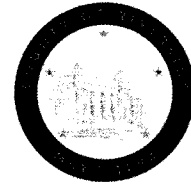


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
1.28
(ID # 4996)

MEETING DATE:

Tuesday, August 29, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S APPROVAL OF COMMERCIAL WECS PERMIT NO. 133 AND FINDING IT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) – Applicant: Wintec Energy, LTD – Representative: Jeffery S. Welton – Fifth Supervisorial District – Pass and Desert – Western Coachella Valley Area Plan – General Plan: Rural: Rural Desert (RUR-RD) – Location: North Palm Springs, northerly of Interstate 10 and easterly of State Highway 62; more specifically, northerly of Avenue 18, southerly of Dillon Road, westerly of Diablo Road, and easterly of Lotker Lane – Zoning: Wind Energy (W-E) – General Plan Policy Area: San Gorgonio Pass Wind Energy Policy Area - REQUEST: Receive and File the Planning Commission's approval of COMMERCIAL WECS PERMIT NO. 133 ("WECS No. 133") for an existing commercial wind energy conversion system (WECS) with a permit life of 15 years, expiring on July 1, 2033. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

RECEIVE AND FILE the Planning Commission's Notice of Decision for the above referenced case acted on by the Planning Commission on July 19, 2017.

ACTION: Consent

Charissa Leach, Assistant TLMA Director

8/14/2017

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Washington, Perez and Ashley
Nays: None
Absent: Tavaglione
Date: August 29, 2017
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ NA	\$ N/A	\$ NA
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On July 19, 2017, the Planning Commission found the project exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), and approved Commercial WECS Permit No. 133 by a 5-0 vote. Commercial WECS Permit No. 133 (WECS No. 133) allows an existing commercial wind energy conversion system (WECS) to continue operating until July 1, 2033. The WECS array consists of seven (7) existing Vestas V47-660kW wind turbines up to 275 feet in height. The seven (7) existing wind turbines are to remain in place as currently constructed with no new wind turbine construction. WECS No. 133 replaces WECS No. 33R1, which expired on July 19, 2014. No new construction is proposed to the existing turbines.

Board Action

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless the Board assumes jurisdiction by ordering the matter set for a future noticed public hearing, or the applicant or an interested person files an appeal, accompanied by the fee set forth in County Ordinance No. 671, with the Clerk of the Board within 10 days of this notice appearing on the Board's agenda.

Impact on Residents and Businesses

The impacts of this project have been evaluated through the discretionary review process through the Planning Department and the project approval by the Planning Commission at the July 19, 2017, public hearing.

Additional Fiscal Information

All fees are paid by the applicant. There is no general fund obligation.

ATTACHMENTS:

- A. **PLANNING COMMISSION REPORT OF ACTIONS**
- B. **PLANNING COMMISSION STAFF REPORT 7-19-17**

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



Tina Grande, Principal Management Analyst

8/18/2017



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
JULY 19, 2017**

22-feet, with enclosed trailer, recreational vehicle, and boat storage spaces for seven (7) condominium units ranging in size from 1,560 sq. ft. to 1,700 sq. ft. with common areas for parking and landscaping totaling approximately 15,715 sq. ft. The Setback Adjustment is a request to reduce the side yard setback from 25-feet to 15-feet. Project Planner: Daniel Arvizo at (760) 863-7684 or email at darvizo@rivco.org.

4.2 TENTATIVE PARCEL MAP NO. 37228 – Exempt from the California Environmental Quality Act (CEQA) – Applicant: Nachhattar Singh Chandi and Susana Chandi – Engineer/Representative: Coachella Valley Engineers – Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Area Plan – General Plan: Community Development: Commercial Retail (CD-CR) – Location: Northeasterly corner of State Route 86 and 66th Avenue – Acres: 37.17 gross Zoning: Light Agriculture 5-acre minimum (A-1-5) – Scenic Highway Commercial (C-P-S) – **REQUEST:** Tentative Parcel Map No. 37228 proposes a Schedule “E” subdivision of 37.16 gross acres into six (6) parcels. Parcels 1-5 consist of the existing travel center; Parcel 6 is an undeveloped area totaling 25.17 acres. No physical improvements are proposed with the Tentative Parcel Map. The proposed subdivision of the travel center will create six (6) parcels allowing the property owner to sell the parcels individually. This subdivision request does not propose any new development. The proposed parcels consist of the following: Parcel 1 (0.52 acres) includes an existing building with a Starbucks business; Parcel 2 (0.58 acres) includes an existing Del Taco business; Parcel 3 (1.11 acres) is undeveloped; Parcel 4 (6.30 acres) includes the existing Arco fueling station for both auto and trucks, a convenience store, and retail spaces; Parcel 5 (0.33 acres) includes the existing water treatment plant for the center; and Parcel 6 (25.17 acres) is undeveloped. Project Planner: Daniel Arvizo at (760) 863-7684 or email at darvizo@rivco.org.

Planning Commission Action:
Public Comments: Closed

By a vote of 4-0

FOUND Tentative Parcel Map No. 37228 exempt from the California Environmental Quality Act (CEQA); and,

APPROVED Tentative Parcel Map No. 37228, subject to conditions of approval as amended at hearing.

4.3 COMMERCIAL WECS PERMIT NO. 133 – Exempt from the California Environmental Quality Act (CEQA) – Applicant: Wintec Energy, LTD. – Representative: Jeffery S. Welton – Fifth Supervisorial District – Pass and Desert – Western Coachella Valley Area Plan – General Plan: Rural: Rural Desert (RUR-RD) – Location: North Palm Springs northerly of Interstate 10 and easterly of State Highway 62, more specifically, northerly of Avenue 18, southerly of Dillon Road, westerly of Diablo Road, and easterly of Lotker Lane – Zoning: Wind Energy (W-E) – General Plan Policy Area: San Gorgonio Pass Wind Energy Policy Area – **REQUEST:** Commercial WECS Permit No. 133 is for an existing commercial wind energy conversion system (WECS) array consisting of seven (7) existing Vestas V47-660kW wind turbines not to exceed approximately 275 feet in height, with related facilities such as pad mounted transformers, an underground distribution line, and two (2) meteorological towers not to exceed 240 feet in height (one existing and one proposed meteorological tower). WCS No. 133 will have a permit life of approximately 15 years, expiring on July 1, 2033. WCS No. 133 replaces WCS No. 33R1, which expired on July 19, 2014. No new construction is proposed to the existing wind turbines. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

Planning Commission Action:
Public Comments: Closed

By a vote of 5-0

FOUND the project exempt from the California Environmental Quality Act (CEQA); and,

APPROVED Commercial WECS Permit No. 133, subject to conditions of approval.

5.0 WORKSHOP

NONE


6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS

Agenda Item No.: 4.3
Area Map: Western Coachella Valley
Zoning Area: Pass & Desert
Supervisory District: Fifth
Project Planner: Jay Olivas
Planning Commission: July 19, 2017

COMMERCIAL WECS PERMIT NO. 133
CEQA EXEMPT
Owner/Applicant: Wintec Energy, LTD
Representative: Jeffrey S. Welton



Charissa Leach, P.E.
Assistant Director of TLMA

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

COMMERCIAL WECS PERMIT NO. 133 ("WCS No. 133") is for an existing commercial wind energy conversion system (WECS) array consisting of seven (7) existing Vestas V47-660kW wind turbines not to exceed approximately 275 feet in height, with related facilities such as pad mounted transformers, an underground distribution line, and two (2) meteorological towers not to exceed 240 feet in height (one existing and one proposed meteorological tower). WCS No. 133 will have a permit life of approximately 15 years, expiring on July 1, 2033. WCS No. 133 replaces WCS No. 33R1, which expired on July 19, 2014. No new construction is proposed to the existing wind turbines.

The project site is located in North Palm Springs, north of Interstate 10 and east of State Highway 62; more specifically, north of Avenue 18, south of Dillon Road, west of Diablo Road, and east of Lotker Lane.

BACKGROUND:

The WECS system was originally approved under Commercial WECS permit No. 33 ("WCS No. 33") in 1984 for up to 204 wind turbines. The project was modified under Commercial WECS Permit No. 33, Revised Permit No. 1 ("WCS No. 33R1") in 1999 for the decommissioning of approximately 195 existing turbines and the addition of seven (7) Vestas V47 660 kW turbines not to exceed approximately 275 feet in height. The permit for WCS No. 33R1 expired on July 19, 2014. With the existing seven (7) Vestas wind turbines remaining onsite, proposed WCS No. 133 was filed on March 14, 2017 to permit the existing WECS system.

Variance Case No. 1667, which is related to this WECS permit and originally approved in 1999, continues the authorized modification to Section 18.41d of Ordinance No. 348 as follows:

1. Reduce the wind access setback requirement of 5 rotor diameters (paragraph d. (2)a of section 18.41) from the West perpendicular (upwind to the dominant wind direction) property line to the safety setback of 1.25 times the total overall WECS height;
2. Reduce the wind access setback requirement of 2.5 rotor diameters (paragraph d. (2)b of section 18.41) from the North and South parallel (crosswind to the dominant wind direction) property lines to the safety setback of 1.25 times the total overall WECS height;
3. Reduce the wind access setback requirements pursuant to paragraph d. (2)a & b of section 18.41 and the safety setback requirement pursuant to paragraph d. (1)e of section 18.41 for APN: 668-

260-002 (W-2 Zone / Vacant) to a minimum safety and wind access setback requirement of 40 feet; and

4. Change the requirement for permit approval pursuant to paragraph d. (12)a to a commercial WECS permit shall not be granted unless the applicant demonstrates that the projected WECS noise level will be 55 dB(A) or less.

ISSUE OF POTENTIAL CONCERN:

There are no issues of potential concern, in that no new construction is proposed to the existing wind turbines, and the existing WECS array has an existing on-going maintenance schedule for the wind turbines (Exhibit M). Each wind turbine was previously constructed subject to the uniform building codes. Therefore, project is recommended to be approved with a fifteen (15)-year life to July 1, 2033 as provided in Condition of Approval 20.Planning.1 – Life of Permit.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing Land Use (Ex. #1): | Existing WECS |
| 2. Surrounding Land Use (Ex. #1): | WECS, Vacant Land, Scattered Single-Family Residential; Dillon Wind Substation |
| 3. Existing Zoning (Ex. #2): | Wind–Energy (W-E) |
| 4. Surrounding Zoning (Ex. #2): | W-E (W, S), W-2 (N, NE) |
| 5. General Plan Land Use (Ex. #5): | Rural Desert (RD) |
| 6. Surrounding General Plan Land Use (Ex. #5): | Rural Desert (RD); Rural Community: Very Low Density Residential |
| 7. Project Data: | Total Acreage: 77 Acres
Total Number of WECS: 7
Megawatts(MW): 4.62 Total MW
No new construction to existing wind turbines |
| 8. Environmental Concerns: | Exempt from CEQA |

RECOMMENDATIONS:

FIND the project **EXEMPT** from CEQA pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) based on the findings and conclusions incorporated in the staff report; and,

APPROVE COMMERCIAL WECS PERMIT NO. 133, subject to the attached conditions of approval, with a permit life of fifteen (15) years to July 1, 2033 for an existing commercial WECS array, 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 which is incorporated herein by reference.

1. The project site is designated Rural Desert (RUR: RD) on the Western Coachella Valley Area Plan within the San Gorgonio Pass Wind Energy Policy Area.

2. The Rural Desert land use designation allows for the development of commercial WECS arrays since alternative energy is an encouraged land use within the Rural Desert land use designation as provided in the General Plan.
3. The zoning for the subject site is Wind Energy (W-E); the project is bordered by property zoned W-E and W-2.
4. Commercial WECS and WECS arrays with no limit as to rated power output are permitted within the W-E zone provided a commercial WECS permit has been granted pursuant to the provisions of Section 18.41 of Ordinance No. 348.
5. The project consists of an existing WECS array and associated facilities such as pad-mounted transformers and underground distribution line leading into the grid for Southern California Edison.
6. The existing WECS array is surrounded by other WECS arrays and vacant land to the west, south, north and northeast, including scattered single family residential to the north and northeast, and an existing commercial solar array further to the west, all which are common land uses in the area.
7. Utilization of wind energy resources of Riverside County are a recognized and acceptable land use within Riverside County since 1982 when the initial general plan and zoning regulations for wind energy were adopted by the Board of Supervisors by Resolution No. 82-326.
8. The existing WECS array is consistent with the Development Standards and Development Criteria as provided in Section 17.3 and 18.41(D.), respectively, of Ordinance No. 348 in that:
 - i) Reductions in safety Setbacks and wind access setbacks are addressed with Variance No. 1667 previously approved in 1999 and 2003 due to the large rural lot sizes of the project site totaling 77 acres with no single family dwellings on immediate adjacent lots or within 1,200 feet of the project's property lines. Scenic Setbacks are in compliance since the seven (7) turbines are a minimum of 1,000 feet from Interstate 10 and greater than one quarter mile from State Highway 62. Additionally, the project complies with Section 17.3b(1) in that no building or structure is closer than 50 feet from any lot line
 - ii) Safety and security measures, such as fencing to prevent unauthorized access, are in place via the existing perimeter chain link fence. Guy wires are distinctly marked with the meteorological towers and warning signs are in place in English and Spanish at the base of each existing WECS tower and perimeter fence warning of electrical and other hazards (Conditions of Approvals 10.Planning.20 – Exist Fence and 10.Planning.21 - Warning Signs).
 - iii) Seismic Safety measures for the tower, foundation are in compliance with uniform building code per prior building permit issuance for the existing wind turbines.
 - iv) Fire Protection measures are in place such as, but not limited to, existing access driveways and three mile proximity to an existing fire station for emergency service.
 - v) Electrical Distribution facilities are in place connecting to the Buckwind Substation across Diablo Road / Oasis to the east with 12.5 kV underground cable where it is delivered to the Southern California Edison Company in conformance with uniform building codes and existing utility interconnection agreement.
 - vi) Interference with navigational systems is addressed in that no navigational clutter exists with current and modernized radar systems in the San Gorgonio Pass area.
 - vii) The existing wind turbines including foundation, tower, rotor system, electrical system, and rotor over speed have been previously certified and are in conformance with good engineering practices per prior building permit issuance and compliance with conditions of approval such

- certify structure and certify mechanical with previous WECS Permit No. 33, Revised Permit No.1
- viii) Noise standards are complied with in that the prior acoustical analysis demonstrated no noise decibel levels dB(A) exceeding 55 dB(A).
 - ix) Electrical distribution lines are undergrounded up to the low voltage side of the transformer.
 - x) Height limits are complied with in the existing turbines are at 274 feet in height and do not exceed 500 feet in height.
 - xi) Color and finish of existing WECS are light gray with matte finish.
 - xii) Off-Street Vehicle Parking is provided along existing graveled service roads immediately adjacent the existing wind turbine row with 1 parking space per 2 employees in compliance with Section 18.41 of Zoning Ordinance No. 348. Due to 77 acre site with seven (7) existing wind turbines, only 1 or 2 employees are normally maintaining the site at any given time limiting the need for parking spaces.
9. The project has adequate access to paved roads including Lotker Lane (60 foot wide Right-of-Way), which is partially paved and improved.
10. The project is located within the sphere of influence of the City of Palm Springs. No comments have been received based on the county transmittal.
11. The project is located within the Upper Mission Creek/Big Morongo Canyon Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan. No new construction is proposed to the existing wind turbines, and the most recent wind turbine construction occurred prior to the conservation plan adoption in 2008.
12. Pursuant to State CEQA Guidelines Section 15301 (Existing Facilities – Class 1), project for an existing WECS array is categorically exempt from CEQA in that:
- i) Section 15301 provides that projects may be categorically exempt that entail the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing structures or facilities with negligible or no expansion of an existing use (Class 1). Examples include existing facilities of both investor and publicly-owned utilities used to provide electric power, natural gas, sewerage, or other public utility services. The project meets the criteria in that the project consists of an existing commercial WECS facility that provides electric power. The project will permit the existing use, the ongoing operation and maintenance of the existing WECS facility, and proposes no new construction or change to the scope or intensity of the operation. The project proposes a permit life of 15 years, expiring July 1, 2033.
 - ii) There are no applicable exceptions to the Section 15301 categorical exemption. There will be no significant cumulative impacts from successive projects of the same type in the same place, over time because the commercial WECS facilities are pre-existing and no new construction is proposed. There are also no unusual circumstances that apply to the project or property in question that would result in a reasonable possibility that the activity would have a significant effect on the environment. The project site is not located on a site included on any list compiled pursuant to Section 65962.5 of the Government Code and there are no historic resources located onsite or that will be affected by the project.

CONCLUSIONS:

1. The existing project is in conformance with the RD land use designation, and with all other elements of the Riverside County General Plan.
2. The existing WECS array is 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 existing project is compatible with the present and future logical development of the area.
5. The existing project will not have a significant effect on the environment.
6. The existing project is categorically exempt from CEQA in accordance with Section 15301 (Existing Facilities).

INFORMATIONAL ITEMS:

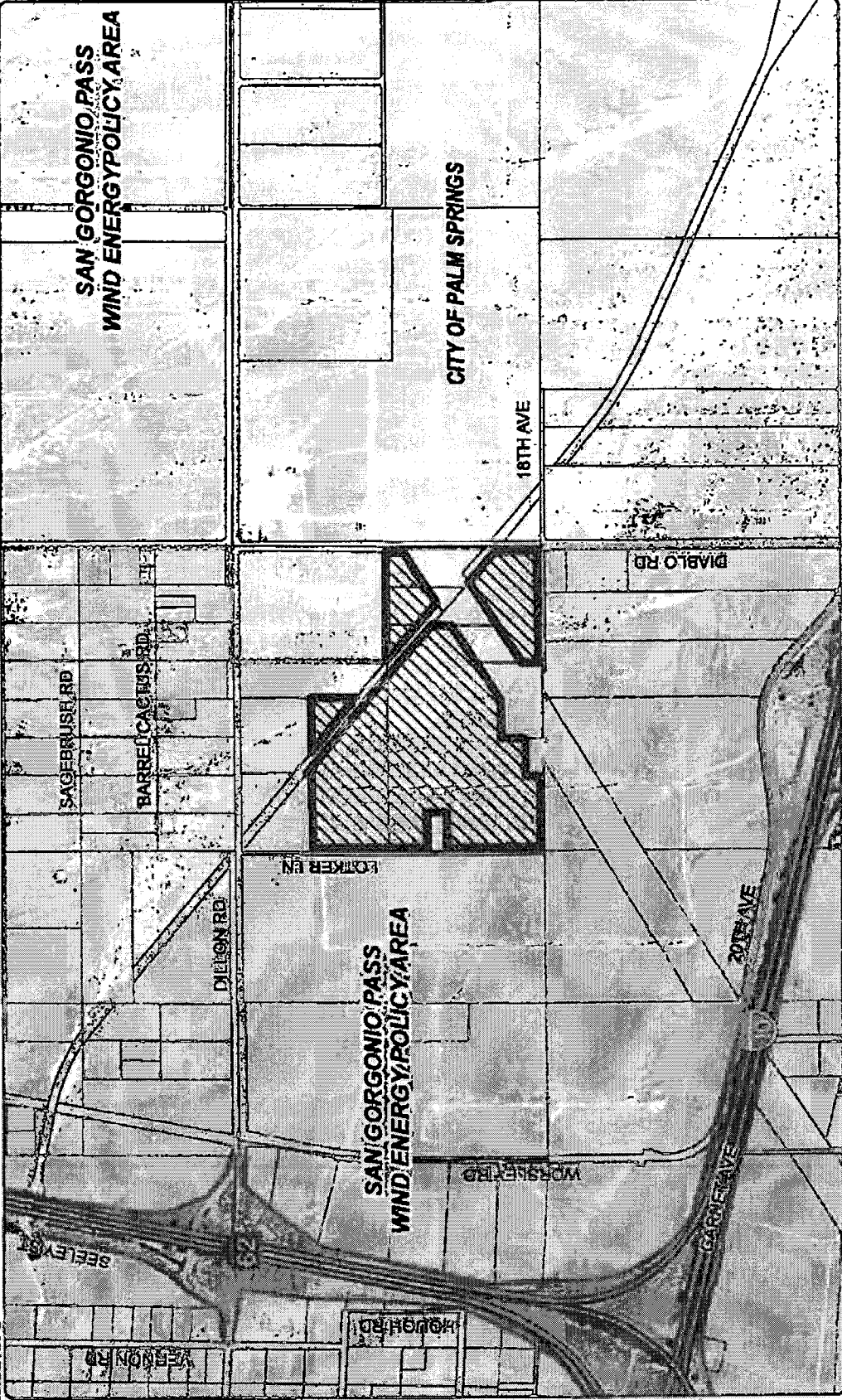
1. As of this writing (7/12/17), no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Agriculture Preserve;
 - b. An Airport Influence Area;
 - c. A County Service Area;
 - d. A Redevelopment Area;
 - e. A County Fault Zone; or,
 - f. A Dam Inundation Area.
3. The project site is located within:
 - a. An Area of Liquefaction Potential (Moderate);
 - b. An Area Susceptible to Subsidence;
 - c. An Area of Low Potential for Paleontological Sensitivity;
 - d. A High to Moderate Fire Hazard Area (Ord. 787);
 - e. The San Gorgonio Pass Wind Energy Policy Area;
 - f. The Upper Mission Creek/Big Morongo Canyon Conservation Area;
 - g. Zone B, 41.83 miles from Mt. Palomar Observatory; and,
 - h. The Whitewater River shed.
4. The subject site is currently designated as Assessor's Parcel Numbers 668-250-022, 668-250-018, 668-260-052, 668-260-053, 668-260-054, 668-260-054, 668-260-055, and 668-260-058.

RIVERSIDE COUNTY PLANNING DEPARTMENT
WCS00133

Supervisor: Ashley
District 5

Date Drawn: 06/30/2017
Vicinity Map

VICINITY/POLICY AREAS



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



Revised: 06/30/2017, City of Riverside Planning Department
This drawing was prepared for the City of Riverside Planning Department
The City of Riverside Planning Department is not responsible for the accuracy of the information provided
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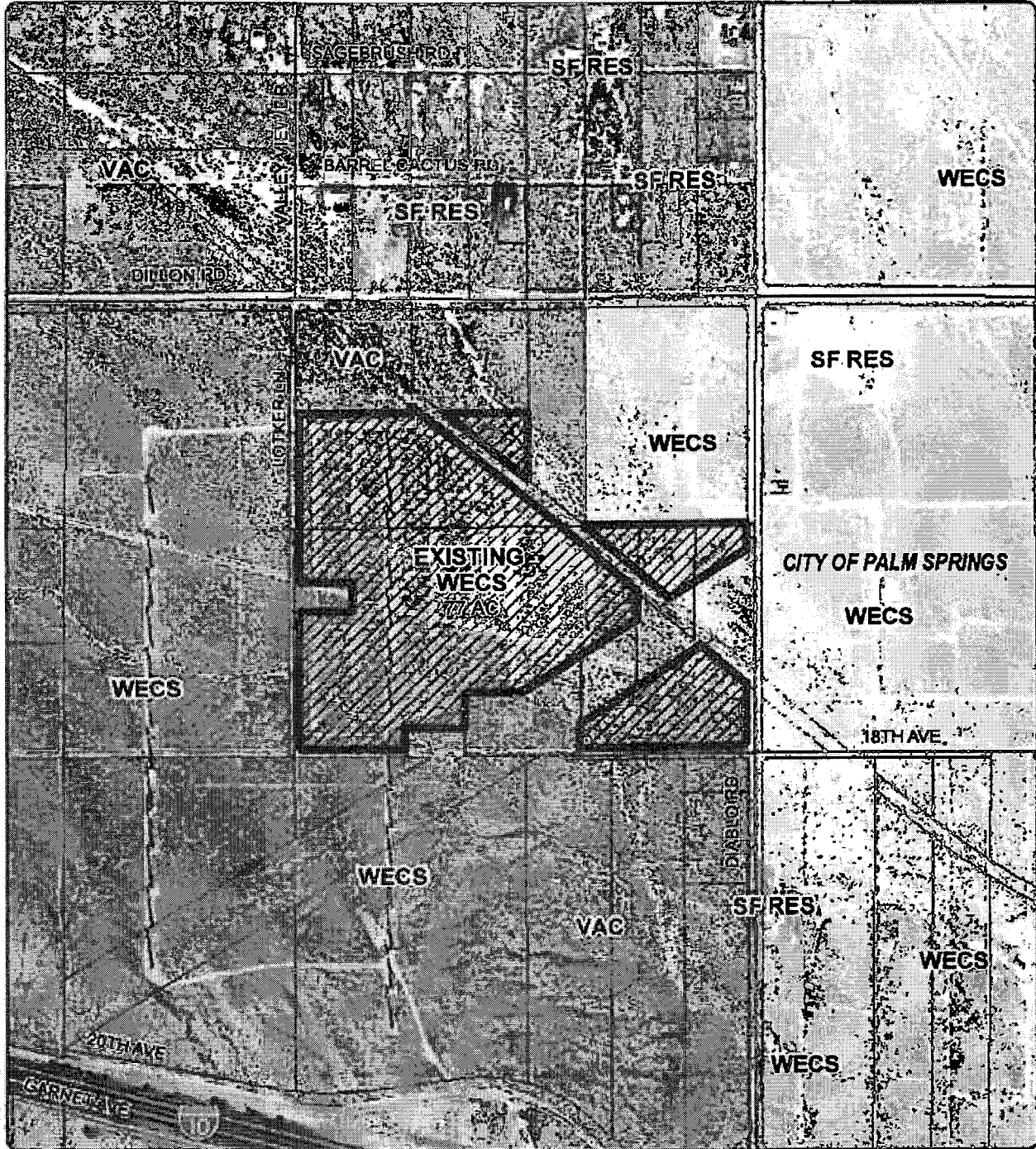
RIVERSIDE COUNTY PLANNING DEPARTMENT

WCS00133

LAND USE

Supervisor: Ashley
District 5

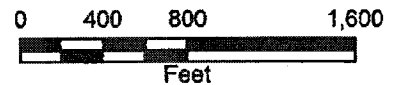
Date Drawn: 06/30/ 2017
Exhibit 1



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a tax General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain a different type 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) 953-3200 (Western County) or in Palm Desert at (760) 860-8277 (Eastern County) or Website <http://www.riversidecounty.net>



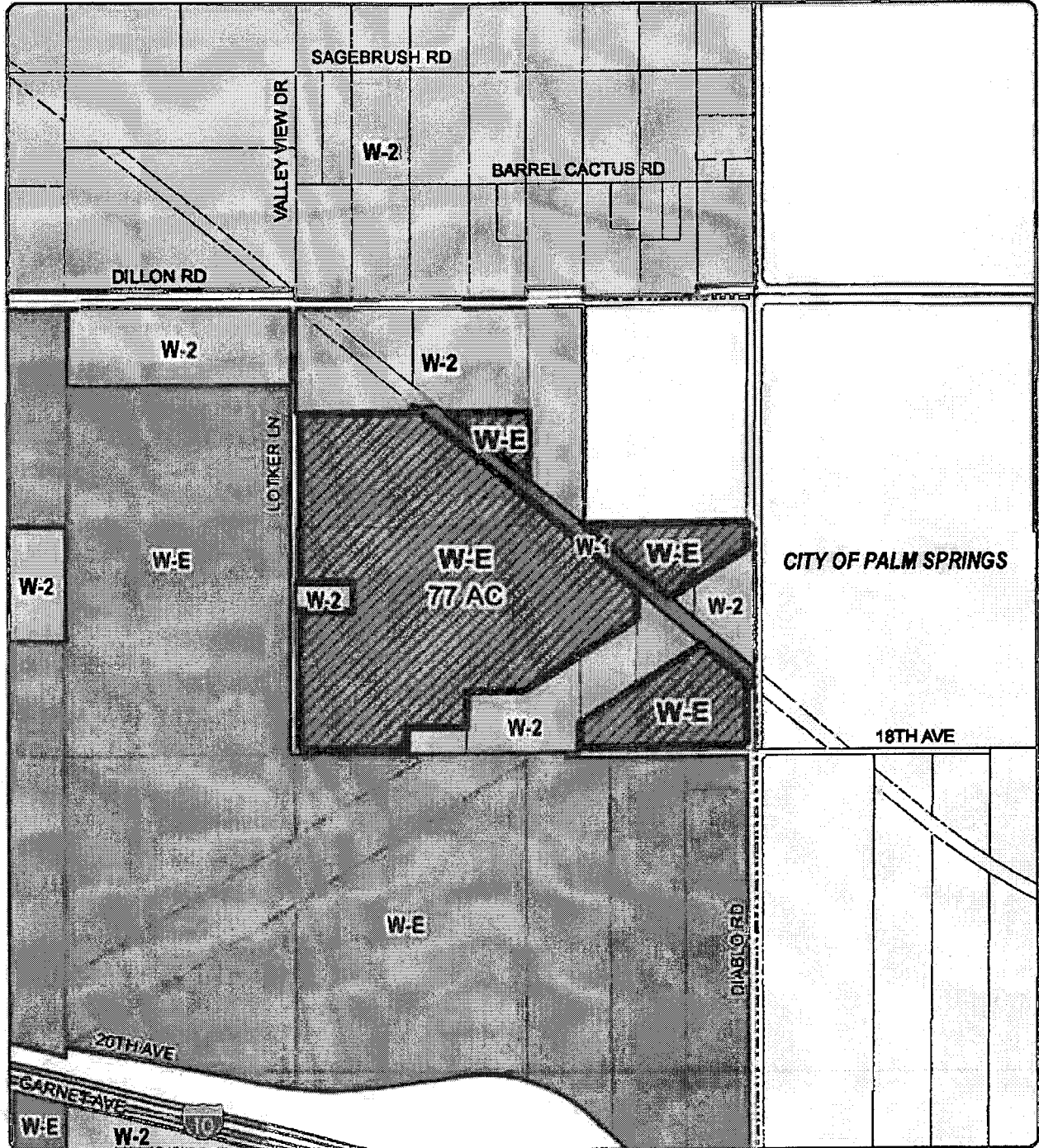
RIVERSIDE COUNTY PLANNING DEPARTMENT

WCS00133

EXISTING ZONING

Supervisor: Ashley
District 5

Date Drawn: 06/30/ 2017
Exhibit 2



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen

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 type of land use than is provided for under existing permits. For further information, please contact the Riverside County Planning Department, Office in Riverside at (951) 956-5300 (Warner County) or in Palm Desert at (760) 963-0277 (San Bernardino County) or Website: <http://www.riverside.ca.gov>



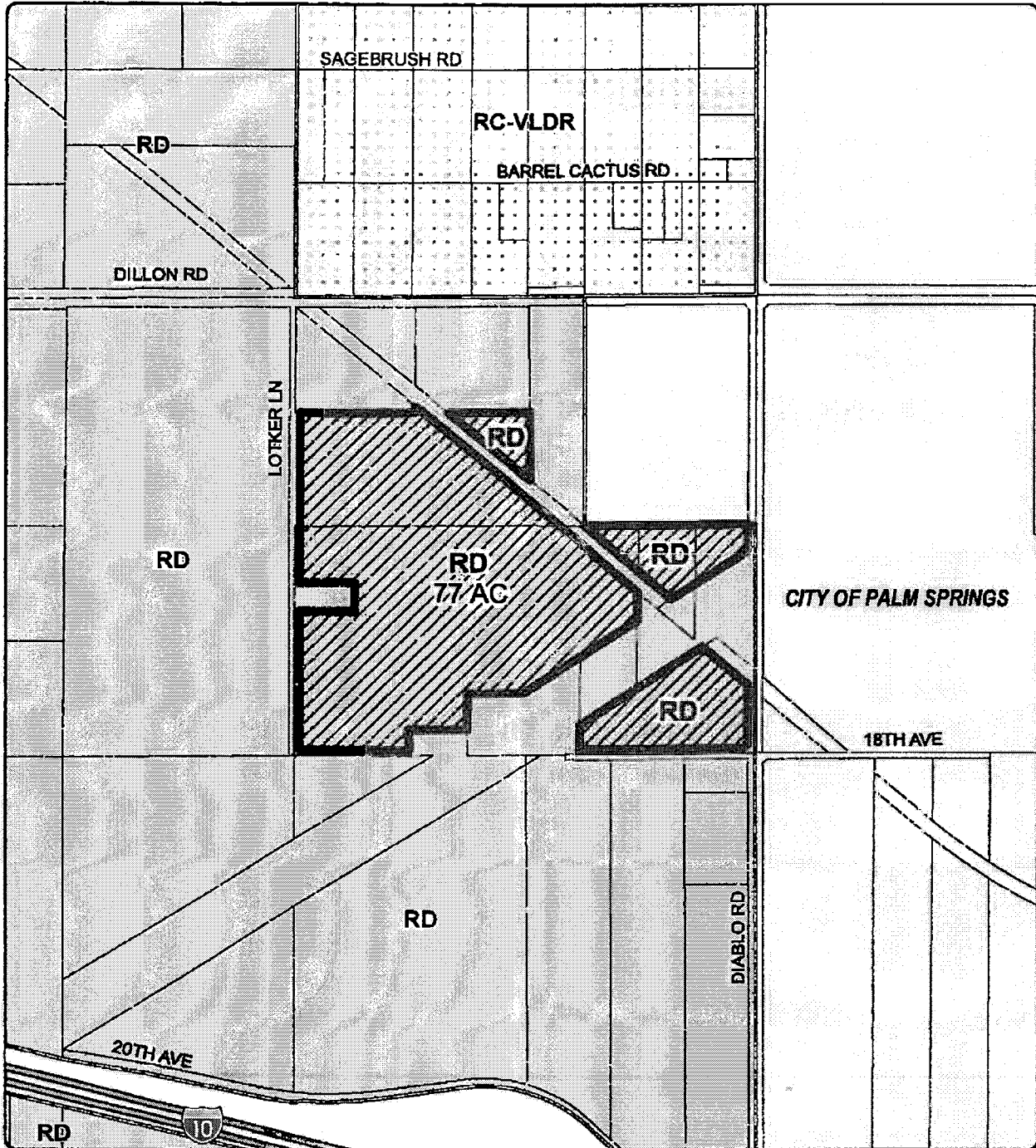
RIVERSIDE COUNTY PLANNING DEPARTMENT

WCS00133

EXISTING GENERAL PLAN

Supervisor: Ashley
District 5

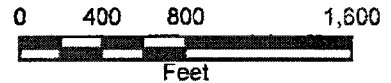
Date Drawn: 06/30/ 2017
Exhibit 5



Zoning Dist: Pass & Desert

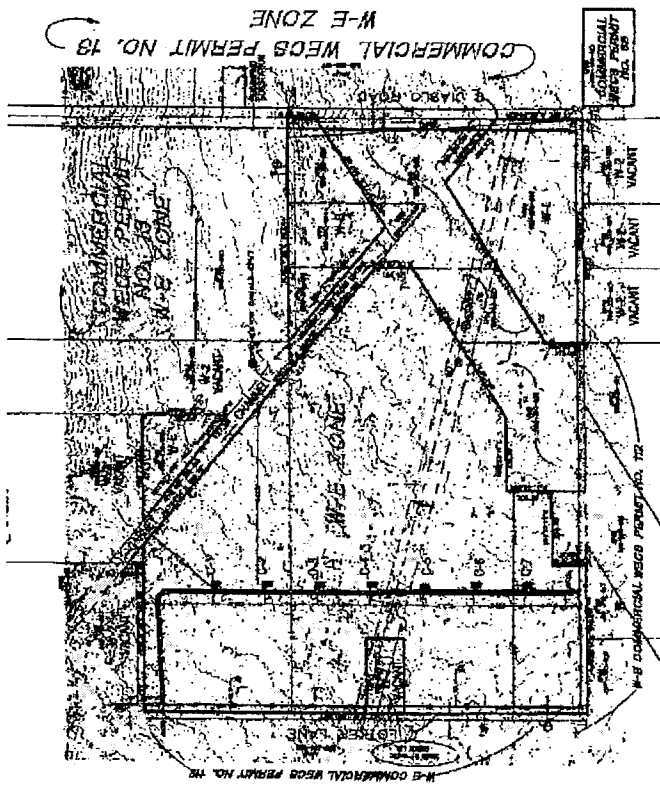
Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2009, 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 type 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)955-8200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://www.co.riverside.ca.us>



WECS 133

BECOMING A PORTION OF THE EAST HALF OF SEC. 8, T58S, R4E, S8M



PROPERTY DATA

OWNER	WECS 133, 134, 135, 136
ADDRESS	133, 134, 135, 136
CITY	133, 134, 135, 136
STATE	133, 134, 135, 136
ZIP	133, 134, 135, 136
APPLICANT	133, 134, 135, 136
DATE	133, 134, 135, 136
PERMIT NO.	133, 134, 135, 136
ISSUE DATE	133, 134, 135, 136
EXPIRES	133, 134, 135, 136
STATUS	133, 134, 135, 136
REMARKS	133, 134, 135, 136

REPRESENTATIVE
 Name: _____
 Title: _____
 Address: _____
 City: _____
 State: _____
 Zip: _____

APPLICANT
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 Title: _____
 Address: _____
 City: _____
 State: _____
 Zip: _____

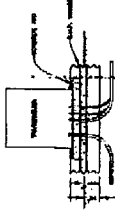


WECS 133, 134, 135, 136
 COMMERCIAL WECS PERMIT NO. 133
 W-E ZONE

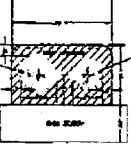
NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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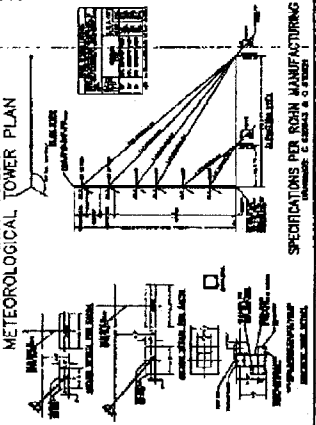
NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED	1/15/88	J. W. ...	J. W. ...
2	REVISED	1/15/88	J. W. ...	J. W. ...
3	REVISED	1/15/88	J. W. ...	J. W. ...
4	REVISED	1/15/88	J. W. ...	J. W. ...
5	REVISED	1/15/88	J. W. ...	J. W. ...
6	REVISED	1/15/88	J. W. ...	J. W. ...
7	REVISED	1/15/88	J. W. ...	J. W. ...
8	REVISED	1/15/88	J. W. ...	J. W. ...
9	REVISED	1/15/88	J. W. ...	J. W. ...
10	REVISED	1/15/88	J. W. ...	J. W. ...
11	REVISED	1/15/88	J. W. ...	J. W. ...
12	REVISED	1/15/88	J. W. ...	J. W. ...
13	REVISED	1/15/88	J. W. ...	J. W. ...
14	REVISED	1/15/88	J. W. ...	J. W. ...
15	REVISED	1/15/88	J. W. ...	J. W. ...
16	REVISED	1/15/88	J. W. ...	J. W. ...
17	REVISED	1/15/88	J. W. ...	J. W. ...
18	REVISED	1/15/88	J. W. ...	J. W. ...
19	REVISED	1/15/88	J. W. ...	J. W. ...
20	REVISED	1/15/88	J. W. ...	J. W. ...



DETAIL 'A'
 TRANSMITTER DETAILS



LONGER END AND APPROX. TOWER DETAILS



SPECIFICATIONS PER ROHN MANUFACTURING
 (SEE DRAWING FOR DETAILS)

- EASUREMENTS**
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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 18. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 19. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 20. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



TKC
 The Match Communitarian
 133, 134, 135, 136

Commercial WECS Permit No. 133
 REVISED PERMIT NO. 2
 PLOT PLAN - EXHIBIT 'A' &
 SITE DISTURBANCE - EXHIBIT 'B'
 COUNTY OF RIVERSIDE
 SHEET 1 OF 1

WECS Case #: WCS00133

Parcel: 668-250-022

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

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 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.

10. EVERY. 2

WCS - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for an existing commercial wind energy conversion system (WECS) array consisting of seven (7) existing Vestas V47-660kW wind turbines up to 275 feet in height with related facilities such as pad mounted transformers, underground distribution line, and two (2) meteorological towers not to exceed 240 feet in height (one existing and one proposed meteorological tower). WCS No.

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16:05

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

WECS Case #: WCS00133

Parcel: 668-250-022

10. GENERAL CONDITIONS

10. EVERY. 2 WCS - PROJECT DESCRIPTION (cont.) RECOMMND

133 will have a permit life of approximately 15 years to July 1, 2033. WCS 133 replaces WCS 33R1 which expired on July 19, 2014. No new construction is proposed to the existing wind turbines.

Variance Case No. 1667, which is related to this WECS permit and originally approved in 1999, continues the authorized modification to Section 18.41d of Ordinance No. 348 as follows:

- 1.Reduce the wind access setback requirement of 5 rotor diameters (paragraph d. (2)a of section 18.41) from the West perpendicular (upwind to the dominant wind direction) property line to the safety setback of 1.25 times the total overall WECS height;
- 2.Reduce the wind access setback requirement of 2.5 rotor diameters (paragraph d. (2)b of section 18.41) from the North and South parallel (crosswind to the dominant wind direction) property lines to the safety setback of 1.25 times the total overall WECS height;
- 3.Reduce the wind access setback requirements pursuant to paragraph d. (2)a & b of section 18.41 and the safety setback requirement pursuant to paragraph d. (1)e of section 18.41 for APN: 668-260-002 (W-2 Zone / Vacant) to a minimum safety and wind access setback requirement of 40 feet; and
- 4.Change the requirement for permit approval pursuant to paragraph d. (12)a to a commercial WECS permit shall not be granted unless the applicant demonstrates that the projected WECS noise level will be 55 dB(A) or less.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Commercial WECS Permit No. 133 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Exhibit A (site plan) dated 3/14/17 and Exhibit M (Maintenance Plan).

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

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16:05

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

WECS Case #: WCS00133

Parcel: 668-250-022

10. GENERAL CONDITIONS

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

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 WECS, towers or related facilities (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 follow address:

Wintec Energy LTD
Frederick W. Noble
2045 E Tahquitz Canyon Way
Palm Springs CA 92262

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

10.PLANNING. 6 WCS - MAXIMUM WECS RECOMMND

A maximum total of seven (7) WECS and towers, consisting of Vestas V47 660kW WECS, 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: Vestas V47 660kW

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16:05

Riverside County LMS
CONDITIONS OF APPROVAL

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WECS Case #: WCS00133

Parcel: 668-250-022

10. GENERAL CONDITIONS

10.PLANNING. 8 WCS - WECS & TOWER SPECS (cont.) RECOMMND

- b. Total Height (WECS blade tip at 12:00 position): 275'
- c. Rotor Diameter: 155'
- d. Rotor Orientation: Upwind
- e. Number of Blades: Three
- 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.

10.PLANNING. 12 USE - FAA RULES COMPLIANCE RECOMMND

This permit shall at all times comply with Federal Aviation Administration rules and regulations.

10.PLANNING. 16 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 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.

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16:05

Riverside County LMS
CONDITIONS OF APPROVAL

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WECS Case #: WCS00133

Parcel: 668-250-022

10. GENERAL CONDITIONS

10.PLANNING. 17 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. 18 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. 19 WCS - OPERATIONAL NOISE RECOMMND

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

a. The WECS shall not be operated so that noise is created exceeding an exterior level of 55 db(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 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.

07/12/17
16:05

Riverside County LMS
CONDITIONS OF APPROVAL

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WECS Case #: WCS00133

Parcel: 668-250-022

10. GENERAL CONDITIONS

10.PLANNING. 20 USE - EXIST PERIMETER FENCE RECOMMND

The existing six (6) foot high chain-link fence or equivalent fence and locking portals shall be maintained in good condition along the overall perimeter so as to prevent and discourage unauthorized entry at all times during the life of this WECS permit.

10.PLANNING. 21 USE - WARNING SIGNS RECOMMND

Warning of WECS electrical and other hazards, shall be maintained/posted on stationary positions of the WECS or its tower and at gated entry points to the project site, at a height of three to five feet above the ground. Warning signs shall be in English and Spanish.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - LIFE OF THE PERMIT RECOMMND

The life of Commercial WECS Permit No. 133 shall terminate on July 1, 2033. This permit shall thereafter be null and void and of no effect whatsoever.

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Wintec Energy Ltd., a California Corporation ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 668-250-018, 668-250-022, 668-260-052, 668-260-053, 668-260-054, 668-260-055 and 668-260-058 ("PROPERTY"); and,

WHEREAS, on March 14, 2017, PROPERTY OWNER filed an application for Wind Energy Conversion System No. 133 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the

COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. *Notices.* For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Wintec Energy, Ltd.
Attn: Frederick W. Noble
2045 E. Tahquitz Canyon Way
Palm Springs, CA 92262-7003

With a copy to:
Wintec Energy, Ltd.
Attn: Jeffrey S. Welton
2045 E. Tahquitz Canyon Way
Palm Springs, CA 92262-7003

7. *Default and Termination.* This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. *COUNTY Review of the PROJECT.* Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. *Complete Agreement/Governing Law.* This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. *Successors and Assigns.* The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. *Amendment and Waiver.* No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. *Severability.* If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. *Survival of Indemnification.* The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. *Interpretation.* The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. *Captions and Headings.* The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. *Jurisdiction and Venue.* Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

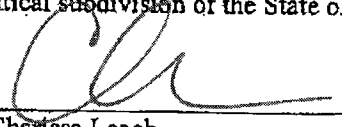
17. *Counterparts; Facsimile & Electronic Execution.* This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

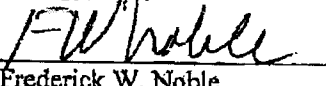
IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
Charissa Leach
Assistant Director of TLMA - Community Development

Dated: 7/12/17

PROPERTY OWNER:
Wintec Energy, Ltd., a California Corporation

By: 
Frederick W. Noble
President

Dated: June 9, 2017

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

On June 9, 2017 before me, Ami Ritter

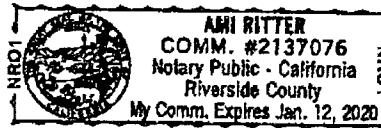
A Notary Public personally appeared Frederick W. Noble

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Ami Ritter



(Seal)



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

**APPLICATION FOR COMMERCIAL WIND ENERGY
CONVERSION SYSTEMS (WECS) PERMIT**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION:

Applicant Name: WINTEC ENERGY, LTD.

Contact Person: FREDERICK W. NOBLE E-Mail: FWNOBLE@WINTECENERGY.COM

Mailing Address: 2045 E. TAHQUITZ CANYON WAY
PALM SPRINGS CA 92262-7003
City State ZIP

Daytime Phone No: (760) 323-9490 EXT. 126 Fax No: (760) 323-0688

Engineer/Representative Name: WINTEC ENERGY, LTD.

Contact Person: JEFFREY S. WELTON E-Mail: JSWELTON@WINTECENERGY.COM

Mailing Address: 2045 E. TAHQUITZ CANYON WAY
PALM SPRINGS CA 92262-7003
City State ZIP

Daytime Phone No: (760) 323-9490 EXT. 122 Fax No: (760) 323-0688

Property Owner Name: WINTEC ENERGY, LTD

Contact Person: FREDERICK W. NOBLE E-Mail: FWNOBLE@WINTECENERGY.COM

Mailing Address: 2045 E. TAHQUITZ CANYON WAY
PALM SPRINGS CA 92262-7003
City State ZIP

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR COMMERCIAL WECS

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

WINTEC ENERGY, LTD.

PRINTED NAME OF PROPERTY OWNER(S)

BY:

SIGNATURE OF PROPERTY OWNER(S)

FREDERICK W. NOBLE, PRESIDENT

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 668-250-022-3; 668-260-052-1; 668-260-058-7; 668-250-018-0
668-260-053-2; 668-260-054-3; 668-260-055-4

Approximate Gross Acreage: 77 ACRES

General location (nearby or cross streets): North of 18TH AVENUE, South of

DILLON ROAD, East of LOTKER LANE, West of DAIBLO / OASIS ROAD

APPLICATION FOR COMMERCIAL WECS

Proposal (describe the project):

EXTEND COMMERCIAL WECS PERMIT NO. 33, REVISED PERMIT NO. 1, SUBSTANTIAL CONFORMANCE NO. 2 (FTA#99-06) EXPIRATION DATE, NO PHYSICAL CHANGE TO PROJECT.

Indicate total rated power output of the WECS: 4,620 KW / 4.62 MW

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s): COMMERCIAL WECS PERMIT NO. 33, REVISED PERMIT NO. 1, SUBSTANTIAL CONFORMANCE NO. 2
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) E.A. NUMBER 37590 EIR No. (if applicable): N / A

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a signed copy(ies): SEE WECS 33 FILE

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer - then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

Santa Ana River/San Jacinto Valley

Santa Margarita River

Whitewater River

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

APPLICATION FOR COMMERCIAL WECS

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

WINTEC ENERGY, LTD.

Owner/Representative (1) BY: FW Noble Date 3/2/17

FREDERICK W. NOBLE, PRESIDENT

Owner/Representative (2) _____ Date _____

APPLICATION FOR COMMERCIAL WECS

PROJECT DESCRIPTION INFORMATION SHEET (Provide attached sheet(s) if necessary)	
1. Manufacturer(s) Name:	VESTAS AMERICAN WIND TECHNOLOGY
2. Wind Machine Model(s):	VESTAS V47-660KW
3. Physical Specification:	
a. Total height (Blade tip at 12 O'clock position):	274 FEET
b. Tower Height:	197 FEET
c. Rotor Diameter:	154 FEET
d. Minimum Blade Height above Ground or foundation platform (whichever is less - if WECS is located on an existing building, such as a roof, indicate total height of structure with WECS and roof clearance distance):	120 FEET
e. Weight of blades:	6,000 - 7,000 LBS. EACH
f. Total machine and tower weight (in tons):	80 - 86 TONS
g. Width of foundation:	13 - 14.5 FEET
h. Depth of foundation:	30 FEET
i. Height of foundation:	6 INCHES AGL
j. Weight of foundation:	N / A
k. Tower construction material(s):	TAPERED STEEL MONOPOLE
l. Blade construction material(s)	GLASS FIBER REINFORCED EPOXY
m. Internal bearing and turbine construction material(s):	STEEL
4. Machine Coloration:	
a. Color of tower:	OFF-WHITE (LIGHT GREY)
b. Color of turbine:	OFF-WHITE (LIGHT GREY)
c. Color of blade:	OFF-WHITE (LIGHT GREY)
5. Performance Specifications:	
a. Rotation speed (RPM):	24 - 29 RPM
b. Blade tip speed:	APPROX. 130 - 140 MPH
c. Cut in and out speed (if any):	CUT-IN: 9 MPH / CUT-OUT: 56 MPH
d. Rated power output (name plate or power curve):	660 KW
e. Rated wind speed:	APPROX. 30 MPH

APPLICATION FOR COMMERCIAL WECS

PROJECT DESCRIPTION INFORMATION SHEET (Provide attached sheet(s) if necessary)	
f. Rotor orientation: Horizontal or Vertical:	HORIZONTAL AXIS
g. Estimated useful life of machine:	25 - 30 YEARS
6. Noise generation characteristics:	
a. At rated power output (name plate or power curve):	SEE NOISE REPORT
b. Maximum speed:	SEE NOISE REPORT
7. Indicate type of overspeed control system:	FAIL-SAFE HYDRAULIC BLADE FULL PITCH
8. Are any components certified by a recognized national testing laboratory (i.e., U.L., etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No. If yes, please explain.	
9. Indicate the site preparation schedule with expected dates of WECS installation and whether or not the project will be broken into phases.	N / A - PROJECT CONSTRUCTION COMPLETED IN 2003.
10. Indicate potential distance of blade throw and probability of occurrence	ZERO; PROBABILITY VERY CLOSE TO ZERO.
11. Transmission System:	
a. Location point of interconnection with utility:	BUCKWIND SUBSTATION / ALTWIND SUBSTATION
b. Are additional transmission lines required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PROJECT ALREADY COMPLETED IN 2003
c. If new lines are required, indicate total length of extension:	N / A
d. If new lines required, attach an exhibit map indicating route:	N / A
12. Have you obtained easements for wind access from adjacent property owner(s)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If yes, please note on site plan and attach any related documentation.)	
13. Security and Safety:	
a. What other safety devices are proposed (i.e., fencing, anti-climb devices, etc.)	PERIMETER FENCING TOWERS ARE LOCKED AND SECURE

Dust Control Plan Summarization

Commercial WECS Permit Number 33 REVISED PERMIT No. 2 (Section 8, T3S, R4E, SBBM)

I, Jeffrey S. Welton, certify that Wintec Energy, Ltd. is the Commercial WECS Permit Number 33, Revised Permit No. 2 applicant and that the Dust Control Plan was prepared for the property known as WECS 33 Project (Assessor's Parcel Numbers):

668-250-022-3; 668-260-052-1; 668-260-058-7; 668-250-018-0; 668-260-053-2; 668-260-054-3;
and 668-260-055-4

The Dust Control Plan studies the impacts of the WECS project in all its known aspects both on and off site regarding dust and blowsand control, and minimization of wind and water erosion pursuant to Riverside County Ordinance 348 and 484, the California Environmental Quality Act (CEQA), and the California Environmental Quality Act (CEQA), and the report format outlined here.

The specific measures which will be, and are agreed to be, implemented are summarized below and may be more particularly described as follows:

Construction Phase

Please note that the Construction Phase of Commercial WECS Permit No. 33, Revised Permit No. 1, Substantial Conformance No. 2 was completed in December 2003.

Operations Phase

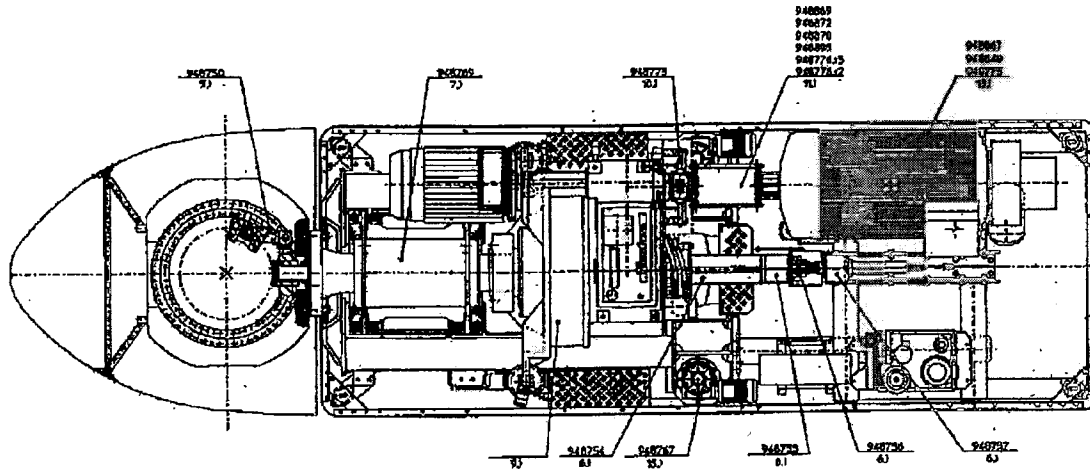
1. Unauthorized traffic will be restricted on site;
2. Vehicles will be restricted to below 15 mph on site (75% approximate control efficiency); and
3. Natural vegetation in the temporarily disturbed area around turbine bases will be allowed to regenerate from root systems left intact.

I understand the purpose of the above measures is to maintain air quality standards and to prevent a public dust and blowsand problem. I further agree that Riverside County may take necessary actions to abate any and all unlawful public nuisances caused by this WECS project.


Jeffrey S. Welton, COO

Date: 03/01/2017

**WCS133 (FORMERLY WCS033, R1, S2)
MAINTENANCE PLAN
FOR
VESTAS V47-660kW
WIND TURBINE GENERATOR**



- 1) The following information contained in this WCS133 Maintenance Plan have been in effect since the Commissioning Date (December 22, 2003) for the seven (7) Vestas V47-660kW wind turbine generators (“WTGs”) located in the San Gorgonio Pass, Riverside County, California on the APNs: 668250018, 668250022, 668260050, 668260051, and 668260052, as described below:
 - a) **SCHEDULED MAINTENANCE:** Beginning with the first 3-month preventative maintenance which occurred in March 2004, and then continuing every 6-Months and 12-Months thereafter, each Vestas V47-660kW WTG has received the required preventative maintenances pursuant to the Vestas V47-660kW Mechanical Operating and Maintenance Manual (Vestas Item No. 943050R.17) and Electrical Operating and Maintenance Manual (Vestas Item No. 941860.R23) and documenting each maintenance performed by using the attached Vestas V47-660kW WTG Inspection Record Form (Vestas Item No. 942290.V16). Please find attached a typical Inspection Record Form (see Exhibit “A”) for the Annual Maintenance that was completed on 01/23/2017 for one of the Vestas V47-660kW WTGs located on WCS133.
 - b) **REPAIRS:** During any Scheduled Maintenances performed pursuant to paragraph 1 a) above, should any mechanical or electrical component be below Vestas V47-660kW operating tolerances or need further investigation, any such component shall be repaired according to appropriate section(s) of the Vestas V47-660kW Mechanical Operating and Maintenance Manual (Vestas Item No. 943050R.17) or Electrical Operating and Maintenance Manual (Vestas Item No. 941860.R23).

- 2) The following is a table that shows the Scheduled Maintenances that have been completed from 12/22/2003 through 01/23/2017 and the proposed Scheduled Maintenances to be performed 07/01/2017 through 01/31/2034:

YEAR	Vestas V47-660kW WTG:			Year Service Interval	
	3-Month	6-Month	12-Month	6-Month	12-Month
1	03/08/2004	06/29/2004	01/11/2005	0.5	1.0
2	Please Note: This Scheduled Maintenance is only performed once after the first 3-months of operation after the Commissioning Date.	07/12/2005	01/06/2006	1.5	2.0
3		07/14/2006	02/12/2007	2.5	3.0
4		10/01/2007	03/03/2008	3.5	4.0
5		08/19/2008	01/12/2009	4.5	5.0
6		07/13/2009	01/07/2010	5.5	6.0
7		07/20/2010	01/10/2011	6.5	7.0
8		06/27/2011	01/16/2012	7.5	8.0
9		06/07/2012	01/22/2013	8.5	9.0
10		07/09/2013	01/21/2014	9.5	10.0
11		08/12/2014	02/02/2015	10.5	11.0
12		10/09/2015	03/04/2016	11.5	12.0
13		07/18/2016	01/23/2017	12.5	13.0
14		07/17/2017	01/22/2018	13.5	14.0
15		07/16/2018	01/21/2019	14.5	15.0
16		07/15/2019	01/20/2020	15.5	16.0
17		07/13/2020	01/18/2021	16.5	17.0
18		07/12/2021	01/17/2022	17.5	18.0
19		07/11/2022	01/16/2023	18.5	19.0
20		07/17/2023	01/22/2024	19.5	20.0
21		07/22/2024	01/20/2025	20.5	21.0
22		07/21/2025	01/19/2026	21.5	22.0
23		07/20/2026	01/18/2027	22.5	23.0
24		07/19/2027	01/17/2028	23.5	24.0
25		07/17/2028	01/22/2029	24.5	25.0
26		07/23/2029	01/21/2030	25.5	26.0
27		07/22/2030	01/20/2031	26.5	27.0
28		07/21/2031	01/19/2032	27.5	28.0
29		07/19/2032	01/24/2033	28.5	29.0
30		07/18/2033	01/23/2034	29.5	30.0

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on June 30, 2017,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers WCS00133 For

Company or Individual's Name RCIT - GIS,

Distance buffered 1/2 MILE

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

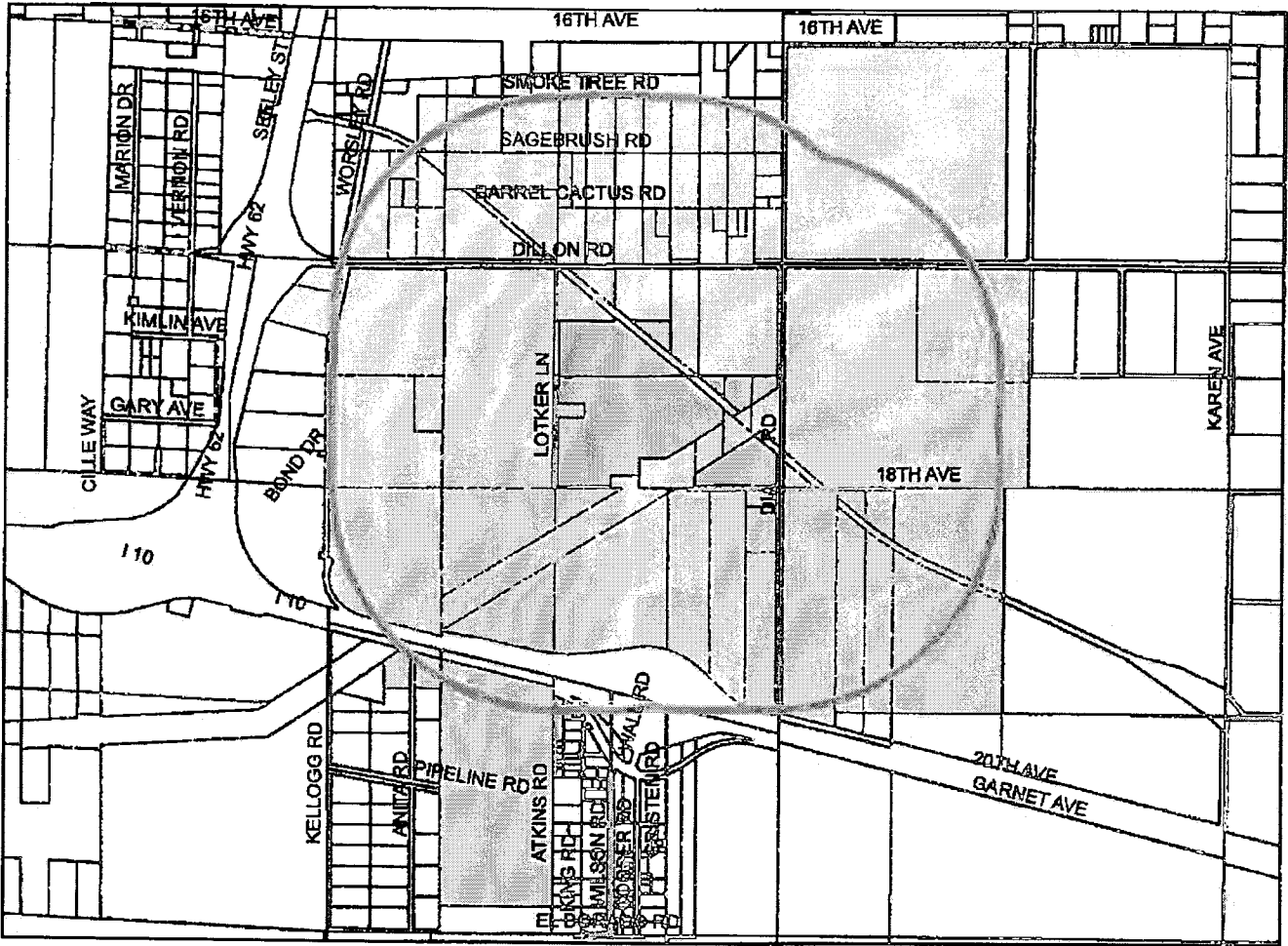
TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

WCS00133 (1/2 mile buffer)



Selected Parcels

688-350-010	688-230-002	688-400-016	688-400-027	688-360-032	688-280-007	688-280-016	688-280-017	688-240-007	688-240-017
688-250-007	688-250-008	688-220-014	688-240-014	688-240-012	688-270-010	688-212-007	688-240-021	688-240-013	688-250-004
688-360-011	688-240-001	688-250-009	688-240-010	688-240-002	688-240-003	688-220-020	688-320-014	688-220-013	688-360-012
688-212-006	688-240-019	688-240-024	688-230-011	688-230-012	688-220-018	688-240-023	688-240-015	688-212-012	688-220-019
688-240-022	688-240-008	688-220-015	688-400-020	688-400-023	688-400-025	688-230-009	688-220-017	688-240-011	688-240-026
688-220-025	688-360-014	688-230-010	688-212-013	688-250-023	688-320-009	688-320-010	688-320-012	688-320-013	688-320-016
688-320-017	688-320-018	688-320-019	688-320-020	688-320-021	688-320-022	688-331-001	688-332-008	688-230-004	688-230-007
688-400-004	688-400-005	688-240-025	688-220-016	688-250-012	688-200-018	688-360-022	688-240-006	688-230-008	688-260-056
688-211-016	688-230-013	688-230-014	688-250-015	688-260-034	688-280-010	688-400-010	688-240-005	688-220-024	688-220-031
688-260-027	688-260-030	688-260-036	688-260-037	688-240-020	688-240-004	688-230-008	688-200-018	688-230-005	688-212-016
688-240-018	688-250-005	688-250-020	688-250-018	688-250-022	688-250-028	688-260-002	688-260-052	688-260-053	688-260-054
688-260-055	688-260-058								



1,750 875 0 1,750 Feet

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ASMT: 668200018, APN: 668200018
DAN VANDORPE, ETAL
16810 CAMILIA AVE
TUSTIN CA 92782

ASMT: 668220013, APN: 668220013
LETICIA HERRERA, ETAL
65974 ESTRELLA AVE
DSRT HOT SPG CA 92240

ASMT: 668200019, APN: 668200019
UNITED PENTECOSTAL CHURCH
P O BOX 569
DSRT HOT SPG CA 92240

ASMT: 668220014, APN: 668220014
CATHERINE ENBODY
61612 SAGEBRUSH
NORTH PALM SPRINGS CA 92258

ASMT: 668212006, APN: 668212006
GUIDO DELLA MARNA
668 MARR ST
VENICE CA 90291

ASMT: 668220015, APN: 668220015
LAMPMAN RUTH NINA ESTATE OF
C/O ARNOLD LAMPMAN
1531 N SANTA ANITA AVE
ARCADIA CA 91006

ASMT: 668212007, APN: 668212007
JOHN MELISSA, ETAL
13020 WOODCREST LN
CHESTERLAND OH 44026

ASMT: 668220016, APN: 668220016
CARTER WILLIAMS, ETAL
2812 3RD AVE
LOS ANGELES CA 90018

ASMT: 668212012, APN: 668212012
MARAL TATARIAN, ETAL
6881 AVD DE SANTIAGO
ANAHEIM HILLS CA 92807

ASMT: 668220017, APN: 668220017
LORI PATRICK BLACK
P O BOX 580266
N PALM SPRINGS CA 92258

ASMT: 668212013, APN: 668212013
MISSION SPRINGS WATER DIST
66575 2ND ST
DESERT HOT SPRINGS CA 92240

ASMT: 668220018, APN: 668220018
GARY JACOBS, ETAL
C/O GARY JACOBS
PO BOX 774
MORONGO VALLEY CA 92256

ASMT: 668212016, APN: 668212016
CHARLES QUINN, ETAL
14762 HARPER ST
MIDWAY CITY CA 92655

ASMT: 668220019, APN: 668220019
JOHN COTTON
61895 SMOKETREE RD
NORTH PALMS SPRINGS CA 92258

ASMT: 668220025, APN: 668220025
MARIA PEREZ
7516 BELL AVE
LOS ANGELES CA 90001

ASMT: 668230012, APN: 668230012
PATRICIA WOLSIEFFER, ETAL
14844 HOMEWARD ST
LA PUENTE CA 91744

ASMT: 668230002, APN: 668230002
BRANSON SNIDER, ETAL
14930 VENTURA BLV NO 200
SHERMAN OAKS CA 91403

ASMT: 668240001, APN: 668240001
LILIA SANCHEZ, ETAL
9174 EVERGREEN DR
CYPRESS CA 90630

ASMT: 668230005, APN: 668230005
VIVIAN DRAYTON
1244 LUCIO LN
SACRAMENTO CA 95822

ASMT: 668240002, APN: 668240002
FLOYD JOHNSON
8511 2 PERSHING AVE
PEORIA AZ 85381

ASMT: 668230006, APN: 668230006
ROBIN WINKLE, ETAL
77584 BARONS CIR
PALM DESERT CA 92211

ASMT: 668240003, APN: 668240003
MARIA YANEZ, ETAL
50762 AVENIDA ADOBE
COACHELLA CA 92236

ASMT: 668230008, APN: 668230008
THOMAS STRINGER, ETAL
C/O TOM STRINGER
3910 CALLE ARIANA
SAN CLEMENTE CA 92672

ASMT: 668240004, APN: 668240004
THOMAS TAYLOR, ETAL
P O BOX 580134
NORTH PALM SPRINGS CA 92258

ASMT: 668230009, APN: 668230009
LINDA VALDEZ
19291 COTTONWOOD RD
DSRT HOT SPG CA 92241

ASMT: 668240005, APN: 668240005
CAROLINE MEZRAHI, ETAL
P O BOX 2399
RANCHO MIRAGE CA 92270

ASMT: 668230010, APN: 668230010
MICHAEL DOYLE
9420 EKWANOK
DSRT HOT SPGS CA 92240

ASMT: 668240006, APN: 668240006
ANTONIETTA VOLK, ETAL
PO BOX 1017
BLAIRSVILLE GA 30514

ASMT: 668240007, APN: 668240007
CARLTON BRASTAD
P O BOX 903
THOUSAND PALMS CA 92276

ASMT: 668240015, APN: 668240015
JEROME HEBERGER
1101 KING CIR
ANAHEIM CA 92605

ASMT: 668240008, APN: 668240008
JUAN VILLALOBOS
65463 KESTREL CT
DESERT HOT SPRINGS CA 92240

ASMT: 668240016, APN: 668240016
LILLIAN RICHTER, ETAL
11700 WESTERN AVE
DSRT HOT SPG CA 92240

ASMT: 668240010, APN: 668240010
FIDEL DURAN
1929 LAWRENCE ST
PALM SPRINGS CA 92264

ASMT: 668240017, APN: 668240017
CARLTON BRASTAD
P O BOX 580124
NORTH PALM SPRINGS CA 92258

ASMT: 668240011, APN: 668240011
MARIA TEJADA, ETAL
P O BOX 580182
N PALM SPG CA 92258

ASMT: 668240020, APN: 668240020
STEVEN KING
P O BOX 580367
N PALM SPRINGS CA 92258

ASMT: 668240012, APN: 668240012
LUCILLE LAFON, ETAL
P O BOX 3243
BIG RIVER CA 92242

ASMT: 668240021, APN: 668240021
IRINI ARGYROS, ETAL
2813 MONOGRAM AVE
LONG BEACH CA 90815

ASMT: 668240013, APN: 668240013
STEVEN LESKERA, ETAL
C/O STEVEN LESKERA
P O BOX 580171
NORTH PALM SPRINGS CA 92258

ASMT: 668240022, APN: 668240022
ERIKA FLORES, ETAL
P O BOX 411
CATHEDRAL CY CA 92235

ASMT: 668240014, APN: 668240014
CHARLES WALLING
4112 SYCAMORE DRIVE
SAN DIEGO CA 92105

ASMT: 668240023, APN: 668240023
PATRICIA DIAZ, ETAL
C/O ELIAS DIAZ
531 E PROCTOR
WILMINGTON CA 90744

ASMT: 668240024, APN: 668240024
HEIDI HART
1925 WOODLYN RD
PASADENA CA 91104

ASMT: 668250020, APN: 668250020
JAY ROSENTHAL, ETAL
C/O WPP 1993 PROP TAX DEPT PSX/JB
700 UNIVERSE BLV
JUNO BEACH FL 33408

ASMT: 668240025, APN: 668240025
JOSEPHINE VALDEZ, ETAL
10133 ALBURTIS AVE
SANTA FE SPRINGS CA 90670

ASMT: 668260037, APN: 668260037
SOUTHERN CALIFORNIA EDISON CO
C S REENDERS ASST COMPTROLLER
P O BOX 800
ROSEMEAD CA 91770

ASMT: 668240026, APN: 668240026
LYDIA RINGWALD
P O BOX 2364
LAGUNA HILLS CA 92654

ASMT: 668260055, APN: 668260055
WINTEC ENERGY LTD
2045 E TAHQUITZ CANYON
PALM SPRINGS CA 92262

ASMT: 668250004, APN: 668250004
PATSY IKARD, ETAL
41862 RD NO 128
OROSI CA 93647

ASMT: 668270010, APN: 668270010
D LAND CO, ETAL
1090 N PALM CANYON NO A
PALM SPRINGS CA 92262

ASMT: 668250005, APN: 668250005
WIND TURBINE EQUIPMENT CO
2045 E TAHQUITZ CYN WAY
PALM SPRINGS CA 92262

ASMT: 668280017, APN: 668280017
BUCK ENERGY
C/O DAVID G BUCK
10580 N MCCARRAN STE 115
RENO NV 89503

ASMT: 668250008, APN: 668250008
CARMEN CORNEJO
66055 GRANADA AVE
DSRT HOT SPG CA 92240

ASMT: 668320014, APN: 668320014
FREDERICK NOBLE
2045 E TAHQUITZ CANYON WAY
PALM SPRINGS CA 92262

ASMT: 668250012, APN: 668250012
JULIE ASPIRAS, ETAL
C/O VELUR PROPERTIES
P O BOX 56867
SHERMAN OAKS CA 91413

ASMT: 668332009, APN: 668332009
MOUNTAIN VIEW POWER PARTNERS III
C/O PPM ENERGY INC
1125 NW COUCH NO 700
PORTLAND OR 97209

ASMT: 668350010, APN: 668350010
SUHSIEN WU, ETAL
15328 LILLIAN PL
HACIENDA HEIGHTS CA 91745

ASMT: 668400010, APN: 668400010
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

ASMT: 668360011, APN: 668360011
ORALIA BAILEY, ETAL
P O BOX 580814
N PALM SPRINGS CA 92258

ASMT: 668400025, APN: 668400025
DIANE HOST, ETAL
C/O SOLOMON GRESEN
15910 VENTURA BL STE 1610
ENCINO CA 91436

ASMT: 668360012, APN: 668360012
GERARDO MONTOYA
P O BOX 3412
PALM SPRINGS CA 92263

ASMT: 668400027, APN: 668400027
ARTHUR GRESEN
4319 SALAMANCA CIR
LAS VEGAS NV 89121

ASMT: 668360014, APN: 668360014
MICHAEL BALIAN
68307 E PALM CANYON DR
CATHEDRAL CITY CA 92234

ASMT: 668360022, APN: 668360022
LEON DELACRUZ, ETAL
C/O LEON DELACRUZ
68809 C ST APT C
CATHEDRAL CITY CA 92234

ASMT: 668360032, APN: 668360032
ALBERT SAAVEDRA, ETAL
699 600 OAK MOUNTAIN DR
SUSANVILLE CA 96130

ASMT: 668400005, APN: 668400005
PALM INV GROUP
C/O SK MADAN
P O BOX 24066
LOS ANGELES CA 90024



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant Director of TLMA

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department
P.O. Box 3044 4080 Lemon Street, 12th Floor 77588 El Duna Ct
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92211
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: Commercial WECS Permit No. 133

Project Location: in the unincorporated area of Riverside County, more specifically located north of Interstate 10, west of Diablo Rd.

Project Description: COMMERCIAL WECS PERMIT NO. 133 ("WCS No. 133") is for an existing commercial wind energy conversion system (WECS) array consisting of seven (7) existing Vestas V47-660kW wind turbines not to exceed approximately 275 feet in height, with related facilities such as pad mounted transformers, an underground distribution line, and two (2) meteorological towers not to exceed 240 feet in height (one existing and one proposed meteorological tower). WCS No. 133 will have a permit life of approximately 15 years, expiring on July 1, 2033.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Wintec Energy LTD P.O. Box 457 North Palm Springs, CA 92258

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (15301)
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: _____

Pursuant to State CEQA Guidelines Section 15301 (Existing Facilities - Class 1), project for an existing WECS array is categorically exempt from CEQA in that:

i) Section 15301 provides that projects may be categorically exempt that entail the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing structures or facilities with negligible or no expansion of an existing use (Class 1). Examples include existing facilities of both investor and publicly-owned utilities used to provide electric power, natural gas, sewerage, or other public utility services. The project meets the criteria in that the project consists of an existing commercial WECS facility that provides electric power. The project will permit the existing use, the ongoing operation and maintenance of the existing WECS facility, and proposes no new construction or change to the scope or intensity of the operation. The project proposes a permit life of 15 years, expiring July 1, 2033.

ii) There are no applicable exceptions to the Section 15301 categorical exemption. There will be no significant cumulative impacts from successive projects of the same type in the same place, over time because the commercial WECS facilities are pre-existing and no new construction is proposed. There are also no unusual circumstances that apply to the project or property in question that would result in a reasonable possibility that the activity would have a significant effect on the environment. The project site is not located on a site included on any list compiled pursuant to Section 65962.5 of the Government Code and there are no historic resources located onsite or that will be affected by the project.

Jay Olivas, Project Planner

County Contact Person

760-863-8271

Phone Number

Signature

Project Planner

Title

July 5, 2017

Date

Date Received for Filing and Posting at OPR: _____

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

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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: WINTEC ENERGY LTD \$50.00
paid by: CK 5094
EA43005 WCS00133
paid towards: CFG06374 CALIF FISH & GAME: DOC FEE
at parcel: 61505 DILLON RD DHSP
appl type: CFG3

By _____ Mar 14, 2017 13:38
MGARDNER posting date Mar 14, 2017

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

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