporates, or is carried off-site via non-erosive sheet flow. According to Jurisdictional Delineation of Wetlands/Waters Subject to Regulatory Authority, there are no regulated waters within the proposed work areas (Tetra Tech Inc., 2013). When rainfall rates and duration are sufficient to generate runoff,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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it is in the form of non-erosive sheet flow that flows to the southeast. For these reasons, the Project would not substantially alter drainage patterns and impacts would be less than significant.

Because construction activities would involve ground disturbance (even if previously disturbed) of more than 1 acre, in total, the Applicant may be required to obtain coverage under the State Water Resources Control Board Construction General Permit Order 2009-0009-DWQ amended by 2010-0014-DWQ & 2012-0006-DWQ, the General Permit for Discharges of Storm Water Associated with Construction Activity. The Applicant would submit all necessary Permit Registration Documents to the State Board, including a Notice of Intent and if necessary, a Stormwater Pollution Prevention Plan (SWPPP). Due to the relatively short length of construction activity, low annual rainfall, and the characteristic of site soils, it is likely that coverage under the Construction General Permit may be waived under the State's rainfall erosivity waiver. If coverage under the construction general permit is required, the Applicant would provide a copy of the SWPPP to the County, as well as other Stormwater Permit documents the County requests. As a National Pollution Discharge Elimination System permit, the issuance of the General Stormwater Permit is exempt from CEQA under Water Code §13389. In either case, impacts would be less than significant for the same reasons stated above. Additionally effects would be further reduced through implementation of the dust and erosion control plan that has been submitted to the County for approval.

Furthermore, there would be no effect on groundwater recharge, groundwater levels, or groundwater supplies because the project would not require water service during operation and maintenance, and the amount of impervious surfaces (which could impede groundwater recharge) would be negligible. The new wind turbines would replace the existing wind turbines, resulting in no appreciable increase in the impervious area used for concrete foundations. Water needed for the purposes dust control and concrete hydration during construction activities would be obtained from a permitted water source (Mission Springs Water District) 0.7 mile south and 0.1 mile east on Dillon Road. Although water provided by Mission Springs Water District is 100 percent drawn from groundwater, the water use would be temporary, minor, and would not appreciably affect groundwater resources. The Mission Springs Water District operates under an Urban Water Management Plan, which among other purposes, is intended to manage groundwater resources in a manner that is protective and seeks to prevent groundwater overdraft conditions. For these reasons, impacts with respect to groundwater would be less than significant.

The Project would not include new or retrofitted storm water Treatment Control Best Management Practices (BMPs) therefore no impacts would occur in this regard.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

1. Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones" and Figure S-10 "Dam Failure Inundation Zone"
2. Riverside County Flood Control District Flood Hazard Report/ Condition
3. Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013
4. Riverside County Transportation and Land Management Agency (TLMA), 2013, Riverside County Land Information System (RCLIS) Query for APNs 668-120-018, 668-120-020, and 668-130-023. Accessed at <http://www3.tlma.co.riverside.ca.us/pa/rclis/viewer.htm> on July 14, 2013
5. California Department of Water Resources (DWR) Best Available Maps (BAM) Web Viewer.

Findings of Fact: The Project would not substantially modify the site topography through cut/fill or other means. The Project would result in a small area of new temporary disturbance and a net reduction of permanent impervious surface. Therefore, the Project would not create conditions that would substantially alter existing drainage patterns or adversely affect absorption rates or the amount of surface runoff.

The site is not located on or near any waterbodies or dry washes, or within a Federal Agency Management Agency's (FEMA) flood hazard area (either 100-year or 500-year). Although the RCLIS database indicates the applicable parcels are within an area of flooding sensitivity, those areas refer to DWR awareness floodplains, which identify all pertinent flood hazard areas for areas that are not mapped under the FEMA National Flood Insurance Program (NFIP). However, only a small corner of the parcel is within the DWR awareness floodplain, and the proposed turbines are outside of the floodplain altogether. Thus the proposed structures would not be subject to flooding, nor would they affect the depth or manner of flooding elsewhere. Finally, there are no habitable structures in the Project area. Therefore the Project would not result in impacts with respect to flooding and floodplains.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and/or within adjacent city or county boundaries?

Source:

1. Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013
2. Riverside County Transportation and Land Management Agency (TLMA), 2013, Riverside County Land Information System (RCLIS) Query for APNs 668-120-018, 668-120-020, and 668-130-023. Accessed at <http://www3.tlma.co.riverside.ca.us/pa/rclis/viewer.htm> on July 14, 2013

Findings of Fact: The use of the site would remain consistent with the existing use, and with land use designations surrounding the Project site. The Project is located within the Sphere of Influence of the City of Desert Hot Springs. Per the City's transmittal to the County on July 12, 2013, the City has no comments regarding this Project. The WECs 11 site is located adjacent to another city boundary (Palm Springs). The activities associated with the Project are consistent with the existing use and therefore would have no impact related to present or planned land use of an area. While the Project would affect the land use within the City of Desert Hot Springs Sphere of Influence, the Project is consistent with the present use of the site, impacts would be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

1. Riverside County General Plan Land Use Element
2. Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013
3. Riverside County Transportation and Land Management Agency (TLMA), 2013, Riverside County Land Information System (RCLIS) Query for APNs 668-120-018, 668-120-020, and 668-130-023. Accessed at <http://www3.tlma.co.riverside.ca.us/pa/rclis/viewer.htm> on July 14, 2013

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project is located in the San Geronio Pass Wind Energy Policy Area in which wind turbines are an established use. The Project area and surrounding area is designated as Rural Desert land use, which allows wind energy development as a compatible use. The site is zoned Wind Energy which allows for commercial wind turbines. Moreover, the use of the site would remain consistent with the existing use, and with the existing uses and land use designations surrounding the site. Therefore there would be no impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

- Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013
- Riverside County Transportation and Land Management Agency (TLMA), 2013, Riverside County Land Information System (RCLIS) Query for APNs 668-120-018, 668-120-020, and 668-130-023. Accessed at <http://www3.tlma.co.riverside.ca.us/pa/rclis/viewer.htm> on July 14, 2013
- Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact: According to Figure OS-5 of the County's General Plan (Open Space Element), the Project site is located within MRZ-3 mineral resources zone, which identifies areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The resource would be aggregate (sand and gravel), which is ubiquitous across the interior desert plains of Southern California and thus does not represent a unique or particularly valuable mineral resource. In addition, the Project would not represent a loss of availability of the resource because the location is currently used as an active wind farm and is therefore not presently available for mineral production. Thus, impacts on mineral resources would be less than significant.

The Project site is not located adjacent to a State classified or designated area or existing surface mine and therefore no incompatible land use would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Project site is not located adjacent to an existing or abandoned mine or quarry and therefore would not expose people or property to hazards associated with said facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

Source:

- Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map
- Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013. See pgs. 5-6 and 56-58.
- Riverside County Transportation and Land Management Agency (TLMA), 2013, Riverside County Land Information System (RCLIS) Query for APNs 668-120-018, 668-120-020, and 668-130-023. Accessed at <http://www3.tlma.co.riverside.ca.us/pa/rclis/viewer.htm> on July 14, 2013

Findings of Fact: The project is not affected by any significant airport noise. The nearest airport is the Palm Springs International Airport located approximately 6 miles to the southeast. The project is not within the vicinity of any known private airstrip or heliport. The wind facility use is not sensitive to airport noise since it involves no substantial human usage and no habitation.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

31. Railroad Noise

NA A B C D

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source:

1. Riverside County General Plan Figure C-1 "Circulation Plan"

Findings of Fact: Since no habitable structures are proposed as part of the Project and there are no railroads within the vicinity of the Project site, the Project would not expose people residing or working in the area to excessive noise levels associated with railroads.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

32. Highway Noise

NA A B C D

Source:

1. Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013. See pgs. 5-6 and 56-58.
2. Riverside County Transportation and Land Management Agency (TLMA), 2013, Riverside County Land Information System (RCLIS) Query for APNs 668-120-018, 668-120-020, and 668-130-023. Accessed at <http://www3.tlma.co.riverside.ca.us/pa/rclis/viewer.htm> on July 14, 2013

Findings of Fact: Since no habitable structures are proposed as part of the Project and there are no highways within the vicinity of the Project site, the Project would not expose people residing or working in the area to excessive noise levels associated with highways. While the I-10 freeway runs in an east-west orientation south of the Project area, wind turbines are generally considered a compatible land use near major highway noise sources.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

33. Other Noise

NA A B C D

Source:

1. Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013. See pgs. 5-6 and 56-58.

Findings of Fact: The Project would not be affected by other noise issues as identified in the County General Plan.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
34. Noise Effects on or by the Project				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

1. Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure");
2. Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013. See pgs. 5-6 and 56-58.
3. Riverside County Transportation and Land Management Agency (TLMA), 2013, Riverside County Land Information System (RCLIS) Query for APNs 668-120-018, 668-120-020, and 668-130-023. Accessed at <http://www3.tlma.co.riverside.ca.us/pa/rclis/viewer.htm> on July 14, 2013
4. Riverside County Ordinance No. 847 Regulating Noise found at <http://www.clerkoftheboard.co.riverside.ca.us/ords/800/847.pdf>

Findings of Fact: The nearest sensitive receptor is greater than 3,000 feet from the closest proposed replacement turbine location. Accordingly, per Ordinance No. 847 Regulating Noise, no noise study is required for this Project.

The project would generate minimal noise impacts during the construction period as well as during the operation of the project. Two types of noise impacts generally occur during the construction phase. First, the transport of workers and equipment to the construction site can incrementally increase noise levels along the roadways leading to and from the site. However, construction traffic is estimated to generate up to a maximum of 160 trips per day, including workers and delivery trucks, and is not expected to result in a discernible noise increase. The 24-hour average daily traffic recorded on Dillon Road at the intersection of North Indian Canyon Drive was 2,350 on a Tuesday in 2009. Average daily traffic on North Indian Canyon Drive at I-10 ranged from 13,425 to 15,209, as recorded four times (once each year) between 2008 and 2011. Compared to ambient traffic levels, the daily increase of up to a maximum of 160 trips per day, including workers and delivery trucks would represent a minor increase in noise levels, would be temporary in nature, and therefore less than significant. Second, noise would be generated by the actual onsite construction activities and equipment. Although construction related noise levels may be higher than current ambient noise levels in the project area, there are no noise sensitive land uses in the immediate vicinity, and construction would occur within the specified time, between 6:00 AM and 6:00 PM, Monday through

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Saturday. Therefore, the associated construction related noise impacts would be considered less than significant.

Projected sound power level of the turbine at its rated power output of 11 m/s is 102 db(A). As the Project is surrounded by wind turbines producing similar or greater levels of noise, the long-term increase in noise level, if any, would be indistinguishable from background noise at very short distances away from the proposed turbines. The nearest sensitive receptor is greater than 3,000 feet from the closest proposed replacement turbine location. As such, the project would not exceed standards established in the general plan or noise ordinance and would not produce noise increases for the nearest sensitive receptors.

The Applicant is not proposing any activities that would result in excessive ground born vibration or ground borne noise levels; therefore there would be no impacts in this regard.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

- Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013. See pgs. 5-6 and 56-58.
- Riverside County Transportation and Land Management Agency (TLMA), 2013, Riverside County Land Information System (RCLIS) Query for APNs 668-120-018, 668-120-020, and 668-130-023. Accessed at <http://www3.tlma.co.riverside.ca.us/pa/rclis/viewer.htm> on July 14, 2013.

Findings of Fact: The Project would not directly induce population growth as there is no housing component and would not indirectly increase population since it would not create new employment

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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opportunities. No displacement of people would occur. A portion of the Project site is located within the Garnet-Sub Area. This portion of the Project site includes existing roads that would be used as part of the Project to travel from the maintenance yard to the work area. Since there would be no change in use, the County Redevelopment Project Area would not be affected.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

Source: Riverside County General Plan Safety Element

Source: Riverside

Findings of Fact: The Project would not physically impact public service facilities, require additional public services, nor would it affect the ability of existing public services to maintain acceptable service ratios, response times or other performance objectives (including fire service, sheriff service, schools, libraries, or health services). The Project is a continuation of the existing use of the site for wind energy production, would not increase the amount of structures needing service, nor would it indirectly induce population growth (see Checklist Criteria 35) which would require coverage by public services. For these reasons there would be no impact on public services.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

37. Sheriff Services

Source: See Checklist Criteria 36.

Findings of Fact: See Checklist Criteria 36.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

38. Schools

Source: See Checklist Criteria 36.

Findings of Fact: See Checklist Criteria 36.

Mitigation: No mitigation required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring required.

39. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: See Checklist Criteria 36.

Findings of Fact: See Checklist Criteria 36.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: See Checklist Criteria 36.

Findings of Fact: See Checklist Criteria 36.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

1. Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013. See pgs. 5-6 and 56-58.
2. Riverside County Transportation and Land Management Agency (TLMA), 2013, Riverside County Land Information System (RCLIS) Query for APNs 668-120-018, 668-120-020, and 668-130-023. Accessed at <http://www3.tlma.co.riverside.ca.us/pa/rclis/viewer.htm> on July 14, 2013

Findings of Fact: The Project would have no direct or indirect effect on recreation as there are no recreational facilities within or near the Project site, and no recreational facilities would be indirectly

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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affected through reduced access, increased use, or by other means. The Project is a continuation of the existing use of the site for wind energy production and would not physically affect public facilities including roads. Therefore no impact would occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

42. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source:

1. RCIP, Riverside County 800 Scale Equestrian Trail Maps, Open Space and Conservation Maps for the Western County trail alignments; Coachella Valley Trails Maps as part of Eastern/Western Coachella Valley Plans (October 1991).

Findings of Fact: There is a Class I bike trail and regional trail along Dillon Road, and a regional trail designated through a southwest central portion of WCS 12R1 site, as shown in the western Coachella Valley Area Plan Trails and Bikeways System. However, the Project would not physically affect these trails, since no facilities are proposed along Dillon Road or within the WCS 12R1 site which is securely fenced. There could be a minor and probably imperceptible increase in truck traffic along Dillon Road to access the site from I-10 for hauling and material delivery purposes during the five month construction period. This indirect effect would be negligible and temporary would have little to no effect on user enjoyment of the trail. Impacts would be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

1. Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013.
2. Riverside County Transportation and Land Management Agency (TLMA), 2013, Riverside County Land Information System (RCLIS) Query for APNs 668-120-018, 668-120-020, and 668-130-023. Accessed at <http://www3.tlma.co.riverside.ca.us/pa/rclis/viewer.htm> on July 14, 2013
3. Riverside County, Traffic Counts; http://www.rctlma.org/trans/documents/traffic_count_book.pdf
4. Riverside County 2013. Riverside County General Plan, Circulation Element.

Findings of Fact: Traffic associated with the Project is anticipated to be minor in nature. Estimated daily traffic would vary depending on the stage of the Project. There would be between 10-75 personal vehicles on site at any given time, 6:00 AM to 6:00 PM Monday through Saturday. In addition, it is expected that approximately 200 concrete truck deliveries would take place over a period of 6 weeks during foundation construction. In addition, approximately 70 deliveries are expected to be used over a span of 8 weeks, and approximately 2 miscellaneous deliveries would likely occur per day over a duration of 4 months. Worker and construction vehicles accessing the site would do so from I-10. From I-10, construction-related vehicles would proceed north on Indian Canyon Drive and then west on Dillon Road to the entrance of the Project site. The 24-hour average daily traffic recorded on Dillon Road at the intersection of North Indian Canyon Drive was 2,350 on a Tuesday in 2009. Average daily traffic on North Indian Canyon Drive at I-10 ranged from 13,425 to 15,209, as recorded four times (once each year) between 2008 and 2011. Compared to ambient traffic levels, the daily increase of up to a maximum of 160 trips per day, including workers and delivery trucks would represent a minor increase in traffic levels, would be temporary in nature and therefore less than significant. The area is not within a congestion management program area (such as Highway 79 policy area), nor is it expected to result in any notable short change to existing levels of service or other operational or safety characteristics of the local circulation system.

As part of Project construction, certain deliveries to the Project site would consist of heavy, oversized loads that may not be appropriate for the type of roads proposed for access. To address the potential wear and tear on the public access routes as a result of temporary construction activities, the Westwind Association proposes to work with Riverside County to find an agreement on an appropriate plan for any road wear or damage from standard non-permitted loading. Westwind Association will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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obtain a Transportation Permit or Encroachment Permit in order to move extra-legal loads from the site over County roadways if needed. Initial mobilization may involve wide loads and heavy loads. Per Ordinance 455, expense would be borne by the Applicant. Accordingly impacts would be less than significant.

The Project would not affect waterborne, rail or air traffic patterns in any way, as it is a continuation of the existing use and because the proposed FloDesign turbines would not exceed 200 feet. No new or substantially altered roads are proposed as part of the Project. Therefore there would be no impact.

As there would not be substantial numbers of people on the site during operation, there is not anticipated to be any need for emergency services. However, in the event of an emergency, the site would be easily accessible from the above described road system. Therefore impacts would be less than significant.

There would be no long term increase in traffic as a result of the Project because the WECS 11/12 facility would continue to operate and be maintained under the same use and in the same manner is under its existing permit. Therefore, there would be no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

44. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: See Checklist Criteria 42.

Findings of Fact: See Checklist Criteria 42.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source:

- Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013. See pgs. 5-6 and 56-58.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: Water would be required during the construction phase of the Project to provide for purposes of dust control and concrete hydration. The nearest source of water (Mission Springs Water District) is on Dillon Road, approximately 0.7 mile south and 0.3 mile west of the Project site. Water would be purchased from this permitted source and transported it to the site using 4,000 gallon water trucks. Moreover the Project would not include development of any habitable structures or irrigated landscaping and would not involve the extension of water lines to the site. Therefore, the Project would not require the construction of water treatment (or conveyance) facilities and sufficient water would be available for short-term construction needs. Thus there would be no impact with respect to utilities and service systems.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source:

- Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013. See pgs. 5-6 and 56-58.

Findings of Fact: Worker sanitary needs would be served by existing onsite facilities associated with WECS 11 and 12. If additional sanitary needs are required, the Applicant would contract with a sanitary service provider, most likely in the form of portable toilets that would be regularly serviced by an outside contractor. Moreover the Project would not include development of any habitable structures, and would not involve the extension of sewer lines to the site. Therefore, the project would not be affected by the sewer service programs and land use standards of the County General Plan.

Mitigation: None Required.

Monitoring: None Required.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact: The Project would generate a limited amount of solid waste during construction. The Project would be affected by solid waste programs and land use standards of the County General Plan; the County Integrated Waste Management Plan shall govern collection, disposal and recycling of solid waste generated by this Project. Compliance is required with the solid waste and recycling recommendations of the Waste Management Department and the Environmental Health Department's requirements.

Moreover, the amount of solid waste generated during construction of the Project would not be substantial or interfere with the sufficient permitted capacity of nearby landfills. Furthermore, there are numerous landfill and solid waste facilities in Riverside County available to accept and dispose of construction and demolition debris. One of the closest is Desert Recycling, Inc., which is located several miles east of Palm Desert. It is a permitted large volume construction and demolition debris transfer facility with a permitted capacity of 342,000 cubic yards. Construction and demolition debris is inherently recyclable, as it is more valuable to the landfill operator to recycle and resell or reuse the material.

Therefore impacts would be less than significant.

Mitigation: None Required.

Monitoring: None Required.

48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

1. Westwind Association. 2013. Application for Commercial Energy Wind Conversion System Permit, Submitted to Riverside County, Case No. WCS 00012R1, Form 295-1069 and attachments, Dated May 2 2013. See pgs. 5-6 and 56-58.

Findings of Fact: The Project would only affect electricity in the fact that the Applicant proposed to use 10 FloDesign turbines to replace 12 conventional turbines. As discussed in the project description, the Project would result in a slight decrease in the rated power output. Regarding effect to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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public facilities including roads see Criterion 43, Transportation/Traffic. No other utilities are required as part of the Project nor would the project affect any other utilities, including natural gas, telecommunications, storm water drainage, street lighting, other public facilities or other governmental facilities. Therefore impacts with respect to electricity and roadways would be less than significant and no impact would occur in regards to other utilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

Source: Riverside County General Plan

Findings of Fact: There are no adopted energy conservation plans for eastern Riverside County or the Project site; therefore no impact would occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

OTHER

50. Other:

Source:
N/A.

Findings of Fact:
No additional impacts are anticipated as a result of the Project.

Mitigation:
No mitigation measures are necessary.

Monitoring:
N/A.

MANDATORY FINDINGS OF SIGNIFICANCE

51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, Project Application Materials

Findings of Fact: Construction of the project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, Project Application Materials

Findings of Fact: Because the Projects construction based effects are localized and temporary in nature, they would not combine with other reasonably foreseeable past, present or future projects, impact would be individually limited but not cumulatively considerable. Operation and maintenance would be consistent with the existing WECS 11 and 12 permits and therefore no impacts are anticipated. In regards to avian effects, as discussed above, Project effects are likely to be less than existing conditions accordingly the projects contribution to the cumulative scenario of bird strike within the Wind Pass Policy Area would not be cumulatively considerable. In regard to aesthetics, the incremental change in appearance caused by the new FloDesign turbines would not by itself be significant. In the context of the existing wind energy operation of the WECS 11/12 and the surrounding wind farms present in the San Gorgonio Pass area (which contain more than 4,000 separate windmills in a 70-square-mile area), the incremental impact to any cumulative visual effects would be so minor as to not be cumulatively considerable.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, project application

Findings of Fact: The Project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: WCS 11, WCS 12, EA17735, EA17736

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 WCS - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for a commercial WECS array, existing substation and construction laydown and equipment storage area. This revised commercial WECS permit extends the life of the permit for 63 existing turbines by 10 years to July 1, 2023. No new turbines or other structures are proposed.

10. EVERY. 2 WCS - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of commercial WECS Permit No. 11, Revised Permit No. 1 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Commercial WECS Permit No. 11, Revised Permit No. 1, Exhibit A (Site Plan), Amended No. 2, dated August 2, 2013 and Exhibit M (Maintenance Plan) dated July 26, 2013.

10. EVERY. 3 WCS - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the COMMERCIAL WECS PERMIT; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the COMMERCIAL WECS PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be

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10. GENERAL CONDITIONS

10. EVERY. 3 WCS - HOLD HARMLESS (cont.) RECOMMND

responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

BS GRADE DEPARTMENT

10.BS GRADE. 1 WCS - GENERAL INTRODUCTION RECOMMND

Commercial WECS Permit No. 11 Revised Permit No. 1 proposes to extend the life of commercial WECS Permit No. 11 for approximately 63 previously approved turbines for ten (10) years. No grading is proposed as part of this permit extension. The Grading Division does not object to this proposal with the following included condition.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK RECOMMND

No new construction is proposed at this time, extension for life of permit only.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building or structure.

E HEALTH DEPARTMENT

10.E HEALTH. 1 INDUSTRIAL HYGIENE-COMMENTS RECOMMND

Based on the number of turbines proposed and the maps provided which showed the distance of the proposed Wind Energy Conversion Systems (WECS) to sensitive receptors, no noise study will be required.

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10. GENERAL CONDITIONS

10.E HEALTH. 2 WCS 11 R1 - COMMENTS RECOMMND

WCS 11 R1 is proposing to extend the life of the permit. If in the future permanent restrooms are proposed, the applicant shall be required to contact the Department of Environmental Health (DEH) for plan check and/or permitting requirements.

PLANNING DEPARTMENT

10.PLANNING. 1 WCS - COMPLY W/ORD /EXHIBITS RECOMMND

The development of the premises shall comply with Ordinance No. 348 standards and with all other applicable codes of the State of California and ordinances of Riverside County. The development of the premises shall be in conformance with the plans included within the APPROVED EXHIBIT A, on file in the office of the Riverside County Planning Department, unless otherwise amended by these conditions of approval.

10.PLANNING. 4 WCS - REPLACE OR MODIFY WECS RECOMMND

Prior to any replacement or modification of any new WECS, towers or related facilities approved by this permit (except other than regular maintenance items), written notice shall be given to the Planning Director and the Director of the Department of Building and Safety.

10.PLANNING. 5 WCS - NOTICE SERVING RECOMMND

All notices concerning this permit may be served by mail or in person on the following individual at the following address:

Charlie Karustis
Westwind Association
c/o New Dimension Energy Company
221 Crescent Street Ste 103A
Waltham, MA 02453

The above-designated individual and served address may be changed from time to time. No such change shall be effective unless served by registered or certified mail on the Riverside County Planning Director.

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10. GENERAL CONDITIONS

10.PLANNING. 6 WCS - MAXIMUM WECS RECOMMND

A maximum total of up to 63 WECS and towers, consisting of Micon 65 kW, Micon 108 kW and Wincon XT 110 kW turbines, shall be allowed under this commercial WECS permit.

10.PLANNING. 8 WCS - WECS & TOWER SPECS RECOMMND

The WECS and tower specifications approved under this commercial WECS permit include the following:

- a. WECS Manufacturer and Model Number: Micon 65 kW, Micon 108 kW and Wincon XT 110 kW turbines.
- b. Total Height (WECS blade tip at 12:00 position): 101' / 106'
- c. Rotor Diameter: 52' / 62'
- d. Rotor Orientation: Upwind
- e. Number of Blades: Three (3)
- f. WECS Tower Design: Solid tubular
- g. Blade Design: No furling; tapered and twisted blades; airfoils designed to stall softly.

Any change or alteration in the above WECS and tower specifications will require approval of the Planning Department, pursuant to the appropriate procedures of Ordinance No. 348, prior to issuance of any building permits.

10.PLANNING. 9 WCS - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 10 WCS - LIGHTING HOODED & DIRECT RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property and public right-of-way.

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10. GENERAL CONDITIONS

10.PLANNING. 11 WCS - GEN. SETBACK/HEIGHT REQ. RECOMMND

In no case, shall a building, structure or electrical substation be closer than fifty (50) feet from any road right-of-way or lot line and no building, structure, or electrical substation shall exceed twenty (20) feet in total height unless otherwise approved by the Planning Director, pursuant to an action separate from this permit, pursuant to Section 13.34 of Ordinance No. 348. This height limit shall not apply to meteorological towers or WECS, provided that no meteorological tower in the W-E zone shall exceed 400 feet in height.

10.PLANNING. 12 WCS - METEOR. TOWER PLAN RECOMMND

Should any meteorological tower be fifty (50) feet or higher, a plot plan, separate from this permit, shall first be granted pursuant to the provisions of Section 18.30.a(1) of Ordinance No. 348. The maximum height of any meteorological tower in the W-E zone shall be 400 feet.

10.PLANNING. 13 WCS - VACANT AREAS RECOMMND

Presently unused areas outside of designated site disturbance located on the APPROVED EXHIBIT A, shall be maintained in their current condition and shall not be graded and used for vehicle parking, material storage or display or similar uses.

10.PLANNING. 14 WCS - USE LIMITED TO PLANS RECOMMND

No grading, component stockpiling, WECS or any other activity or structures shall be allowed during the life of this WECS permit, outside of existing permanently disturbed areas or outside of the new, proposed temporary and permanent disturbance areas, and existing "Construction Laydown and Equipment Storage Area" shown on the APPROVED EXHIBIT A, unless approved by the Planning Director through a plot plan process, separate from this permit, as provided in the W-E zone.

10.PLANNING. 15 WCS - ACCESS & OPERATIONS RECOMMND

On-going operation and maintenance traffic, associated with this commercial WECS permit, shall utilize off-site legal access, as approved by the Director of the Transportation Department. Construction, operation and maintenance traffic shall be restricted to the hours between 6:00 a.m. to 10:00

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10. GENERAL CONDITIONS

10.PLANNING. 15 WCS - ACCESS & OPERATIONS (cont.) RECOMMND

p.m., except as required for emergency maintenance to the WECS array, and shall not present public nuisance in regards to fugitive dust, noise and outdoor lighting.

10.PLANNING. 16 WCS - ADVERTISING LIMITS RECOMMND

No advertising sign or logo shall be placed or painted on any WECS, tower or foundation. No more than two (2) unlighted advertising signs, relating to the development shall be located on the project site; signs shall be rectangular in shape, shall not exceed fifteen (15) square feet in surface area and eight (8) feet in height. Prior to installation of any advertising signs, a building permit shall be obtained from the Department of Building and Safety.

10.PLANNING. 20 WCS - FAA RULES COMPLIANCE RECOMMND

This permit shall at all times comply with Federal Aviation Administration rules and regulations. Should additional lighting and coloration be required, the permit holder shall obtain comments from the Planning Director prior to the installation thereof.

10.PLANNING. 21 WCS - OPERATIONAL NOISE RECOMMND

The permittee shall comply with the following WECS permit operational noise standards:

a. WECS shall not create sound pressure levels in excess of the development criteria contained in Section 18.41d of Ordinance No. 348. All questions regarding the true meaning of these noise and sound pressure level standards shall be referred to the Environmental Health Department's, Office of Industrial Hygiene (hereafter Health Department). In the event noise or sound pressure levels exceed the above standards, the WECS operator shall take the necessary steps to remedy the situation, which may include discontinued operation.

b. The Health Department shall investigate WECS noise and sound pressure level complaints while this permit remains within the unincorporated jurisdiction of Riverside County. The Health Department representative may enter the property to investigate any noise complaints upon reasonable notice. At the time of investigation, the

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10. GENERAL CONDITIONS

10.PLANNING. 21 WCS - OPERATIONAL NOISE (cont.) RECOMMND

operator of the WECS array may be required to temporarily discontinue the operation of as many WECS as needed within the array at no cost to any government agency in order to allow the Health Department representative to make reasonable field evaluations.

10.PLANNING. 23 WCS - FAILURE REPORTS RECOMMND

The permittee shall provide written reports of all failures of WECS which result in: Loss of blades, loss of hub assemblies, separation of the generator from the tower through failure, tower failure, and failure of electrical power cables connecting the generator to the electrical termination at the bottom of the tower. Reports shall be submitted, by mail, to the Planning Director and Director of the Department of Building and Safety within 48 hours of occurrence of the incident and shall include the type of incident, the identification number of the WECS, and the name and address of the operator. In addition to notifying the Planning Director and the Director of Building and Safety of such failures, the windfarm operator shall keep a log of all such failures which will be available for inspection by County personnel or their consultants upon reasonable notice.

10.PLANNING. 24 WCS - SCENIC SETBACK RECOMMND

A minimum scenic setback of 500 feet shall be maintained by all WECS and towers from Interstate 10, and a minimum 1/4 mile scenic setback shall be maintained by all WECS and towers from State Highway 62.

10.PLANNING. 25 WCS - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard shall be constructed or maintained within the property subject to this permit.

10.PLANNING. 29 WCS - 90 DAYS TO PROTEST RECOMMND

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

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10. GENERAL CONDITIONS

10.PLANNING. 32 WCS - VOID RELATED PROJECT RECOMMND

Any approval for use of or development of the area or tract of land which is the subject of this application that was made pursuant to Commercial WECS Permit No. 11, including all previous modifications thereto, shall become null and void upon final approval of Commercial WECS Permit No. 11, Revised Permit No. 1, by the County of Riverside.

10.PLANNING. 34 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 35 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 37 WCS - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this commercial WECS permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this commercial WECS permit, and any related permits, shall be subject to the revocation procedures in Section 18.31 of Ordinance No. 348.

10.PLANNING. 39 WCS - GEO02332 RECOMMND

County Geologic Report (GEO) No. 2332, submitted for this project (WCS00011R1 & 12R1) was prepared by Tetra Tech and is entitled: "Geotechnical Engineering Report, Westwind Wind Energy Project, riverside County, California", dated June 28, 2013.

GEO No. 2332 concluded:

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10. GENERAL CONDITIONS

10.PLANNING. 39

WCS - GEO02332 (cont.)

RECOMMND

1.The Devers Hill Fault is mapped at the site approximately 300 feet east of the closest proposed wind turbines.

2.The site seismic exposure to ground shaking is the only significant geologic hazard associated with this project.

3.The expected level of seismic exposure can be addressed using current design code criteria.

4.There is a very low likelihood of surface rupture during the design life of the proposed wind turbines.

5.Liquefaction potential at the site is considered to be low.

6.The potential for foundation settlement due to hydro-consolidation is low.

7.The potential for slope stability related hazards including landslides and rock falls, is considered low.

8.The broad subsidence trends associated with groundwater withdrawal are not anticipated to adversely affect the wind turbine foundations.

9.The potential for a seiche affecting the site is considered very low.

GEO 2332 recommended:

1.Proper surface drainage, directed away from wind turbine foundations, is recommended.

2.The use of spread footing or mat-type foundations is considered to be appropriate for the proposed turbine foundations.

3.Subsurface installations, such as existing foundations, pipes, utility collectors, and/or tanks, that require removal, should be removed or abandoned per the geotechnical engineer's recommendations and in accordance with applicable regulations.

4.Any localized zones of loose and/or unstable soil encountered at subgrade level should be over-excavated and

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10. GENERAL CONDITIONS

10.PLANNING. 39

WCS - GEO02332 (cont.) (cont.)

RECOMMND

recompacted.

GEO No. 2332 satisfies the requirement for a fault study for Planning/CEQA purposes. GEO No. 2332 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

10.PLANNING. 40

WCS-PDA04810R2 PHASE I ACCEPTD

RECOMMND

PDA04810R2 PHASE I ACCEPTED:
INFORMATIONAL:

County Archaeological Report (PDA) No. 04810R2, submitted for this project (WCS00011R1) was prepared by Adam Giacinto and Micah Hale, of Dudek and is entitled: "Phase I Cultural Resources Assessment for the WCS00011R1 and WCS00012R1 Project, Riverside County, California," dated Aug. 20, 2013. Note: This report is the final accepted revised report replacing PDA04810R1 (dated Aug. 6th, 2013), and replacing letter report PDA04810 (dated July 14, 2013), both of which were not accepted.

PDA04810R2 concluded one resource (P-33-019592) a section of a curenly used, graded and maintained section of a historic-period dirt road will be impacted. However, Dudek asserts in their final report that this impact is a "Less than Significant Impact." Since this resource is not significant there will be no impacts to "historical resources" as defined by CEQA. There are also no impacts to "archaeological resources" or "unique archaeological resources" as defined by CEQA. Hence, no mitigation measures are required per CEQA.

This document (PDA04810R2) has been incorporated as part of this project, and has been accepted.

10.PLANNING. 62

USE - BUSINESS LICENSING

RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a

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10. GENERAL CONDITIONS

10.PLANNING. 62 USE - BUSINESS LICENSING (cont.) RECOMMND

business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 64 WCS-IF HUMAN REMAINS FOUND RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:
The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 65 WCS-INADVERTENT ARCHAEO FINDS RECOMMND

INADVERTENT ARCHAEOLOGICAL FINDS:
The developer/permit holder or any successor in interest shall comply with the following for the life of this permit:

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

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10. GENERAL CONDITIONS

10. PLANNING. 65

WCS-INADVERTENT ARCHAEO FINDS (cont.)

RECOMMND

1) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2) The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3) At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4) Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

* A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

10. PLANNING. 66

WCS - PDP01449

RECOMMND

County Paleontological Report (PDP) No. 1449, submitted for this project (WCS00011R1 & WCS00012R1), was prepared by Department of Paleoservices, San Diego Natural History Museum (SDNHM) and is entitled: "Technical Report, Paleontological Resource Assessment, WCS00011R1 & WCS00012R1 Survey, Riverside County, California", dated 11

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10. GENERAL CONDITIONS

10.PLANNING. 66 WCS - PDP01449 (cont.)

RECOMMND

July 2013.

In addition, SDNHM prepared a revised version of the above report dated 26, August 2013. This document is herein incorporated as a part of PDP01449.

PDP01449 concluded construction of the proposed project may result in moderately significant impacts to paleontological resources (i.e., impacts to Quaternary older alluvial fan gravel and sand - Qoa).

PDP01449 recommended:

- 1.Implementation of a management program to reduce these potential impacts to a level below significance.
- 2.The Applicant shall contract with a Project Paleontologist on the Riverside County TLMA list of qualified paleontological consultants to prepare and implement a Paleontological Resources Management Plan (PRMP). The PRMP shall focus on the trenching activities associated with underground electrical cable installation that would occur within areas mapped as Quaternary older alluvial fan deposits 9 (Qoa).

PDP01449 satisfies the requirement for a Paleontological Resource Assessment for this project. PDP01449 is hereby accepted for WCS00011R1 and WCS00012R1. A PRMP shall be required prior to issuance of any grading permit as described elsewhere in this conditions set.

TRANS DEPARTMENT

10.TRANS. 1 WCS - SETBACK REQUIREMENT

RECOMMND

In no case shall a building, structures or electrical substation be closer than 50-feet from any road right-of-way or lot line.

10.TRANS. 2 WCS - R-O-W DEDICATION

RECOMMND

Sufficient public street right-of-way along Dillon Road shall be conveyed for public use to provide for a 64-foot half-width dedicated right-of-way.

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10. GENERAL CONDITIONS

10.TRANS. 3 USE - ENCROACHMENT PERMIT

RECOMMND

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the County road right-of-way.

20. PRIOR TO A CERTAIN DATE

BS GRADE DEPARTMENT

20.BS GRADE. 1 WCS - BUSINESS REGISTRATION

RECOMMND

Within 60 days of final approval of WECS Permit No. 11R1, the applicant/owner shall register the business with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

PLANNING DEPARTMENT

20.PLANNING. 1 WCS - LIFE OF PERMIT

RECOMMND

The life of Commercial WECS Permit No. 11, Revised Permit No. 1 shall terminate on July 1, 2023, and the permit shall thereafter be null and void and of no effect whatsoever. The applicant can apply for a new Revised Permit to extend the life of the permitted use beyond the term of Revised Permit No. 1 in accordance with Section 18.42a of Zoning Ordinance No. 348 (Applications for Modifications to Approved Commercial and Accessory WECS Permits).

This commercial WECS permit is subject to Section 18.31 of Ordinance No. 348 (Permit Revocation).

TRANS DEPARTMENT

20.TRANS. 1 WCS - SETBACK REQUIREMENT

RECOMMND

In no case shall a building, structures or electrical substation be closer than 50-feet from any road right-of-way or lot line.

20.TRANS. 2 WCS - R-O-W DEDICATION

RECOMMND

Prior to approval of project, sufficient public street right-of-way along Dillon Road shall be conveyed for public use to provide for a 64-foot half-width dedicated

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20. PRIOR TO A CERTAIN DATE

20.TRANS. 2 WCS - R-O-W DEDICATION (cont.) RECOMMND
right-of-way.

20.TRANS. 3 WCS - TUMF RECOMMND

Prior to approval of project, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

** Above mentioned condition was changed to not apply. The applicant no longer proposes any new turbines for this project (WCS00011R1), only 10 year life extension. **

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 WCS - PALEO PRMP & MONITOR RECOMMND

County Paleontological Report (PDP) No. 1449, prepared by Department of Paleoservices, San Diego Natural History Museum concluded the project may result in moderately significant impacts to paleontological resources (i.e., impacts to Quaternary older alluvial fan gravel and sand - Qoa).

HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities conducted within the area determined to be underlain by Quaternary older alluvial fan gravel and sand (Qoa).

2.The project paleontologist retained shall review the approved development plan, grading plan and PDP01449 and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resources Management Plan (PRMP). This PRMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

WCS - PALEO PRMP & MONITOR (cont.)

RECOMMND

Information to be contained in the PRMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 WCS - PALEO PRMP & MONITOR (cont.) (cont.) RECOMMND

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRMP.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 WCS - PALEO MONITORING REPORT RECOMMND

"PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations/earth moving activities conducted within the area determined to be underlain by Quaternary older alluvial fan gravel and sand (Qoa). The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during grading activities conducted within Qoa and an appended itemized list of fossil specimens recovered during grading (if any)

09/30/13
15:20

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 18

WECS Case #: WCS00011R1

Parcel: 668-270-009

70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 1

WCS - PALEO MONITORING REPORT (cont.)

RECOMMND

and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories."



COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH

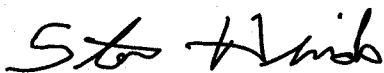
June 18, 2013

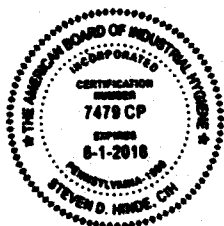
TO: Jay Olivas, Planner IV

RE: WECS 11 & 12

A noise study is not required based upon the submitted diagram, noise information provided, and number of Flo Design Turbines (10). In addition, the maps provided showing the distance of greater than of 3,000 feet of the proposed WECS 11 & 12 to the sensitive receptors.

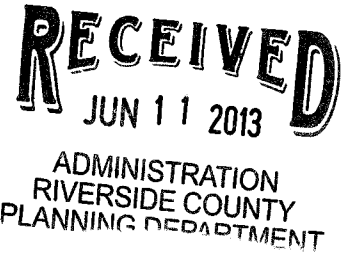
If you have any questions, please call me at (951) 955-8980.


Steven D. Hinde, REHS, CIH
Senior Industrial Hygienist



June 10, 2013

Jay Olivas, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409



RE: Commercial WECS Permit Nos. 11 and 12 – Two-Phased Replacements of Twelve (12) Existing Turbines (Decommission) with Ten (10) FloDesign Mixer Ejector 100 kW Wind Turbines (MEWTs) (APNs: 668-270-009; 668-120-021)

Dear Mr. Olivas:

The Riverside County Waste Management Department (Department) has reviewed the proposed projects, generally located easterly of Highway 62, northerly of I-10, and westerly of Indian Avenue, in the Western Coachella Valley Area Plan. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the projects:

1. **Prior to issuance of a grading and/or building permit**, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., cardboard, concrete, asphalt, wood, metals, etc.) that will be generated by wind turbines decommission and construction, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.
2. **Prior to final building inspection**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
3. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside