

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Safety Element.

Findings of Fact:

a) The Project site is already located within the service area of Riverside County Fire Department. The Project would neither directly nor indirectly induce population growth in the Project area. In addition, the Project site is already served by the Riverside County Fire Department and the proposed land use would be identical to the existing land use. For these reasons, calls for service originating from the Project site are not expected to increase following implementation of the Project. Further, compliance is required with conditions of approval as indicated by AND Fire 1 – Fire. Therefore, no impacts associated with fire services would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
37. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Safety Element.

Findings of Fact:

a) The Project site is already located within the service area of Riverside County Sheriff's Department. The Project would neither directly nor indirectly induce population growth in the Project area. In addition, the Project site is already served by the Riverside County Sheriff's Department and the proposed land use would be identical to the existing land use. Moreover, with appropriate fencing, these types of uses do not tend to elicit significant numbers of service calls. For these reasons, calls for service originating from the Project site are not expected to increase following implementation of the Project. Therefore, no impacts associated with Sheriff's services would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
38. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: N/A

Findings of Fact:

a) The Banning Valley Unified School District provides public education services for the Project area. As previously discussed, the Project would not directly or indirectly induce any population growth in the area, and thus, an increase in school-age children requiring public education is not expected to occur as a result of the Project.

Nonetheless, similar to other development projects in the County, the Project may be subject to Senate Bill 50, which requires the payment of mandatory impact fees to offset any impact to school services or facilities. In accordance with Senate Bill 50, the Project Applicant may be required to pay its fair share of impact fees based on the square footage of new industrial development. These impact fees are required of most residential, commercial, and industrial development projects in the County. Therefore, no impacts associated with school facilities would be occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
39. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: N/A

Findings of Fact:

a) The Project would neither directly nor indirectly induce population growth in the Project area. As such, the Project would not result in an increased use of schools. Therefore, no impacts associated with library facilities would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
40. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: N/A

Findings of Fact:

a) The Project would neither directly nor indirectly induce population growth in the Project area. As such, the Project would not result in an increased use of County health services. Therefore, no impacts associated with health services facilities would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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"/>
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"/>
c) Is the Project located within a Community Service Area (GSA) 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"/>

Source: Ordinance No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications); Ordinance No. 659 (Establishing Development Impact Fees).

Findings of Fact:

a-c) The Project site is not within the boundaries of any public agency designated to receive land dedication or fees pursuant to Section 10.35 of Ordinance No. 460. The Project would not result in an increase in population generating a need for recreational services (Section 10.35 Riverside County Ordinance No. 460). Therefore, no impacts associated with park and recreational facilities would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County Trail Alignments; Western Coachella Valley Area Plan, Figure C-7, Bikeways and Trails Plan.

Findings of Fact:

a) A Class I bike path is located south of the Project site along Painted Hills Road and a riding/hiking trail and non-County trail (Public and quasi-public lands) to the west by Whitewater Canyon Road. These recreational trail facilities are located off site and would not be affected by the Project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION/TRAFFIC Would the Project				
43. Circulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>
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"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the Project's construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation incorporated	Less Than Significant Impact	No Impact
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: Riverside County General Plan, Figure C-1, Circulation Plan; Painted Hills Wind Energy Repowering Project: Obstruction Evaluation and Airspace Analysis Report.

Findings of Fact:

a-b) Off-Site Circulation

Access to the Project site would originate from SR-62, a paved four-lane, divided state highway. SR-62 originates approximately 1.6 miles southeast of the Project site at an interchange with I-10. From SR-62, vehicles would exit west on Dillon Road and proceed north on Seeley Road before turning west on 16th Avenue and then north on Windhaven Road to enter the site. Windhaven Road runs adjacent to the eastern boundary of the Project.

An increase in traffic to and from the Project site during the construction phase of the Project would occur. The total haul vehicle AADT is estimated to be 9 vehicles per day when averaged out over the 12-month schedule. Total average AADT for the Project during construction is estimated to be 105 per day at its peak. This AADT represents only a nominal percentage of the AADT on nearby highways, including HWY 10, which supports an AADT of 88,000 trips, and HWY 62, which experiences an AADT of 20,000 trips.

Based on rural nature of Dillon Road, Seeley Road, 16th Avenue, and Windhaven Road, the current average daily trips along the Project access route is likely low, and any short-term increase in average daily trips along the access route due to construction traffic would have little impact on the ability of the access road system to handle the traffic load, as the volume-to-capacity ratio on these roads would remain nominal. The Project does not conflict with any County policy regarding mass transit. TUMF mitigation fees shall be required (COA Trans 80-1 – TUMF) prior to any future building permits.

Consistent with MM-TRA-1, prior to issuance of grading permits, a traffic plan to minimize traffic flow interference from construction activities would be submitted by the Project Applicant for review and approval to the County. This construction traffic plan would include measures designed to reduce the impact of temporary construction traffic and any necessary lane or street closures. Such measures may include but are not limited to providing early notification of closures to the fire and police services, residents, and nearby businesses; the use of signage before and during construction activities that clearly delineates detour routes around the lane and street closures; and flaggers to direct traffic in the vicinity of the closure. With the incorporation of mitigation, impacts associated with off-site vehicular circulation would be less than significant.

On-site Circulation and Access

Where feasible, the existing network of permanent access roads would be retained and reused for the Project. In addition to the existing roads, new segments of permanent maintenance roads would be constructed to provide access and circulation within the Project. Access roads would incorporate

applicable federal and local standards regarding internal road design and circulation. As such, the construction of the access and maintenance roads would not increase hazards due to design features.

The Project would not alter emergency access onto the Project site. Where feasible, the existing network of permanent access roads would be retained and reused for the Project. In addition to the existing roads, new segments of permanent maintenance roads would be constructed to provide access and circulation within the Project. Access roads would consist of approximately 16-foot-wide permanent roads to provide access to each wind turbine and ancillary equipment. These same permanent access roads would be used during construction, although the width of these roads may be temporarily increased to up to approximately 36 feet wide to accommodate cranes and larger construction equipment. The new permanent access road layout would incorporate applicable federal and local standards regarding internal road design and circulation, particularly those provisions related to emergency vehicle access. Compliance with the conditions of approval as indicated by COA Trans 80-2 – Evidence Legal Access and COA Trans 80-3 – Improvements. Therefore, impacts associated with on-site vehicular circulation and access would be less than significant.

c) Air Traffic

No private airstrips are known to be located in the vicinity of the Project site. In regards to public airports, Palm Springs International Airport is located approximately eight miles southeast of the Project site and is closest public airport to the Project site. Although there is considerable distance between the Project site and these airports, the Project must comply with FAA standards.

The FAA uses level and sloping imaginary surfaces to determine if a proposed structure is an obstruction to air navigation. Structures that are identified as obstructions are then subject to a full aeronautical study and increased scrutiny. However, exceeding a Part 77 imaginary surface does not automatically result in the issuance of a determination of hazard. Proposed structures must have airspace impacts that constitute a substantial adverse effect in order to warrant the issuance of determinations of hazard (14 CFR Part 77.17(a)(2) and 77.19/21/23). Public-use airport imaginary surfaces do not overlie the Project site, and as a result, the new turbines would not exceed these surfaces.

Installation of the wind turbines and met towers would be required to comply with all applicable requirements set forth in FAA Advisory Circular 70/7460-1L Change 1, Obstruction Lighting/Marking. These requirements include marking and lighting standards for wind turbines and met towers intended to provide day and night conspicuity and to assist pilots in identifying and avoiding these obstacles. Pursuant to these standards, it is likely one red light would be mounted on the northern-most wind turbine, one red light would be mounted on the southern-most wind turbine, and one red light would be mounted on each of the permanent and temporary met towers. These red lights would be used only at night and would be simultaneously flashing. Because the wind turbines would be painted white, and the permanent met towers would be painted with alternate bands of aviation orange and white paint, daytime lighting is not required. Therefore, impacts associated with air traffic would be less than significant.

d-i) Alternative Transit Facilities

The Project area is not located in close proximity to other office uses, employment centers, and existing and future residential sites. Thus, the opportunities for alternative transportation in the area are limited. A Class I bike path is located south of the Project site along Painted Hills Road, and a riding/hiking trail and non-County trail (Public and quasi-public lands) to the west by Whitewater Canyon Road. These recreational trail facilities are located off-site and would not be affected by the Project. In addition, the Project would not include any off-site improvements that would impede or interfere with any existing or future alternative transit facilities located or planned in the Project area and beyond. Therefore, no impacts associated with policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities would occur.

Mitigation:

MM-TRA-1: Prior to finalization of plans and specifications, a construction management plan (CMP) should be prepared by the County and/or their construction contractor for any construction activities that encroach into the public right-of-way. The CMP shall include measures designed to reduce the impact of temporary construction traffic and any necessary lane or street closure. Such measures may include but are not limited to providing early notification of closures to the County Fire Department and Sheriff's Departments, residents, and nearby businesses; the use of signage before and during construction activities that clearly delineates detour routes around the lane and street closures; and flaggers to direct traffic in the vicinity of the closure.

Monitoring: Monitoring shall be provided by the County's Transportation Department.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
44. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan; Western Coachella Valley Area Plan, Figure C-7, Bikeways and Trails Plan.

Findings of Fact:

a) A Class I bike path is located south of the Project site along Painted Hills Road and a riding/hiking trail and non-County trail (Public and quasi-public lands) to the west by Whitewater Canyon Road. These recreational trail facilities are located off-site and would not be affected by the Project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRIBAL CULTURAL RESOURCES Would the Project				
45. Tribal Cultural Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Would the Project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,				
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Cultural Resources Assessment (Appendix D).

Findings of Fact:

a-b) The records search of the Project site identified four archaeological isolates and one built environment resource. The isolates—P-33-022322, P-33-022325, P-33-022326, and P-33-022327—consist of historic-era food and beverage cans located within the Project site but not adjacent to Project activities. The survey team revisited the recorded locations of these resources but were unable to relocate these resources. Further, because isolates possess limited research potential, they are not eligible for listing in either the NRHP or the CRHR.

The built environment resource—the NRHP-recommended Colorado River Aqueduct (P-33-011265; CA-RIV-6726H)—bisects the Project site from east to west. This portion of the resources consists of a subsurface water pipe. The path of this linear resource specifically underlies the internal access road and underground collection line. Consistent with general construction practices related to the avoidance of existing subsurface utilities, Project construction would ensure that excavations for the installation of the proposed subsurface collection line are shallower than this segment of the Colorado River Aqueduct. This would avoid impacts to the resource during Project construction. In addition, ongoing use and continued maintenance of the collection line and access roads, which would occur in an identical fashion compared with existing conditions, would not impact the Colorado River Aqueduct.

NAHC was contacted to request a search of the Sacred Lands File for a one-mile radius surrounding the Project site. A response letter was received stating that the results of the Sacred Lands File search

failed to indicate the presence of Native American cultural resources in the immediate Project site. The NAHC provided a list of 11 Native American groups and individuals who may have knowledge of cultural resources in the Project site. Letters were sent to each representative. To date, two responses have been received. The Cahuilla Band of Indians state that they do not have any knowledge of cultural resources or sites within or near the Project site but did request to be notified of all updates and changes associated with the Project. The San Manuel Band of Mission Indians stated that the Project is outside Serrano ancestral territory and that they would not be requesting consulting party status.

The Project is subject to compliance with AB 52 (California Public Resources Code, Section 21074). AB 52 requires consideration of impacts to tribal cultural resources as part of the CEQA process, and requires the City, as the lead agency, to notify any groups that are traditionally or culturally affiliated with the geographic area of the Project and who have requested notification. On August 30, 2018, the County mailed notification letters pursuant to AB 52 to 11 tribes who have previously requested to be informed by the County of upcoming projects. Two NAHC-listed California Native American Tribal representatives requested Project notification pursuant to AB 52 (California Public Resources Code 21074).

In a response letter dated September 17, 2018, Mr. Joseph Ontiveros, Tribal Historic Preservation Officer at the Soboba Band of Luiseno Indians acknowledged receipt of the notification letter and requested to initiate formal consultation with the County under AB 52. In addition, in an October 3, 2018 response letter, the Agua Caliente Band of Cahuilla Indians requested that a cultural resources inventory of the Project area by a qualified archaeologist prior to any development activities in this area, copies of any cultural resource documentation, and the presence of an approved Agua Caliente Native American Cultural Resource Monitor(s) during any ground disturbing activities (including archaeological testing and surveys). Note that Agua Caliente Band of Cahuilla Indians did not formally request consultation with the County under AB 52 in their letter. As of October 2, 2018, County staff has indicated that AB 52 consultation process has concluded.

No additional cultural or built environment resources have been identified by the records search, NAHC Sacred Lands File search, or the intensive pedestrian survey. Due to the steep terrain in the northern section of the Project site, the existing disturbance caused by the construction of the current commercial wind energy facility, and the minimal findings of this cultural resources assessment, the identification of cultural resources during construction is not anticipated.

Notwithstanding, because there is always potential to encounter subsurface, unrecorded cultural resources during ground-disturbing construction activities, the County has conditioned the Project with a series of COAs that would further minimize already less-than-significant impacts to archaeological resources, including AND Planning-CUL 3 – Unanticipated Resources, COA 060 - Planning-CUL 1 – Native American Monitor Required, COA 060 - Planning-CUL 2 – Project Archaeologist, COA 070 - Planning-CUL 1 – Artifact Disposition, and COA 070 - Planning-CUL 2 – Phase IV Monitoring Report. With the adherence to these conditions, impacts associated with archaeological resources would be less than significant.

Mitigation: No additional mitigation measures beyond the required COAs are needed.

Monitoring: No additional monitoring beyond the monitoring activities detailed in the required COAs is necessary.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
UTILITY AND SERVICE SYSTEMS Would the Project				
46. Water				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Site Plan.

Findings of Fact:

a-b) Project operations would not involve regular or continuous water use. With respect to the construction and decommissioning phases, water usage would include periodic application of water for site compaction and dust control purposes, consistent with SCAQMD regulations. Because dust control is necessary during windy and dry periods to prevent wind erosion and dust plumes, water would be applied in sufficient quantities to wet the soil, but not so excessively.

The Project would not require the extension of water lines and would not result in new construction or expansion of existing water treatment facilities. Water used on the Project site would be brought in by truck, and thus, would not require the construction of a new water facility. Therefore, no impacts associated with the water treatment requirements or facilities, capacities, or supplies would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
47. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review.

Findings of Fact:

a-b) The Project would not generate wastewater that would be treated by public wastewater treatment facilities. Portable restroom facilities would be used during construction and operation of the Project in accordance with County regulations. The Project would not necessitate connection to the municipal sewer system, and no off-site wastewater treatment would be required. Therefore, no impacts associated with the wastewater treatment requirements or facilities, capacities, or supplies would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
48. Solid Waste				
a) Is the Project served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: Cal Recycle Solid Waste Facility Database.

Findings of Fact:

a-b) Before starting Project construction, the existing wind turbines would be decommissioned, and some solid waste, such as wood, metal, concrete, etc. would be generated by construction activities. Consistent with applicable County regulations, a portion of construction waste would be recovered and salvaged as designated recyclable and reusable materials. As such, some demolition debris would be diverted from the landfill.

Solid waste that cannot be diverted would likely be taken to the landfills operated by the County. Based on proximity to the Project site, the solid waste generated by the Project would likely be disposed of at the Lamb Canyon Landfill or the Badlands Landfill, located approximately 22 miles and 29 miles east of the Project site, respectively. The Lamb Canyon Landfill has a maximum permitted throughput of 5,500 tons/day and is anticipated to operate until 2029. The Badlands Landfill has a maximum permitted throughput of 4,800 tons/day and is anticipated to operate until 2022. Additionally, any hazardous materials found within the existing building would be removed, transported, and disposed of according to all applicable laws and regulations.

The Project would comply with all applicable federal, state, and local agency regulations related to solid waste. In conjunction with applicable County requirements, the Project Applicant would submit a construction waste plan prior to demolition activities. Thus, the County would evaluate the Project for compliance with all applicable provisions, ensuring that any potentially significant impacts or inconsistencies are satisfactorily mitigated and resolved. Once operational, the Project would not result in any substantial solid waste disposal needs. Compliance with conditions of approval as indicated by COA Waste Resources 80-1 – Waste Recycling Plan and COA Waste Resources 90-1 – Waste Reporting Form and Receipts. Therefore, impacts associated with solid waste disposal and regulations would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
49. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Section 18.41(d) of County WECS Ordinance 348; SCE Interconnection Handbook.

Findings of Fact:

a-e) The Project involves decommissioning and removal approximately 291 existing commercial wind turbines and installation of up to 14-new commercial wind turbines. No Increase in the number of fulltime O&M personnel will be required as a result of the Project, and a new O&M facility for on-site employees is not being proposed as part of the Project. Thus, the Project will not result in demand for electricity, natural gas, communication systems, street lighting, or other government services to a level that construction of new or expansion of existing facilities and services are required.

The Project would be required to improve Windhaven Road, which is a public facility/road, approximately between 16th Avenue to the south and the Project entrance at Westside Drive/Super Creek to the north (roughly 0.25 miles). This segment of Windhaven Road would be improved to a width of 24 feet and would be graded and compacted in compliance with the approved geotechnical/soils report and Riverside County Fire Department standards.

In addition, the Project would have limited effects on the existing drainage courses found on the Project site. Wherever feasible, areas of existing disturbance have been used to site new wind turbines and existing access roads have been re-use, limited the amount of new disturbances to natural drainage courses. While some of the new turbines may have nominal impacts on existing drainage courses, these effects would be localized and would not result in wholesale impedance of stormwater flows across most or all of the Project site. As such, new or expanded stormwater drainage facilities are not required.

To avoid contact or damage to buried wet and dry utilities, the construction contractor is required to contact "Dig Alert" (Underground Service Alert of Southern California) prior to the issuance of grading permits to ensure that pipelines are properly located. The Project Applicant would also be required to secure all appropriate amendments to rights-of-way or corresponding instruments from the Southern California Gas Company, MWD, SCE, and other utilities. Utility easements of record would be observed and unauthorized disturbance would be prohibited by law. The Project shall also comply with conditions of approval as indicated by AND Planning 13 – No Connect w/o Final. Therefore, impacts associated with utilities would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
50. Energy Conservation				
a) Would the Project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: County of Riverside General Plan Draft Environmental Impact Report.

Findings of Fact:

a) The County adopted BOS Policy H-4 (Conservation of Energy in County Facilities) in 1975, and the most recent revision occurred in 2010. The policy states that all County departments are responsible for conserving energy and extensively outlines action to be taken by the County Economic Development Agency (EDA) in its role of managing and operating County facilities. The Project would not interfere with the ability of County departments to conserve energy.

Under another County program, WIMP, the wind turbines used to generate electricity are monitored from the planning process through installation and operation, to ensure environmental compliance. The Project would be subject to applicable County regulations and, thus, would not conflict with any adopted energy conservation plans.

Conversely, the Project would have a positive effect on energy conservation. The Project would improve the overall efficiency of energy production on the Project site by deploying new, modern, and high-efficiency wind turbines. Because state-of-the-art turbine technology would be used, the Project would be capable of generating more electric energy, more reliably and with fewer turbines, reducing the visual clutter that currently affects the site. Therefore, no impacts associated with energy conservation would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
OTHER				
51. Other: Would the Project result in adverse socioeconomic- or environmental justice-related impacts?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Staff Review.

Findings of Fact: The Project site currently contains an operating commercial wind energy facility. The Project site has been selected for the Project due to its advantageous wind/met characteristics. Thus, no other variables, including but not limited to the socioeconomic characteristic of the surrounding Project area, factored into the Project Applicant's decision to move forward with repowering activities

on the Project site. Conversely, the Project would result in positive local benefits, such as reducing the overall development intensity and visual "clutter" within the Project site by replacing approximately 291 existing older turbines with 14 new modern turbines and improving the overall efficiency of energy production on the Project site by deploying new, modern, and high-efficiency wind turbines. In addition to helping the state and third-party utilities meet their renewable energy goals, the Project would provide substantial economic benefits, including a significant number of construction jobs, increased tax base, and an increase in local business activity throughout Project construction and operations. Therefore, impacts associated with socioeconomic and environmental justice would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MANDATORY FINDINGS OF SIGNIFICANCE				
52. 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Staff Review, Project Application Materials.

Findings of Fact: As previously discussed, with the incorporation of mitigation and County-required Project conditions, Project implementation 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, 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.

Mitigation: For biological resources, MM-BIO-1 is required. In terms of paleontological resources, MM-PAL-1 would be required. For cultural resources, no additional mitigation measures beyond the required COAs are needed.

Monitoring: In terms of biological resources, a pre-construction nesting bird survey (see MM-BIO-1) is required. In addition, species-specific pre-construction monitoring is required consistent with the provisions outlined in Section 4.4 of the CVMSHCP that outline certain avoidance, minimization, and mitigation requirements for Covered Activities within the Conservation Area. These CVMSHCP requirements include, but are not limited to, the pre-construction surveys for burrowing owl and desert tortoise. If burrowing owl and/or desert tortoise are found on the Project site during the course of these surveys, additional avoidance measures would be implemented pursuant to the CVMSHCP requirements. For cultural resources, no additional monitoring beyond the monitoring activities detailed in the required COAs is necessary.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
53. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Staff Review, Project Application Materials.

Findings of Fact: As addressed throughout this document, the Project would have no impact, a less-than-significant impact, or a less-than-significant impact with mitigation incorporated with respect to all environmental impact areas. Cumulative impacts of several resource areas have already been addressed in individual resource sections, including those sections that address the topics of air quality, GHG emissions, noise, and transportation and traffic. CalEEMod was used to assess the air quality and GHG emissions impacts resulting from the Project, concluding that impacts would be less than significant. Noise and traffic assessments conducted as part of this document considered cumulative increases in traffic and concluded that cumulative impacts would be less than significant.

Some of the sections that address other resource areas (i.e., aesthetics, agricultural and forestry resources, hydrology and water quality, land use and planning, mineral resources, population and housing, public services, recreation, and utilities and services systems) were determined to have a less-than-significant impact (either with or without mitigation incorporated) or no impact in comparison to existing conditions; thus, the Project would not contribute to cumulative impacts related to these environmental topics. Other issue areas (i.e., cultural resources, paleontological resources, hazards and hazardous materials, and geology and soils) are, by their nature, Project specific, and impacts at one location do not add to impacts at other locations or create additive impacts.

For all resource areas analyzed, with the incorporation of feasible mitigation measures identified within this document, the Project's individual-level impacts would be reduced to less-than-significant levels, which would, in turn, reduce the potential for these impacts to be considered a conservable part of any possible cumulative impact. Therefore, the Project would not result in individually limited but cumulatively considerable impacts.

Mitigation: All mitigation measures required to reduce the Project's individual-level impacts are also required to minimize cumulative-level impacts; however, no additional mitigation measures are necessary to address cumulative-only impacts.

Monitoring: See monitoring requirements outlined herein.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
54. Does the Project have environmental effects that would 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 create adverse environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly. Assuming approval of the Project, the Project would allow for the decommissioning of approximately 291 existing, older wind turbines, the construction and operation of up to 14 new, modern wind turbines, and the future decommissioning of the new wind turbines at the end of their useful life. None of the proposed uses or activities would result in any substantial adverse effects on human beings, either directly or indirectly, as discussed throughout this document.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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: Commercial WECS Permit Nos. 25 and 52 with subsequent revisions.

Location Where Earlier Analyses, if used, are available for review: Riverside County Planning Department 77-588 El Duna Ct., Palm Desert, California 92211

VII. AUTHORITIES CITED

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- CDFW (California Department of Fish and Wildlife). 2018. California Natural Diversity Database, Rarefind (version 5).
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- County of Riverside. 2017a. *County of Riverside General Plan*. July 11, 2017.
- County of Riverside. 2017b. County of Riverside Code of Ordinances.
- CVAG (Coachella Valley Association of Governments). 2007. *Final Recirculated Coachella Valley Multiple Species Habitat Conservation Plan*.
- CVCC (Coachella Valley Conservation Commission). 2016. *Final Major Amendment to the CVMSHCP*. August 2016.
- DOC (Department of Conservation). n.d. Department of Conservation Farmland Mapping and Monitoring Program Important Farmland Finder.
- SCAQMD (South Coast Air Quality Management District). 2009. *Final Localized Significance Threshold Methodology*.
- SCE (Southern California Edison). 2017. *Interconnection Handbook*. Revision 8. December 13, 2017.
- USFWS (U.S. Fish and Wildlife Service). 2000. *Recovery Plan for Bighorn Sheep in the Peninsular Ranges, California*.

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FIGURE 1

Project Location

Painted Hills Wind Energy Repowering Project

SOURCE: USGS 7.5 minute White Water & Descent Hot Springs Quadrangles

DUDEK 0 1,000 2,000 Feet



FIGURE 2
Site Plan
 Painted Hills Wind Energy Repowering Project

SOURCE: DigitalGlobe 2017



Photograph A



Photograph C



Photograph B



Photograph D



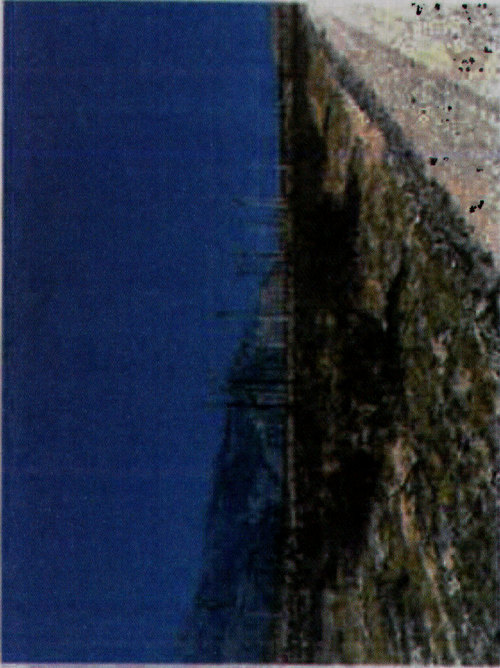
SOURCE: DUKES 2018

DUDEK

FIGURE 3

Existing Visual Conditions: Project Site
Painted Hills Wind Energy Repowering Project

Photograph A: View southwest from transmission line corridor access road to wind turbines and transmission lines south of Project Site



Photograph C: View southwest from Old Morongo Road towards residences, wind turbines, and San Jacinto Peak



Photograph B: View southwest from 16th Avenue towards transmission lines, wind turbines, and residential development in the Painted Hills area



Photograph D: View northeast from Seeley Road toward community of Painted Hills



SOURCE: Dudek 2016

DUDEK

FIGURE 4
Existing Visual Conditions: Surrounding Area
Painted Hills Wind Energy Repowering Project

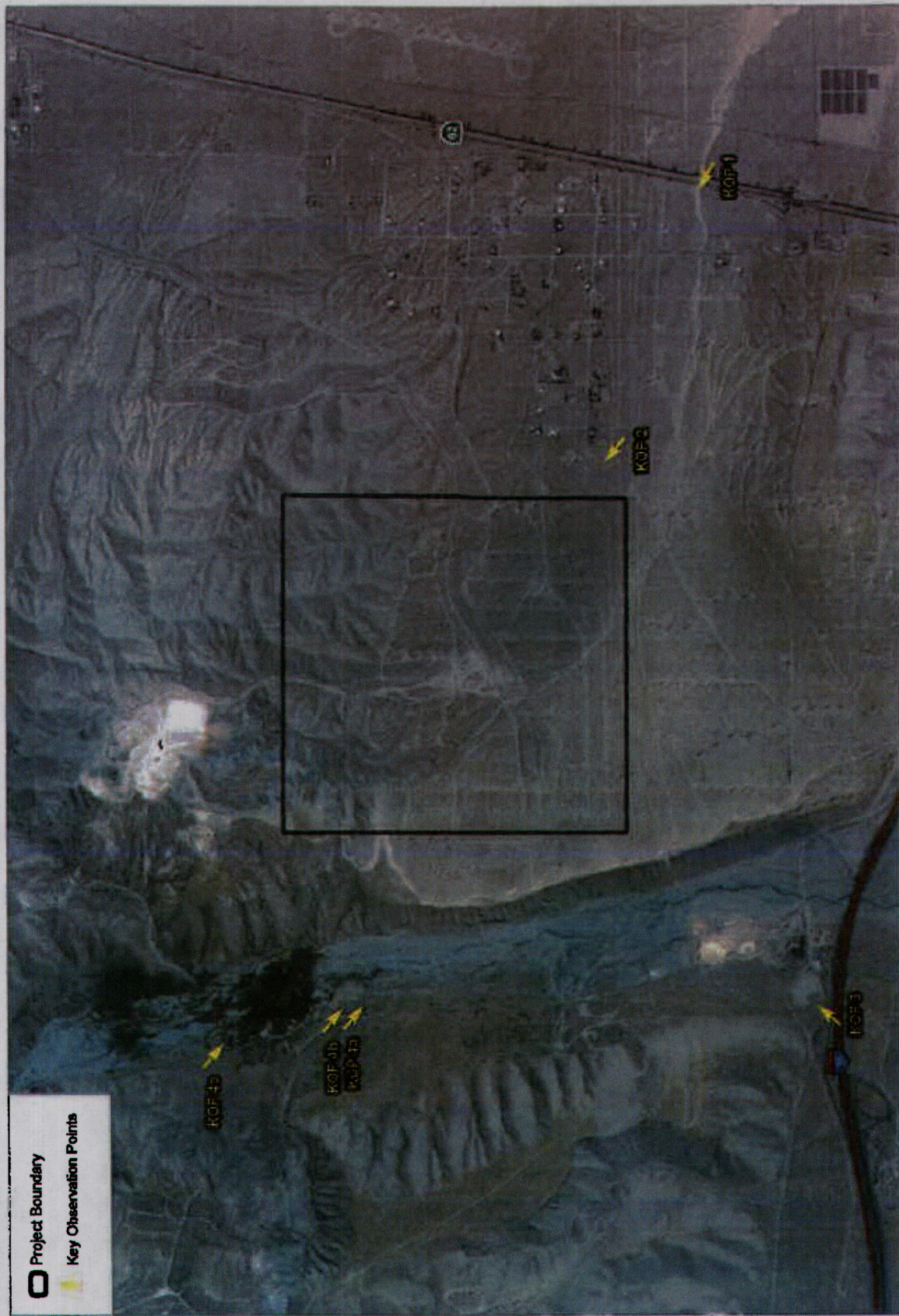


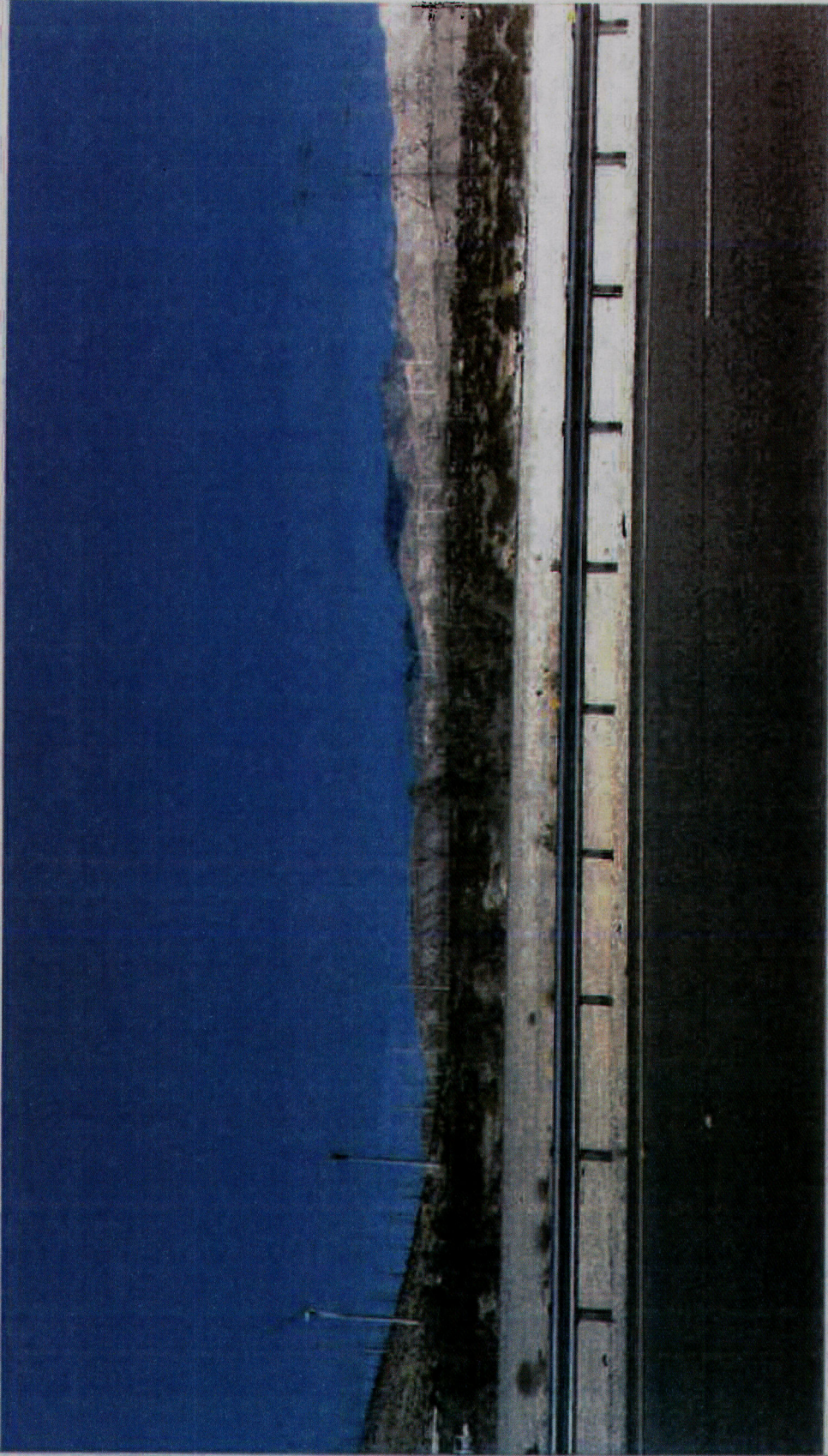
FIGURE 4A

Key Observation Points
 Painted Hills Wind Energy Repowering Project

SOURCE: DigitalGlobe, 2018

DUDEK  0 1,000 2,000 Feet

View west from SR-62 towards
Project Site (located approximately 1 mile away)



SOURCE: Dudek 2016

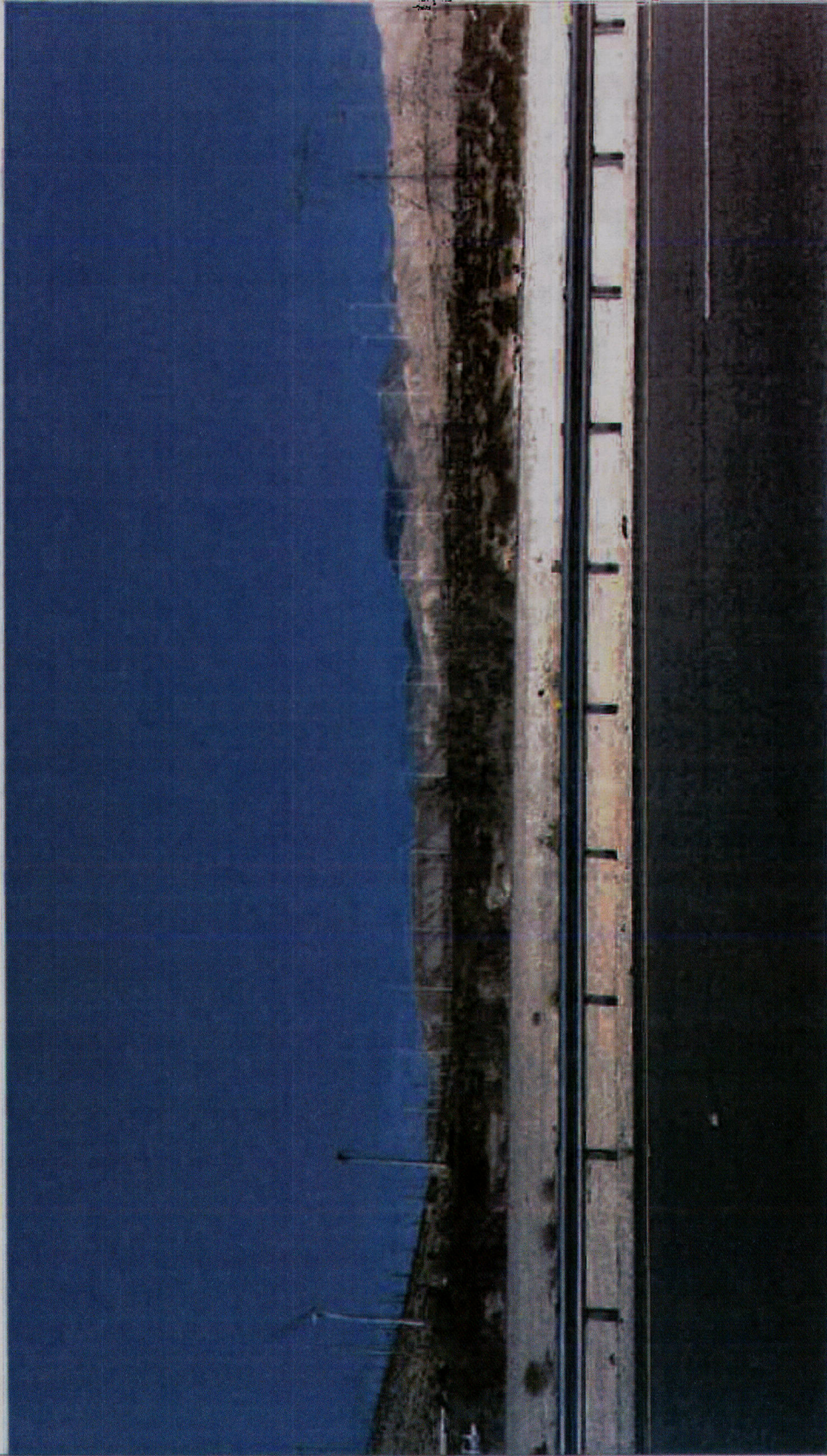
DUDEK

FIGURE 4B

Key Observation Point 1: SR-62

Painted Hills Wind Energy Repowering Project

Visual simulation of Project



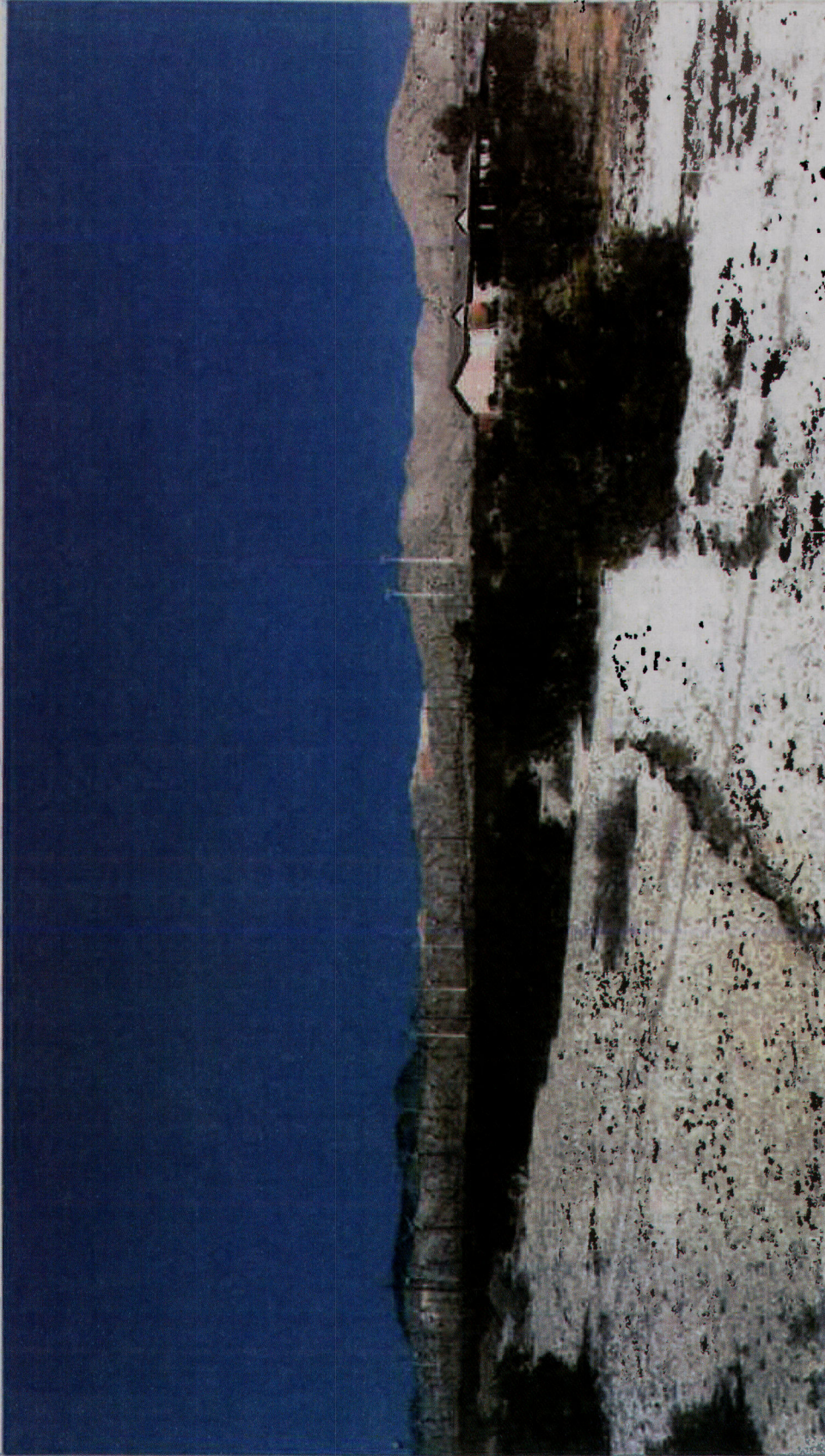
SOURCE: Dudgeon 2018

DUDEK

FIGURE 4C

Key Observation Point 1: SR-62
Painted Hills Wind Energy Repowering Project

View northwest from Old Morongo Road
towards Project Site (located 0.15-mile away)



SOURCE: Dudgeon 2018

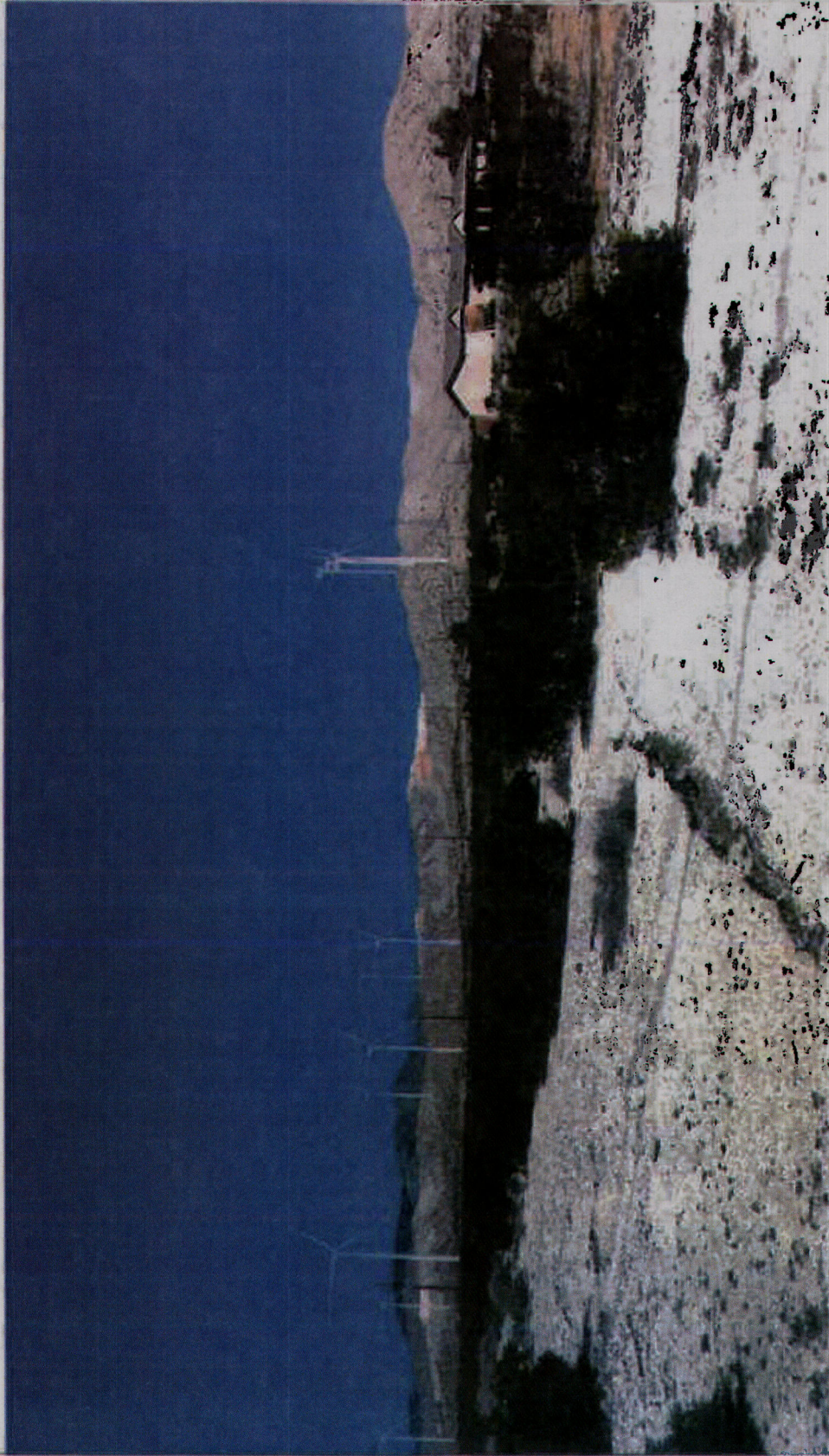
DUDEK

FIGURE 4D

Key Observation Point 3: Old Morongo Road

Painted Hills Wind Energy Repowering Project

Visual simulation of Project



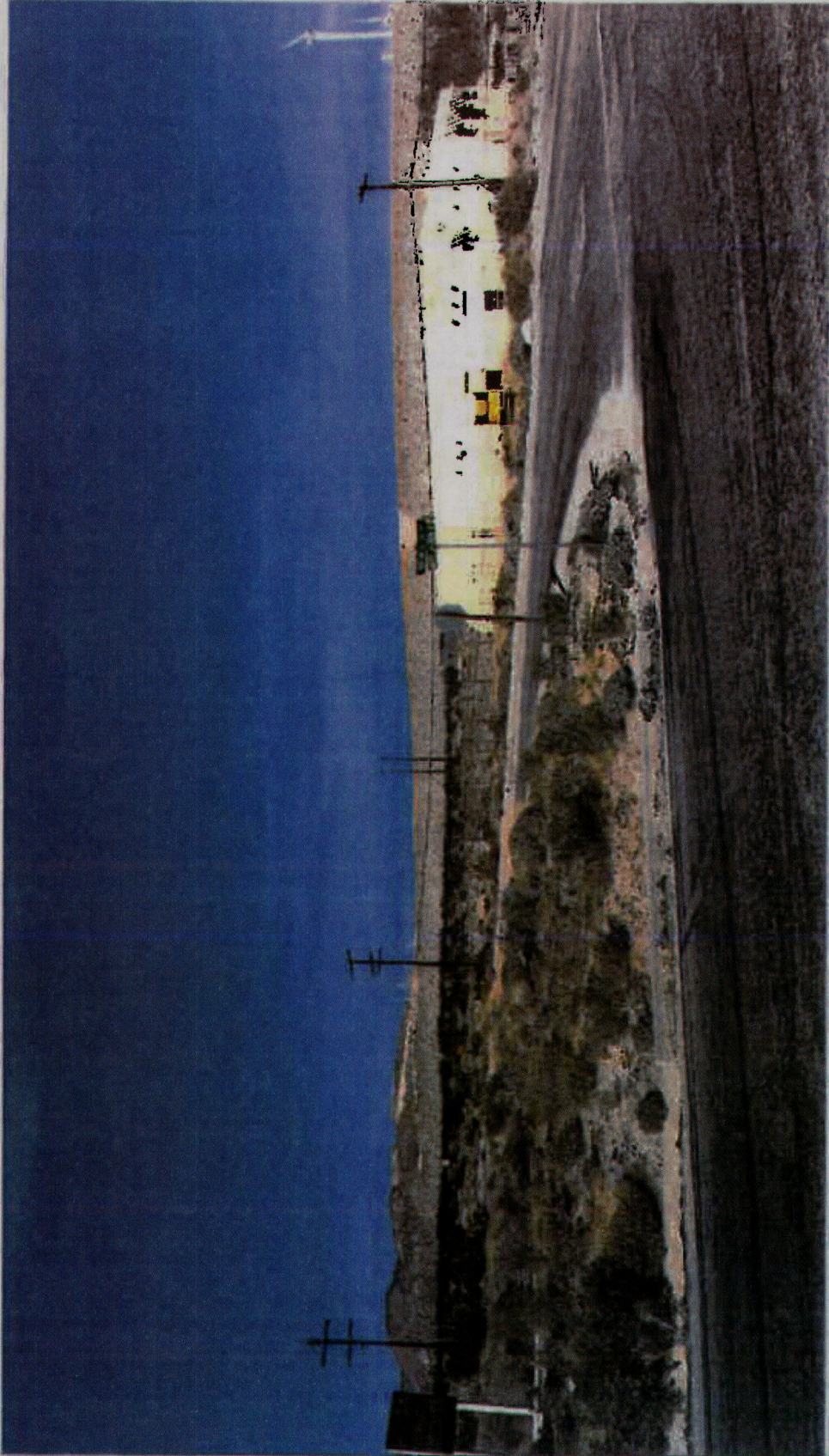
SOURCE: DUDEK 2018

DUDEK

FIGURE 4E

Key Observation Point 3: Old Morongo Road
Painted Hills Wind Energy Repowering Project

View northeast from Tipton Road near
Whitewater Canyon Road towards Project Site (located 0.80-mile away)



SOURCE: Dukek, 2018

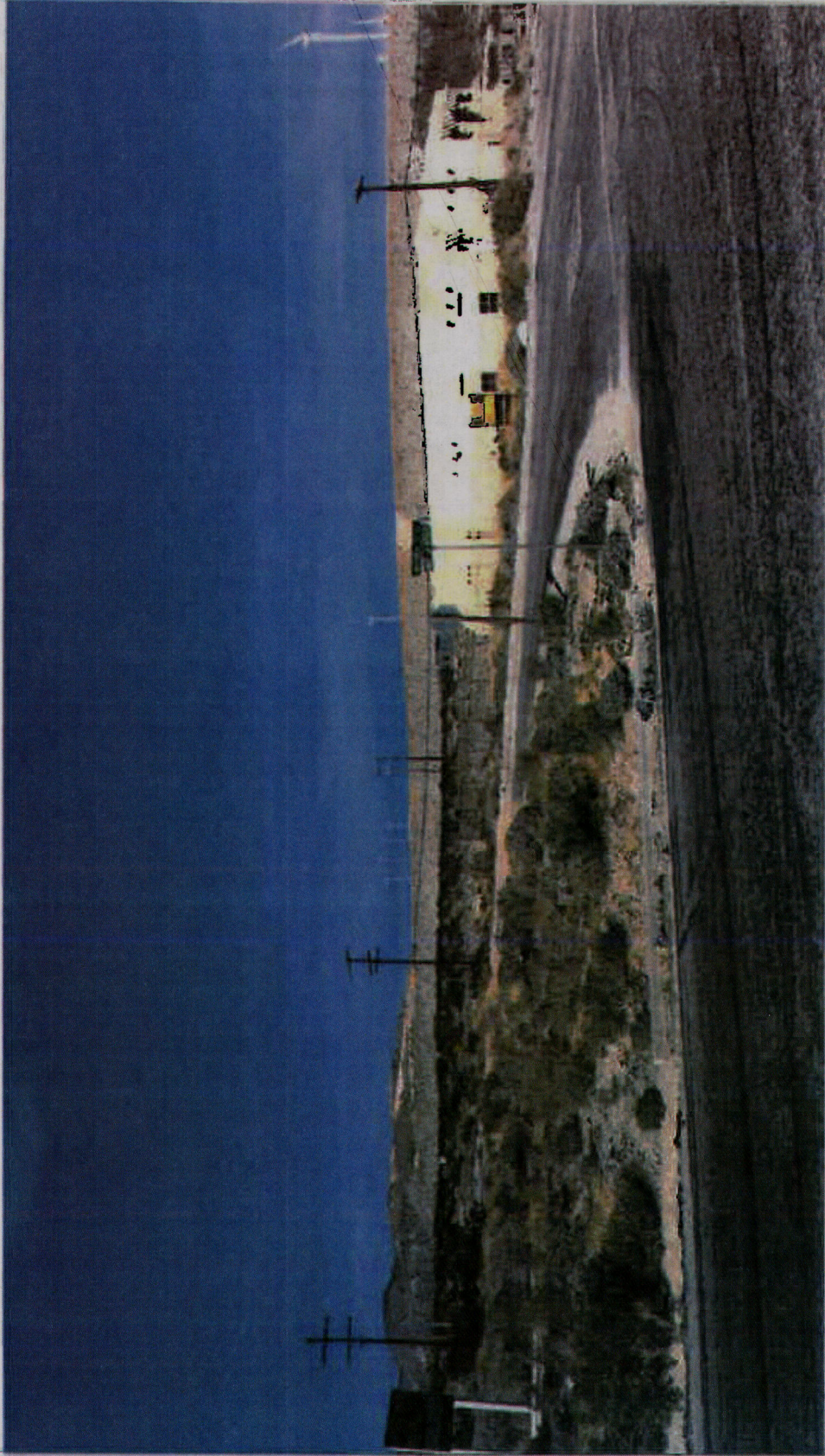
DUDEK

FIGURE 4F

Key Observation Point 3: Whitewater Cutoff at Whitewater Canyon Road

Painted Hills Wind Energy Repowering Project

Visual simulation of Project



SOURCE: Duetek 2018

DUDEK

FIGURE 4G

Key Observation Point 3: Whitewater Cutoff at Whitewater Canyon Road

Painted Hills Wind Energy Repowering Project

View east from Whitewater Canyon Road
towards Project Site (located 0.50 mile away)



SOURCE: Ductek 2018

DUDEK

FIGURE 4H

Key Observation Point 4a: Whitewater Canyon Road (linear KOP)

Painted Hills Wind Energy Repowering Project

Visual simulation of Project



SOURCE: Dudek, 2018

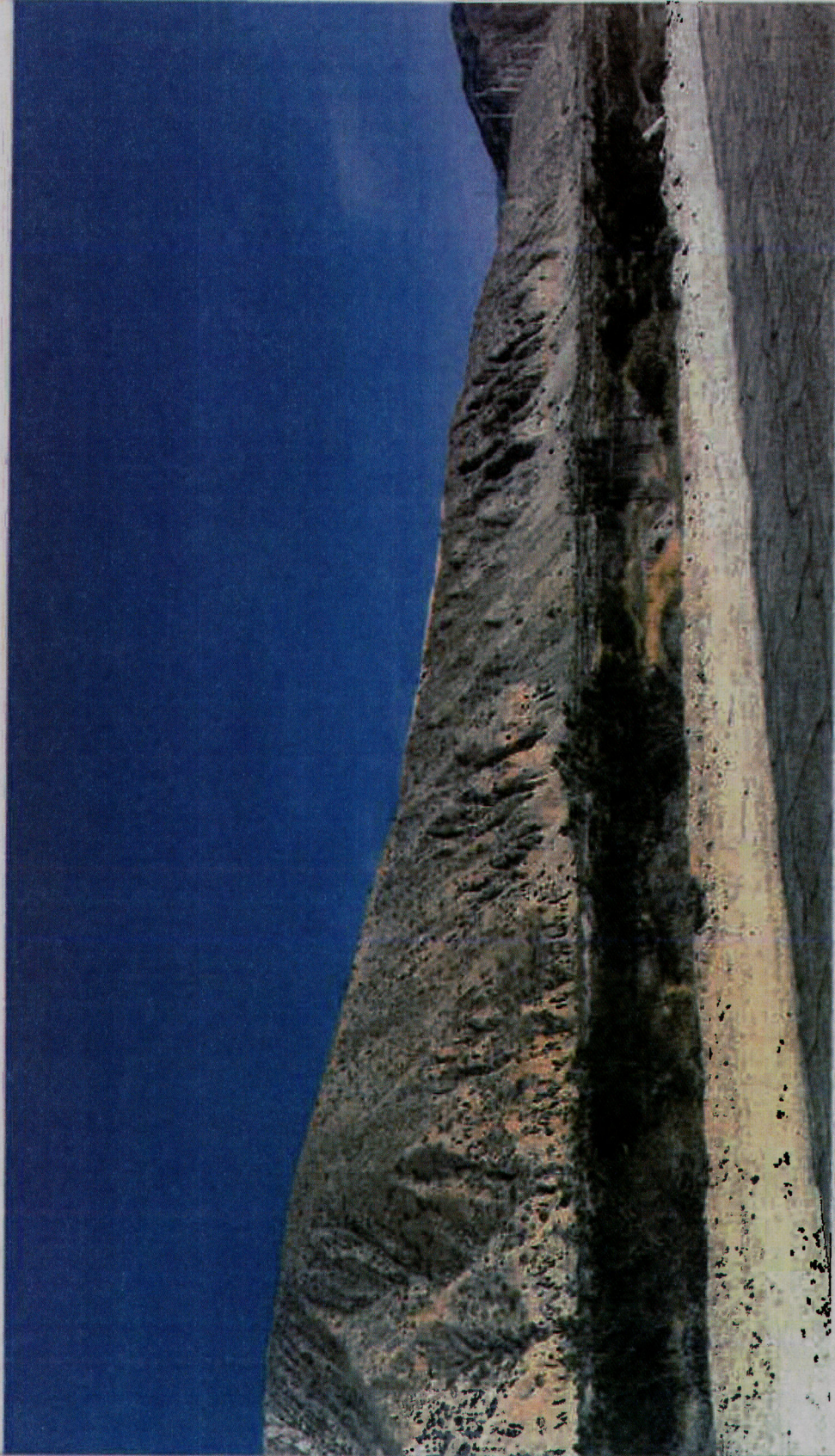
DUDEK

FIGURE 4I

Key Observation Point 4a: Whitewater Canyon Road (linear KOP)

Painted Hills Wind Energy Repowering Project

View southeast from Whitewater Canyon Road
towards Project Site (located 0.50-mile away)



SOURCE: Dusk 2016

DUDEK

FIGURE 4J

Key Observation Point 4b: Whitewater Canyon Road (linear KOP)

Painted Hills Wind Energy Repowering Project

Visual simulation of Project

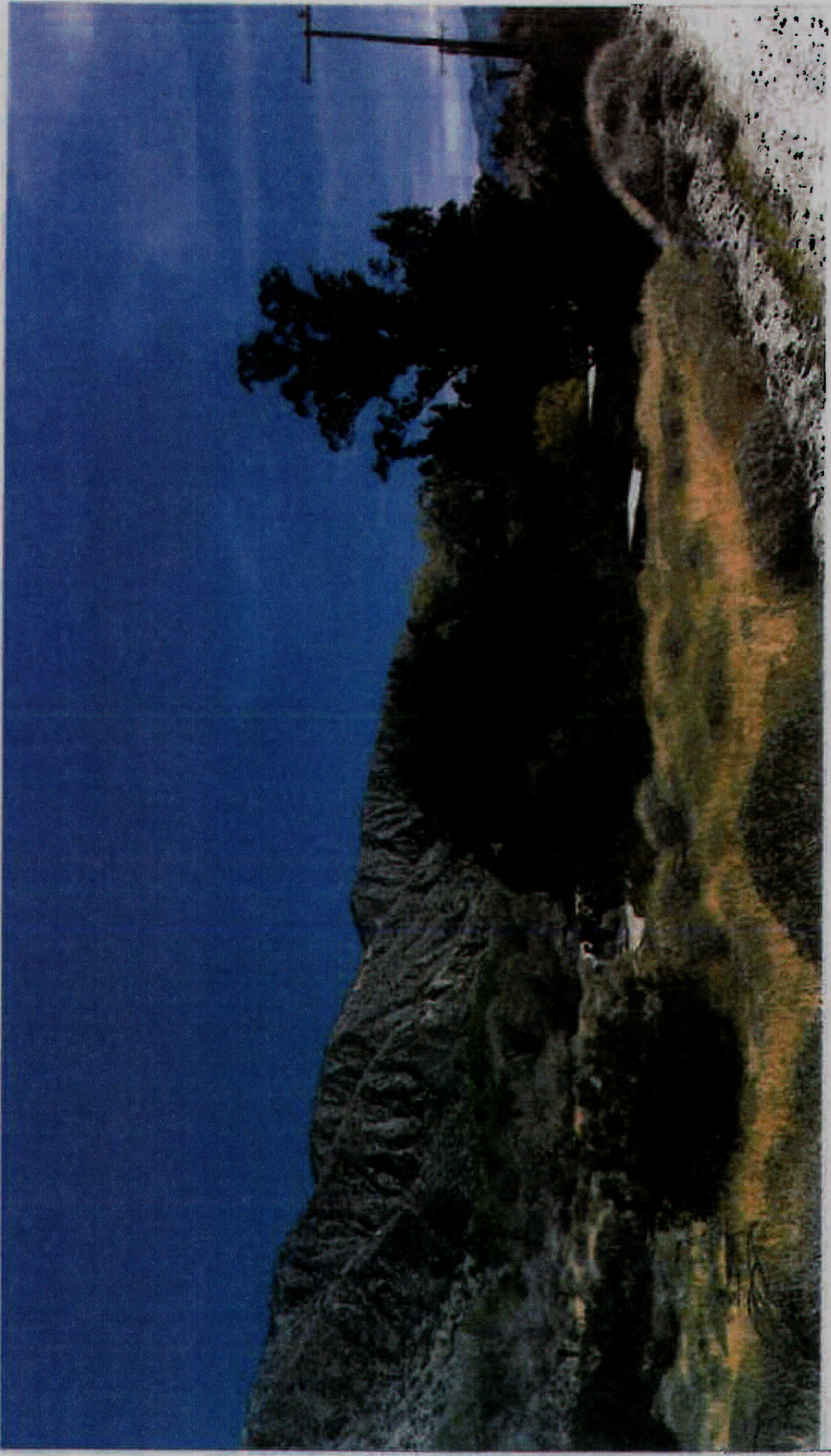


SOURCE: Dudgeon 2018

DUDEK

FIGURE 4K
Key Observation Point 4b: Whitewater Canyon Road (linear KOP)
Painted Hills Wind Energy Repowering Project

View southwest from Whitewater Canyon Road towards Project Site (located 0.70-mile away)



SOURCE: Dudgeon 2018

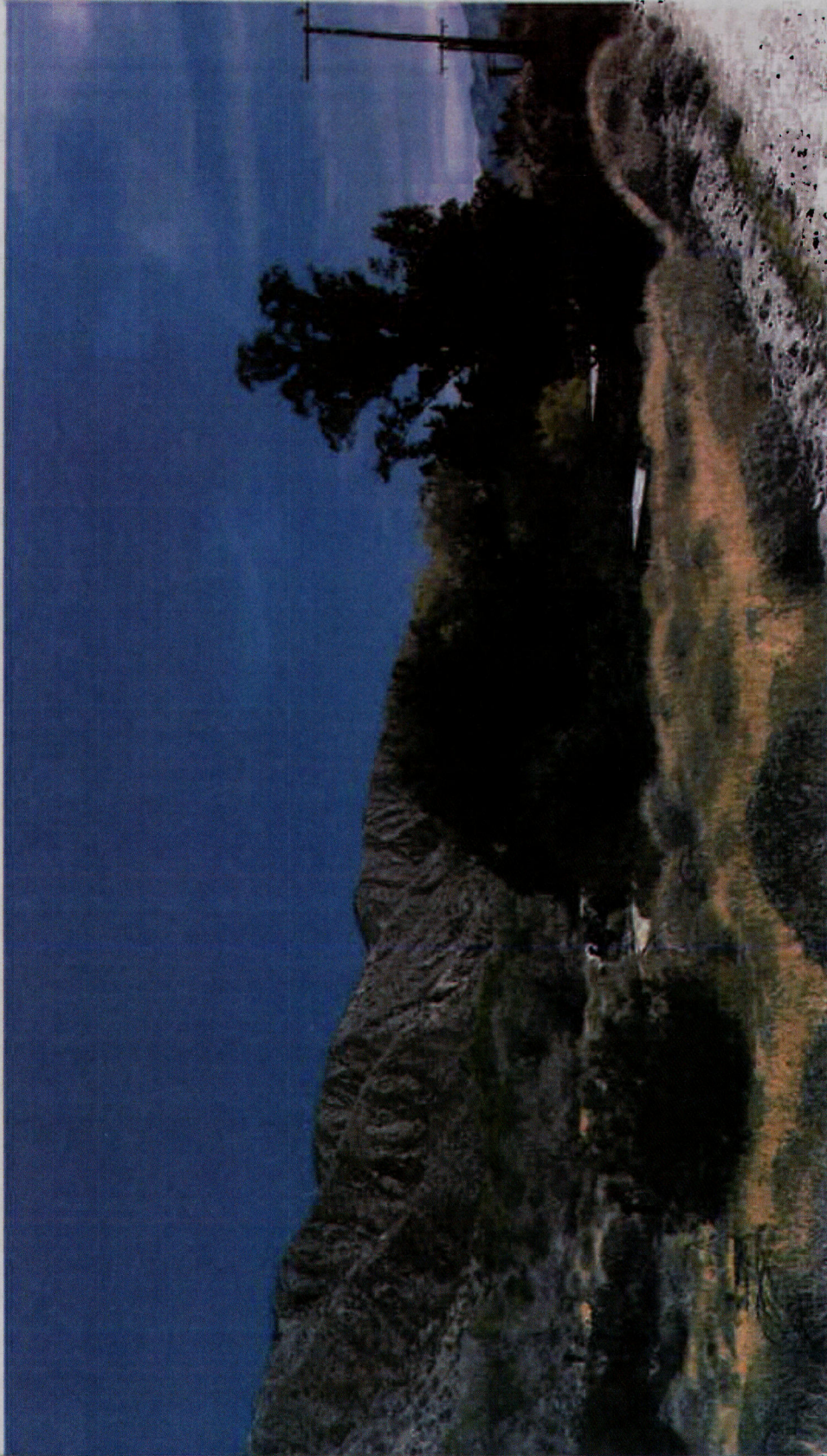
DUDEK

FIGURE 4L

Key Observation Point 4c: Whitewater Canyon Road (linear KOP)

Painted Hills Wind Energy Repowering Project

Visual simulation of Project



SOURCE: Dudgeon, 2010

DUDEK

FIGURE 4M

Key Observation Point 4c: Whitewater Canyon Road (linear KOP)

Painted Hills Wind Energy Repowering Project



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*Juan C. Perez
Agency Director*



12/04/18, 12:12 pm

WCS180001

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for WCS180001. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Project Description & Operational Limits

The use hereby permitted is for a commercial WECS array to decommission and remove approximately 291 existing commercial wind turbines (WECS) and install up to 14-new commercial wind turbines up to 499- feet in height with a per turbine generating capacity of between 2.0 megawatts (MW) and 4.2 MW on land within the Wind Energy Resource (W-E) Zone. The existing wind turbines were originally installed and have been operating since the mid-1980's. The Project also proposes to install ancillary equipment, including three (3) temporary, guyed meteorological towers up to 309- feet in height, two (2) permanent, self-supported meteorological towers up to 309- feet in height, a temporary expansion of an existing laydown yard, construction of new temporary and permanent internal access roads, and a new electrical collection system integrating the proposed wind turbines to the electrical grid via one of two options. Option 1 would include the installation of new 12-kilovolt (kV) underground collector circuits from each wind turbine to an existing, on-site, SCE-owned 12 kV distribution system and 12 kV to 115 kV collector substation. Option 2 would include the installation of new 34.5 kV underground collector circuits from each wind turbine to a new Project-owned 34.5 kV to 115 kV collector substation that would connect to the electric grid on-site by way of a new, Project-owned 115 kV tie line.

Variance Case No. 180003 is related to this WECS permit and authorizes a modification to Section 18.41d of Ordinance No. 348 as follows: reductions in WECS safety setbacks from 1.1 times total WECS height from lot lines abutting the Colorado River Aqueduct to between 325 feet and 515 feet, reduce WECS safety setbacks from 1.1 times total WECS height to 0 feet from all internal lot lines associated with W-E zoned land, reduce WECS safety setbacks from 1.25 time total WECS height to 555 feet from the northern boundary of the Southern California Edison transmission line easement located along the southern lot line of APN 516-030-014 and eliminate wind access setbacks along the northern, southern and eastern lot lines of the Project parcels.

Project is located within APN's 516-030-004; 516-030-008; 516-030-014, 516-030-015.

Advisory Notification. 2 AND - Exhibits

The development of the premises shall conform substantially with that as shown on

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 2 AND - Exhibits (cont.)

APPROVED EXHIBITS:

Exhibit A (Site Plans, Grading Plans, Elevations) (Sheets 1-18) by Westwood dated June 18, 2018.

Advisory Notification. 3 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA){for all projects with EIR, ND or MND determinations}

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
 - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
 - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
 - Ord. No. 460 (Division of Land) {for TTMs and TPMS}
 - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMS}
 - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
 - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
 - Ord. No. 625 (Right to Farm) {Geographically based}
 - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
 - Ord. No. 671 (Consolidated Fees) {All case types}
 - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMS}
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Federal, State & Local Regulation Compliance
(cont.)

based}

- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
- Ord. No. 857 (Business Licensing) {Land Use Entitlements}
- Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMS}
- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
 - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Fire

Fire. 1

Fire

With respect to the conditions of approval regarding the above referenced WECS permit, the Fire Department recommends the following fire protection measures be provided in accordance with Riverside County Ordinances and/or recognized fire protection standards:

The following areas shall be cleared of vegetation and maintained as a fire/fuel break as long as the generators are in operation:

1. Thirty (30) feet around the periphery of the project. Access roads that completely surround the project may satisfy this requirement, if approved by the Fire Department.
2. Ten (10) radius feet around all transformers and wind turbine towers.
3. Thirty (30) feet around all buildings.
4. All buildings or equipment enclosures of substantial size containing control panels, switching equipment, or transmission equipment, and no regular human occupancy,

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 Fire (cont.)
shall be equipped with an automatic fire extinguishing system of a Halon or dry chemical type or a Halon replacement and hydrofluorocarbon alternative such as 3Ms Novec 1230. Plans for such systems must be submitted to the Fire Department for review or approval.

No permit shall be issued for the construction or placing of any structure on site for the purpose of habitation or human occupancy without first establishing fire protection requirements as a condition of such permit.

Service vehicles assigned to regular maintenance or construction at the project site shall be equipped with a portable fire extinguisher of a 4A40 BC rating. All motor driven equipment shall be equipped with approved spark arrestor.

All questions regarding the meaning of these conditions should be referred to the Fire Department Planning & Engineering Staff at (760)863 8886.

Flood

Flood. 1 Flood Hazard Report

Wind Energy Conversion System (WCS) 180001 proposes to decommission and remove approximately 291 existing commercial wind turbines, and install up to 14 new commercial wind turbines up to 499 feet in height with a per turbine generating capacity of 2.0 to 4.2 megawatts within the Wind Energy Resource Zone. The project also includes associated equipment such as two permanent and up to three temporary meteorological towers, laydown yard, construction of new temporary and permanent internal roads, new underground/overhead electrical collection/transmission lines and an optional new collector substation. WCS 180001 is being processed concurrently with VAR 180003 which proposes reductions in safety, wind access, and scenic setbacks.

The tributary area to the project site is approximately 850 acres (including onsite area). The site is located within the Garnet Wash Master Drainage Plan (MDP) which does not include any proposed facilities east of SR-62. The nature of the surrounding topography and the potential for debris/sediment production makes the direction and concentration of flood flows unpredictable. The build-up of the sediment deposits alters the direction of flood flows and the unpredictability of these floodwaters creates the potential for widespread flood and debris damage. Developments on sites with this type of topography and flood hazard should provide plenty of flow through areas which will permit widespread flows to enter, pass through, and then exit the site.

Four of the turbines proposed for new construction are within (or affected by) the Special Flood Hazard Area for the 100-year floodplain as shown on the Awareness Maps prepared by the Department of Water Resources (DWR) and listed in Ordinance 458 Section 5.d. The limits are shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Hazard Report (cont.)

The improvements for this proposal shall be designed in a manner that ensures that all watercourses remain natural and unobstructed. All structures, grading, fill slopes, and improvements inside of the delineated DWR floodplain area shall be minimized to the maximum extent practicable. Construction details were submitted showing the proposed turbine's "foundation pedestal elevation" 21-inches above the existing ground elevation of the center pin of turbine. Construction details also showed an "erection/laydown area" with a 175-foot radius (centered at the turbine) to be cleared and graded to a 3% slope or less.

A review of the Alluvial Fan Floodplain Evaluation and Delineation (AFFED) mapping completed by the State's Department of Water Resources shows a maximum 100-year water surface elevation of 0.3 feet and a maximum runoff velocity below 2.0 feet per second at the proposed turbine locations. Due to the AFFED water surface elevation and the low risk of scour, the turbines are adequately protected from flooding per the site plan submitted on 6/13/2018. It should be noted that turbine foundation details were not submitted to the District for review.

Any questions pertaining to this project may be directed to Michael Venable of this office at 951-955-1248 or mivenabl@RIVCO.org

Planning

Planning. 1 Gen - 90 Days to Protest

The project permittee 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.

Planning. 2 Gen - Access & Operations

Construction traffic, and later 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.

Planning. 3 Gen - Advertising Limits

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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3 Gen - Advertising Limits (cont.)

Prior to installation of any advertising signs, a building permit shall be obtained from the Department of Building and Safety.

Planning. 4 Gen - ALUC Letter

The permit holder shall remain in compliance with the attached Airport Land Use Commission (ALUC) letter dated October 11, 2018, summarized as follows: 1) WECS shall not generate electrical interference; 2) WECS rotor blades shall utilize flat or matte non glossy finish; 3) WECS shall not generate smoke or water vapor; 4) combined height of each WECS and foundation will be less than 500 feet above ground level; 5) Any new structures taller than 200-feet not part of this WECS permit will require review by ALUC and FAA.

Planning. 5 Gen - Ceased Operations

This approval shall become null and void in the event the use hereby permitted ceases operation for the periods established by Section 18.41d(8) - Unsafe and Inoperable WECS, or as that section may be hereafter amended. The permit holder shall be provided all notices required by Section 18.31 of Ordinance No. 348 and all notices provided by Ordinance No. 457.

Planning. 6 Gen - Comply with Ord./Exhibits

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.

Planning. 7 Gen - Custom

The project proponent or its representatives shall perform appropriate monitoring as part of a Post-Construction Avian and Bat Mortality Monitoring Plan in the first three years following the initial operation of the project to demonstrate to the Riverside County Planning Department Environmental Program Division ("EPD") that the level of incidental injury and mortality does not result in an unanticipated long-term decline in populations of avian or bat species in the vicinity of the project site. The plan shall be consistent with guidance from the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife on development of appropriate avian and bat protection/monitoring plans. As part of this monitoring plan, the project proponent shall provide the results of this annual survey to EPD within two weeks after each project operating year. The monitoring data shall be utilized to inform an adaptive management program, if needed, that would avoid and/or minimize project-related impacts to avian and bat species. If after three years of monitoring under the plan, the EPD determines that the project is resulting in unanticipated significant adverse impacts on the population of an avian or bat species, the project proponent shall work with EPD to determine appropriate adaptive management measures to reduce such impacts.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 12 Gen - Life of Permit (cont.)

Planning. 12 Gen - Life of Permit

The life of Commercial WECS Permit No. 180001 shall terminate on December 1, 2048, or 30 years after the Building and Safety Department finalizes the permit, whichever is greater, and the permit shall thereafter be null and void and of no effect whatsoever. This commercial WECS permit is subject to Section 18.31 of Ordinance No. 348 (Permit Revocation).

Planning. 13 Gen - LIGHTING HOODED & DIRECTED

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

Planning. 14 Gen - MAXIMUM WECS

A maximum total of 14 WECS and towers with related infrastructure with per turbine capacity of between 2.0 megawatts (MW) and 4.2 MW each, shall be allowed under this commercial WECS permit.

Planning. 15 Gen - Mitigation Measures

Mitigation Measures from Environmental Assessment (EA) No. 180059 have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of EA No. 180059.

MM-BIO-1: Nesting Birds. In conformance with the requirements of the MBTA Act and California Fish and Game Code, should vegetation clearing, cutting, or removal activities be required during the nesting season (i.e., January 15 through August 31), an Acceptable Biologist shall conduct a nesting bird survey within 72 hours of such activities. The survey shall consist of full coverage of the Project footprint and an appropriate buffer, as determined by the Biologist. If no occupied nests are found, no additional steps shall be required. If nests are found that are being used for breeding or rearing young by a native bird, the Biologist shall recommend further avoidance measures, including establishing an appropriate buffer around the occupied nest. The buffer shall be determined by the Biologist based on the species present, surrounding habitat, and existing environmental setting/level of disturbance. No construction or ground-disturbing activities shall be conducted within the buffer until the Biologist has determined that the nest is no longer being used for breeding or rearing.

MM-GEO-1: Site design and engineering shall be conducted in conformance with all recommendations as specified in the Geotechnical/Geologic Feasibility Study – Geologic Report No. 180021 (Appendix E.1 and E.2.1 and E.2), as well as those applicable recommendation specified in any subsequently prepared geotechnical/soils reports for the Project.

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 15****Gen - Mitigation Measures (cont.)**

MM-PAL-1: A Paleontological Resources Impact Mitigation Program (PRIMP) shall be prepared and implemented to reduce any potential impacts to significant paleontological resources. The PRIMP shall outline where monitoring is required within the Project site based on construction plans and/or geotechnical reports, procedures for adequate paleontological monitoring and discoveries treatment, and paleontological methods (including sediment sampling for microvertebrate fossils), reporting, and collections management.

MM-TRA-1: Prior to finalization of plans and specifications, a construction management plan (CMP) should be prepared by the County and/or their construction contractor for any construction activities that encroach into the public right-of-way. The CMP shall include measures designed to reduce the impact of temporary construction traffic and any necessary lane or street closure. Such measures may include but are not limited to providing early notification of closures to the County Fire Department and Sherriff's Departments, residents, and nearby businesses; the use of signage before and during construction activities that clearly delineates detour routes around the lane and street closures; and flaggers to direct traffic in the vicinity of the closure.

Planning. 16**Gen - MONITORING REPORTS**

The permittee may be required to submit periodic monitoring reports containing data on the operations and environmental impacts of this commercial WECS permit, including, but not limited to, noise, WECS failures, power production and sightings of threatened or endangered species. Upon written notice from the County of Riverside, requiring such a report, the permittee shall prepare and submit the required report within sixty (60) calendar days.

Planning. 17**Gen - Mt. Palomar Lighting Area**

Within the Mt. Palomar Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead lighting with shields or cutoff luminaires, shall be utilized. Notwithstanding, all WECS and meteorological towers shall be lighted according to the requirements of FAA Advisory Circular 70/7460-1.

Planning. 18**Gen - No Connect w/o Final**

No individual WECS shall be interconnected in any manner to the electrical facilities of the Southern California Edison Company, including, but not limited to, by means of an on-site substation, on-site electrical collection line or through the electrical equipment of any other commercial WECS permit, PRIOR TO FINAL INSPECTION APPROVAL by the Land Use Division of the Department of Building and Safety for the entire WECS array approved under this commercial WECS permit, or any phase thereof, as shown on an approved phasing plan. The permit holder may apply for a Temporary Power Permit from the Land Use Division prior to final inspection approval of the entire WECS array, or phase thereof, and the Land Use Division may issue such a permit in order to allow testing of WECS during limited periods of time for noise standard monitoring,

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2 PDA06072r2 accepted (cont.)

same title, is dated July 2018. This report was accepted by the County Archaeologist on August 27, 2018.

PDA06072r2 concludes: The records search of the Project site identified four archaeological isolates and one built environment resource. The isolates – P-33-022322, P-33-022325, P-33-022326, and P-33-022327 – consist of historic-era food and beverage cans located within the Project site but not adjacent to proposed Project activities. Because isolates possess limited research potential, they are not eligible for listing in either the NRHP or the CRHR. As such, no further resource management is required for these isolates.

The built environment resource — the NRHP-recommended Colorado River Aqueduct (P-33-

011265; CA-RIV-6726H) — bisects the Project site from east to west. This portion of the resources consists of a subsurface water pipe. The path of this linear resource specifically underlies the proposed access road and underground collection line. Consistent with general construction practices related to the avoidance of existing subsurface utilities, construction of the project would ensure that excavations for the installation of the proposed subsurface collection line are shallower than this segment of the Colorado River Aqueduct. This will avoid impacts to the resource during Project construction activities, and ongoing use and continued maintenance of the collection line and access roads will not impact the Colorado River Aqueduct.

No additional cultural or built environment resources have been identified by the records search,

NAHC Sacred Lands File search, or the intensive pedestrian survey. Due to the steep terrain in the northern section of the Project site, the existing disturbance caused by the construction of the current wind energy facility, and the minimal findings of this cultural resources assessment, the identification of cultural resources during construction is not anticipated. Dudek does not recommend any additional cultural resources work beyond the avoidance of the Colorado River

Aqueduct (P-33-011265; CA-RIV-6726H).

PDA06072r2 recommends: In the event that archaeological resources (sites, features, or artifacts) are exposed during construction activities for the Project, all construction work occurring within 100 feet of the find shall immediately stop until a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, can evaluate the significance of the find and determine whether or not additional study is warranted. Depending upon the significance of the find, the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work such as preparation of an archaeological treatment plan, testing, or data recovery may be warranted.

These documents are herein incorporated as a part of the record for project.

Planning-CUL. 3 Unanticipated Resources

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, unanticipated cultural resources* are discovered, the following procedures shall be followed:

ADVISORY NOTIFICATION DOCUMENT**Planning-CUL****Planning-CUL. 3 Unanticipated Resources (cont.)**

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be 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. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

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

Planning-EPD**Planning-EPD. 1 0015-EPD-CVMSHCP Consistency Analysis JPR**

THIS PROJECT FALLS WITHIN THE COACHELLA VALLEY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (CVMSHCP) AREA. THIS PROJECT DOES FALL WITHIN A CVMSHCP CONSERVATION AREA (Upper Mission Creek/Big Morongo Canyon Conservation Area). DUE TO THIS, THE PROJECT MUST GO THROUGH THE JOINT PROJECT REVIEW (JPR) PROCESS WITH WILDLIFE AGENCIES (US FISH AND WILDLIFE SERVICE AND CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE). PRIOR TO PROJECT APPROVAL A GENERAL BIOLOGICAL ASSESSMENT OF THE PROJECT SITE MUST BE COMPLETED BY A QUALIFIED BIOLOGIST WHO HOLDS AN MOU WITH THE COUNTY OF RIVERSIDE. THE GENERAL BIOLOGICAL ASSESSMENT MUST PROVIDE DETAILS REGARDING CURRENT BIOLOGICAL CONDITIONS ON THE PROJECT SITE, A DESCRIPTION OF IMPACTS TO BIOLOGICAL RESOURCES PRESENT, IDENTIFICATION OF ANY AREAS THAT MAY POTENTIALLY BE CONSIDERED JURISDICTIONAL WATERS AND AN ANALYSIS OF POTENTIAL IMPACTS TO ANY SENSITIVE SPECIES OR THOSE NOT COVERED BY THE CVMSHCP.

Planning-GEO**Planning-GEO. 1 GEO180021 ACCEPTED**

County Geologic Report GEO No. 180021, submitted for the project WCS180001, was prepared by RRC Power and Energy, LLC, and is titled; "Geotechnical Engineering Desktop Study, Painted Hills Wind Energy Repowering Project, Riverside County, California," dated June 13, 2018. In addition, the following reports have been submitted

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO180021 ACCEPTED (cont.)
for the project:

"Report, Surface Wave Measurements, North Palm Springs, Riverside County, California," dated October 19, 2018, By GeoVision Geophysical Services, Inc.

"Response to County Review Comments #3, Geotechnical/Geologic Feasibility Study – Geologic Report No. 180021, Riverside County, California," dated October 16, 2018, by Leighton Consulting, Inc.

"Response to County of Riverside Comments #2, dated October 2, 2018 for County Geologic Report No. 180021," dated October 9, 2018, by Earth Consultants International.

"Response to County Review Comments, Geotechnical/Geologic Feasibility Study – Geologic Report No. 180021, Riverside County, California," dated October 8, 2018, and

"Geotechnical/Geologic Feasibility Study, Painted Hills Wind Energy Repowering Project, North of Interstate 10 and West of Highway 62, Riverside County, California," dated September 20, 2018, Revised October 8, 2018, by Leighton Consulting, Inc.

"Geologic Feasibility Investigation for the Painted Hills Wind Energy Repowering Project, Painted Hills Wind Farm off Windhaven Road, in Unincorporated Riverside County Geologic Report No. 180021," dated September 21, 2018, by Earth Consultants International.

"Geotechnical/Geologic Feasibility Study, Painted Hills Wind Energy Repowering Project, North of Interstate 10 and West of Highway 62, Riverside County, California," dated September 20, 2018, by Leighton Consulting, Inc.

These reports are herein incorporated into GEO180021.

GEO No. 180021 concluded:

1. Leighton Consulting, Inc. is the geotechnical engineer of record on this project and Earth Consultants, Inc. is the geologic consultant of record for their fault trenching work and geologic findings and recommendations.
2. The site is located within a State of California Earthquake Fault Zone for the active Banning strand of the San Andreas fault system.
3. The surface fault rupture hazard to the project was investigated by geologic and geomorphic mapping, supplemented by two exploratory trenches located to screen the proposed turbine locations that are closest to the fault trace.
4. Based on these studies, it is concluded that the proposed turbine locations are adequately removed from the active Banning fault and from any of the minor secondary faults observed.
5. It is apparent that considerable sediment can be carried by some of the streams that bisect the site and therefore protection from flood and debris flow should be considered in the final design.
6. Due to the absence of shallow groundwater, liquefaction-induced settlement is not

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO180021 ACCEPTED (cont.)
considered a geologic hazard on the site.

7. The estimated dry settlement is expected to be less than 1-inch, with the differential settlement expected to be minimal or not a significant design concern.

8. Based on review of previous laboratory testing results, the near surface site soils (3 to 5 feet) generally possess a low collapse potential. Furthermore, remedial grading is recommended to further reduce the potential effects of collapsible soils in the near surface layers.

9. Landslide or debris flow materials were not encountered during the field investigation or in review of geologic maps. The potential for rock fall to affect proposed towers is considered non-existent.

10. Slope stability analyses performed for the steepest and highest slopes indicate that whether in cut or fill condition, slopes are expected to be grossly stable under both static and pseudostatic conditions, respectively.

11. The site is not within a flood plain and potential for flooding is considered very low for this site due to general lack of seasonal precipitation. However, water erosion along defined drainage courses should be anticipated.

12. Results of prior laboratory testing indicate the site soils in the near surface soils possess a "very low" expansion potential.

13. A geophysical study was performed that collected in-situ seismic measurements over the site using active surface wave techniques. The results indicate that the area in the vicinity of the surface wave arrays is classified as Class C, very dense soil and soft rock.

GEO No. 180021 recommended:

1. Detailed geological mapping should be conducted during grading/construction specifically to confirm the fault locations as they are exposed.

2. Prior to grading, at the foundation design stage, additional slope stability analyses will be provided to show adequate code based factors of safety. Higher or steeper slopes in the conglomerate bedrock may be considered subject to further review and evaluation. Such slopes should be observed by an engineering geologist during grading to verify jointing or fracture patterns and recommend remedial measures, if needed.

3. Prior to grading, the site should be cleared of surface and subsurface obstructions, heavy vegetation and boulders. Roots and debris should be disposed of offsite.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO180021 ACCEPTED (cont.)

4. The near surface soils (including topsoil, residual soil and alluvium) are potentially compressible in their present state and may settle under the surcharge of fills or foundation loading. As such, these materials should be removed in all settlement-sensitive areas including tower pads/foundations and access roads, as described in the report.

5. Structural fill soils should be placed at a minimum of 93 percent relative compaction and near or above optimum moisture content.

6. No rock in excess of 12 inches in maximum dimension may be placed in any fill within 10 feet of finish grade.

GEO No. 180021 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180021 is hereby accepted for planning purposes. Engineering and other 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 County upon application for grading and/or building permits.

Planning-PAL

Planning-PAL. 1 PDP01601 ACCEPTED

County Paleontological Report (PDP) No. 1601, submitted for this case (WCS180001), was prepared by Dudek and is entitled: "Paleontological Resources Assessment, Painted Hills Wind Energy Repowering Project, Unincorporated Riverside County, California", dated June 2018.

PDP01601 concluded:

The igneous and metamorphic rocks, course-grained Cabazon Fanglomerate, course-grained older alluvium, and shallow excavations into younger Quaternary alluvium would not require paleontological monitoring, excavations greater than ten feet in younger Quaternary alluvium and all excavations into the Palm Springs Formation should be monitored by a qualified paleontological monitor as outlined in SVP (2010) and detailed in the recommended PRIMP.

PDP01601 recommended:

Following the recommendations of the LACM for the Project, a PRIMP should be implemented to reduce any potential impacts to significant paleontological resources. The PRIMP should outline where monitoring is required within the project site based on construction plans and/or geotechnical reports, procedures for adequate paleontological monitoring and discovery treatment, and paleontological methods, reporting, and collections management.

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1 PDP01601 ACCEPTED (cont.)

PDP01601 satisfies the requirement for a Paleontological Resource Assessment for CEQA purposes. PDP01601 is hereby accepted for WCS180001. A PRIMP shall be required prior to issuance of a grading permit for this project.

Transportation

Transportation. 1 ENCROACHMENT PERMIT

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

Transportation. 2 STD INTRO 2 (ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the Transportation Department recommends that the applicant provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. A notarized letter of permission and/or recorded easement or license from the affected property owners or easement or license holders shall be provided in instances where off site grading is proposed as part of the grading plan. In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

Planning

060 - Planning. 1 Gen - Fee Status Not Satisfied

Prior to the issuance of grading permits for commercial WECS Permit No. 180001, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

060 - Planning. 2 Gen - Metropolitan Water District Clearance Not Satisfied

Prior to the approval of any grading or building permits, whichever comes first, for any part of the Project requiring access across the Metropolitan Water District's property per Road License No. 659 ("RL 659"), the Applicant shall provide Riverside County proof that RL 659 is in effect. The Applicant shall also provide proof of written approval by Metropolitan Water District for Applicant's use of any equipment or engagement of any activity across its property associated with RL 659 which would impose loads greater than AASHTO H-20."

Planning-CUL

060 - Planning-CUL. 1 Native American Monitor Required Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 2 Project Archaeologist Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 2 Project Archaeologist (cont.) Not Satisfied

this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Planning-EPD

060 - Planning-EPD. 1 ACOE 404 Permit - EPD Not Satisfied

Prior to issuance of grading permits, the applicant must provide documentation demonstrating that streambed permits have been applied for. This would include a permit under Section 404 of the Clean Water Act obtained from the Army Corp of Engineers. If the ACOE determines that a Section 404 Permit is required as a result of the notification process, the applicant shall provide the final Agreement documentation.

If the agency decides no permit is required, the applicant shall provide evidence of communication to that effect from the agency.

060 - Planning-EPD. 2 Burrowing owl pre-construction survey - EPD Not Satisfied

Within 30 days prior to the issuance of a rough grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, a qualified biologist shall be required to flag the burrow and a 160-foot buffer around the burrow during the non-breeding season, and a 250-foot buffer during the breeding season or a buffer to the edge of the property boundary if less than 500 feet would be established around the burrow.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Teresa Harness at tharness@rivco.org for instructions.

Biological reports not uploaded to the FTP site may result in delayed review and approval.

060 - Planning-EPD. 3 CDFW 1600 Permit - EPD Not Satisfied

Prior to issuance of grading permits, the applicant must provide documentation demonstrating that streambed permits have been applied for. This would include a Notification of Lake or Streambed Alteration was submitted to the California Department of Fish and Wildlife pursuant to Fish and Game Code section 1602. If CDFW determines that a Lake or Streambed Alteration Agreement is required as a result of the Notification process, the applicant shall provide the final Agreement documentation.

If the agency decides no permit is required, the applicant shall provide evidence of communication to that effect from the agency.

060 - Planning-EPD. 4 MBTA Nesting Bird Survey - EPD Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (January 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 4 MBTA Nesting Bird Survey - EPD (cont.) Not Satisfied

Prior to issuance of a permit for rough grading, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

If the rough grading permit expires this condition will reapply, and a new survey may be required prior to issuance of future grading permits.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Teresa Harness at tharness@rivco.org for instructions.

Biological reports not uploaded to the FTP site may result in delayed review and approval.

060 - Planning-EPD. 5 Restoration Plan - EPD Not Satisfied

Prior to issuance of any grading permit, a biologist with a Memorandum of Understanding with Riverside County will prepare a Restoration Plan to cover the restoration of, the acres of new temporary disturbance, as determined by CVAG, found in Coachella Valley Jerusalem cricket habitat on site. In order to ensure restoration of the habitat values of temporary disturbance areas to pre-disturbance levels, the Restoration Plan will include, but may not be limited to, the following:

- Goals and Objectives
- Success Criteria
- Methods of Restoration
- Establishments of Sample Plot(s) and Reference Plot(s)
- Timeline for Completion of Restoration
- Qualifications for Personnel Implementing Restoration Plan
- Onsite Biological Monitoring and Reporting Requirements
- Description of the Process for Evaluating Disturbed Areas
- Description of Anticipated Re-Vegetation
- Description of How Invasive Plant Species Will Be Addressed

If the Restoration Plan is not executed to the satisfaction of the County of Riverside and the CVCC, a Transfer of Conservation Goals associated with the Conservation Objectives pursuant to Minor Amendments under Section 6.12.3 of the CVMSHCP may be possible, but would require Wildlife Agency approval.

The project applicant will fund the preparation and implementation of the Restoration Plan.

The project applicant will pay CVMSHCP fees on all areas disturbed within the project site, including areas to be restored/undergoing restoration. Reimbursement/refunds of fees paid on acres that have been/will be restored will occur after restoration has been completed to the satisfaction of the County of Riverside and the CVCC.

Planning-GEO

060 - Planning-GEO. 1 SLOPE STABILITY REPORT Not Satisfied

PRIOR TO ISSUANCE OF A GRADING PERMIT, THE FOLLOWING SPECIAL GEOLOGIC STUDIES SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING DEPARTMENT:

A slope stability analysis to address, but not necessarily limited to, all proposed cut and fill slopes greater than 30 feet in height and/or in excess of 2:1 (horizontal to vertical) inclinations. Note: slope stability analysis should be performed from a geotechnical and geologic perspective. Slope stability analysis should also take into consideration existing natural slopes that may be left ungraded on and adjacent to the project site. The report shall be reviewed and approved by the County Engineering Geologist prior to scheduling this case for a public hearing. No additional review fees are required, however a slope stability report (SSR) file number will be created for this review. The SSR file is initiated by completing and submitting, at the County's Land Use Counter, the requisite completed Application for Submittal of Planning Geologic Report (GEO/SSR) form for a Slope Stability Report (case sub-type SSR1) along with two (2) original wet-signed slope stability reports. Do not give the reports or application to the Project Planner or

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60. Prior To Grading Permit Issuance

Planning-GEO

- 060 - Planning-GEO. 1 SLOPE STABILITY REPORT (cont.) Not Satisfied
- the Geologist directly.
In support of the County developing a database of all GEO reports, submittal of an electronic copy (.pdf preferred) of report and figures along with paper copies is encouraged.

Planning-PAL

- 060 - Planning-PAL. 1 PRIMP REQUIRED Not Satisfied

County Paleontological Report (PDP) No. 1601, submitted for this case (WCS180001), recommended that a PRIMP be implemented to reduce any potential impacts to significant paleontological resources. HENCE:
PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
 2. The project paleontologist retained shall review the approved development plan and grading plan and 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 Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, 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 "SABER Policy", paleontological fossils found in the County 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.
 12. Procedures for reporting of findings.
 13. Identification and acknowledgement of the developer for the content of the PRIMP 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. PG), as appropriate. One original signed copy of the report(s) shall be submitted to 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, Plan Check staff, 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 PRIMP.
Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

- 060 - Transportation. 1 WATER QUALITY MGMT PLAN Not Satisfied

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 WATER QUALITY MGMT PLAN (cont.) Not Satisfied

The developer shall submit Water Quality Management Plans (WQMP) to Riverside County Flood Control & Water Conservation District and Transportation Department for review and approval.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

070 - Planning-CUL. 2 Phase IV Monitoring Report Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

Plan: WCS180001

Parcel: 516030004

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2

ROUGH GRADE APPROVAL

Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

Planning

080 - Planning. 1

Gen - Certify Mechanical

Not Satisfied

Prior to the issuance of building permits for any WECS, the permit holder will provide the Director of the Department of Building and Safety certifications from the wind turbine manufacturer that they meet appropriate International Standards and certifications.

080 - Planning. 2

Gen - Color & Finish

Not Satisfied

PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR ANY WECS or tower, the permit holder shall submit, for the approval of the Planning Department, four (4) 5" x 5" color and finish samples of the exterior WECS components and towers.

080 - Planning. 3

Gen - Dust Control

Not Satisfied

Fugitive dust and blowsand control measures, as described in the permit holder's dust control plan dated June 15, 2018 (a copy of which is attached), shall be incorporated into the construction and operation activities of this permit. Prior to issuance of building permits, the permit holder shall submit a written certification from a state licensed professional that the project conforms to required fugitive dust and blowsand control requirements.

080 - Planning. 4

Gen - Electric Connection

Not Satisfied

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, the permit holder shall submit to the Department of Building and Safety documentation confirming that the proposed transmission/distribution utility interconnection is acceptable and in accordance with the procedures established by the California Public Utilities Commission or the California Independent System Operator (CAISO), unless otherwise approved by the Planning Director. Such documentation may be in the form of a technical assessment or interconnection agreement.

080 - Planning. 5

Gen - Metropolitan Water District Clearance

Not Satisfied

Prior to the approval of any grading or building permits, whichever comes first, for any part of the Project requiring access across the Metropolitan Water District's property per Road License No. 659 ("RL 659"), the Applicant shall provide Riverside County proof that RL 659 is in effect. The Applicant shall also provide proof of written approval by Metropolitan Water District for Applicant's use of any equipment or engagement of any activity across its property associated with RL 659 which would impose loads greater than AASHTO H-20.

080 - Planning. 6

Gen - Stake Property

Not Satisfied

Plan: WCS180001

Parcel: 516030004

80. Prior To Building Permit Issuance

Planning

080 - Planning. 6 Gen - Stake Property (cont.) Not Satisfied

PRIOR TO ISSUANCE OF BUILDING PERMITS, the permit holder shall place identified stakes at each corner of the property containing this commercial WECS permit and at appropriate locations within the the actual construction site, as shown in the APPROVED EXHIBIT "A". Additional stakes may be required, as determined by the Planning Director or Building Director. The stakes shall extend at least three (3) feet above the ground and shall be maintained during the construction, repowering and restoration period(s) of this WECS permit. The Planning Department shall require the permit holder to submit written certification from a state licensed professional and/or inspection by county staff in order to verify compliance with this condition of approval.

080 - Planning. 7 Gen - Structure Not Satisfied

Prior to the issuance of building permits for any WECS and towers, a California registered structural and electrical engineer shall certify, in writing, to the satisfaction of the Director of the Department of Building and Safety, that the WECS foundations, tower and compatibility of the tower with the rotor and the rotor related equipment, and the electrical system, conform with good engineering practice and comply with the applicable provisions of the Uniform Building and Electrical Code that have been adopted by the County of Riverside.

080 - Planning. 8 WCS - Bond or Security Not Satisfied

Prior to Building Permit Issuance for the WECS or towers allowed by this permit, a bond or other appropriate and sufficient security shall be filed with the County by the WECS permit holder. The bond or other security shall be in sufficient amount to cover the costs of WECS removal and site restoration (including but not limited to removal of the foundation and underground electrical cables up to three feet below grade, tower, transformer and cables) after accounting for the salvage value of the WECS and ancillary equipment should any WECS become unsafe, inoperable or abandoned within five (5) years after the issuance of the building permits. The bond shall be held for five (5) years after the issuance of building permits, but may be released sooner by the Board of Supervisors upon approval of a final demolition and site restoration inspection by the Department of Building and Safety. Thereafter, and with no interruption in the bonding security of the project, bonds shall be renewed in five (5) year increments to include the expiration date of the permit(s) granted, as referenced herein. If the Planning Director determines, at any time during the term of the bond or other security, that the amount of the bond or other security has become insufficient, the permit holder shall increase the amount of the bond or other security within thirty (30) days after being notified that the amount is insufficient, but the required increase shall not exceed the increase in the U.S. Department of Labor Consumer Price Index for the Los Angeles-Long Beach Metropolitan Area. The project landowner shall be included as a beneficiary of the bond or other security.

080 - Planning. 9 WCS - WIMP Fees Not Satisfied

Prior to Building Permit Issuance the permit holder shall pay to the Planning Director all Wind Implementation Monitoring Program (WIMP) fees established by the Board of Supervisors and in effect at the time of the request for a building permit.

Transportation

080 - Transportation. 1 CVAG- TUMF Not Satisfied

Prior to the issuance of a building permit, 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.

080 - Transportation. 2 EVIDENCE/LEGAL ACCESS Not Satisfied

Provide evidence of legal access.

080 - Transportation. 3 IMPROVEMENTS Not Satisfied

Windhaven Road between 16th Avenue northerly to projects entrance shall be improved to a minimum improved width of 24-feet. Improvements shall include grading and compacting the road in compliance with the approved soils report such that the roadway is compliant with Riverside fire access standards.

Plan: WCS180001

Parcel: 516030004

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 Gen - Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, 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.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

E Health

090 - E Health. 1 Hazmat Clearance Not Satisfied

Obtain clearance from the Hazardous Materials Management Division.

090 - E Health. 2 Hazmat Review Not Satisfied

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

Planning

090 - Planning. 1 Gen - Ord. 659 (DIF) Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Commercial WECS Permit No. 180001 has been calculated to be no more than 36.33 acres of new permanent disturbed acres. The actual Project Area for calculating fees shall be based upon a final as-built survey.

090 - Planning. 2 Gen - Ord. 875 (CVMSHCP Fees) Not Satisfied

Prior to building permit final inspection, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the ordinance. The amount of the fee will be based on the "Project Area" as defined in the ordinance and the aforementioned condition of approval. The

Plan: WCS180001

Parcel: 516030004

90. Prior to Building Final Inspection

Planning

090 - Planning. 2 Gen - Ord. 875 (CVMSHCP Fees) (cont.) Not Satisfied

Project Area for Commercial WECS Permit No. 180001 is calculated to be no more than 36.33 acres of new permanent disturbance. The actual Project Area for calculating fees shall be based upon a final as-built survey.

090 - Planning. 3 Gen - Perimeter Fence Not Satisfied

PRIOR TO FINAL BUILDING INSPECTION APPROVAL of the first WECS and tower, a six (6) foot high chain-link fence or three (3) strand barbed-wire fence and locking portals along the perimeter of APN 516-030-014 and the western perimeter of parcels APN 516-030-008 and APN 516-030-004 shall be verified to be in good condition so as to prevent and discourage unauthorized entry at all times during the life of this WECS permit. Should the project be near I-10, Highway 62 or Highway 111, the existing/proposed fence shall be verified to be setback a minimum of 400 feet from the respective highway right-of-way unless otherwise approved by the Planning Department based on security requirements. Any changes to the existing fence shall be subject to the approval of the Department of Building and Safety.

Waste Resources

090 - Waste Resources. 1 Gen - Waste Reporting Form and Receipts Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

September 17, 2018

Attn: Heather Thomson, Archaeologist
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409



RE: AB 52 Consultation; WCS180001

The Soboba Band of Luiseno Indians has received your notification pursuant under Assembly Bill 52.

Soboba Band of Luiseno Indians is requesting to initiate formal consultation with the County of Riverside. A meeting can be scheduled by contacting me via email or phone. All contact information has been included in this letter.

I look forward to hearing from and meeting with you soon.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe", with a long horizontal line extending to the right.

Joseph Ontiveros, Tribal Historic Preservation Officer
Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseno Indians.

Olivas, Jay

From: Joseph Ontiveros <jontiveros@soboba-nsn.gov>
Sent: Wednesday, October 03, 2018 5:49 PM
To: Thomson, Heather; Jessica Valdez
Cc: Olivas, Jay
Subject: RE: WCS180001

Heather,

It was pleasure meeting with you yesterday. I have reviewed the conditions of approval you provided, and I concur with the language proposed. Please accept this email as a request to formally conclude consultation under California Assembly Bill 52.

Thank you,

Joe



Joseph Ontiveros
Tribal Historic Preservation Officer
(951) 654-5544 Ext. 4137
jontiveros@soboba-nsn.gov

Cultural Resource
23906 Soboba Rd. San Jacinto, CA 92583
P.O. Box 487 San Jacinto, CA 92581
www.soboba-nsn.gov

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From: Thomson, Heather <HTHOMSON@RIVCO.ORG>
Sent: Tuesday, October 02, 2018 3:56 PM
To: Joseph Ontiveros <jontiveros@soboba-nsn.gov>; Jessica Valdez <JValdez@soboba-nsn.gov>
Cc: Olivas, Jay <JOLIVAS@RIVCO.ORG>
Subject: WCS180001

Joe-

As agreed upon during our consultation meeting today, you will find the project conditions of approval attached to this email.
Please let me know if you have any further comments or concerns.

Thank you-

Heather Thomson, County Archaeologist
4080 Lemon St., 12th Floor

Riverside, CA 92501
(951) 955-2873 office
(951) 955-1811 fax
hthomson@rivco.org

How are we doing? Click the link and tell us.



RESEARCH CENTER

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Olivas, Jay

From: Jessica Mauck <JMauck@sanmanuel-nsn.gov>
Sent: Thursday, August 30, 2018 5:59 PM
To: Thomson, Heather
Cc: Sierra, Felicia
Subject: RE: WCS180001 AB52 Formal Notification

Follow Up Flag: Follow up
Flag Status: Completed

Hi Heather,

Thank you for contacting the San Manuel Band of Mission Indians (SMBMI) regarding the above referenced project. SMBMI appreciates the opportunity to review the project documentation, which was received by our Cultural Resources Management Department on 30 August 2018. The proposed project is located just outside of Serrano ancestral territory and, as such, SMBMI will not be requesting consulting party status with the lead agency or requesting to participate in the scoping, development, and/or review of documents created pursuant to these legal and regulatory mandates.

Regards,

Jessica Mauck
CULTURAL RESOURCES ANALYST
O: (909) 864-8933 x3249
M: (909) 725-9054
28569 Community Center Drive Highland California 92346
SAN MANUEL
BAND OF THE MISSION INDIANS

From: Sierra, Felicia [mailto:FSierra@RIVCO.ORG]
Sent: Thursday, August 30, 2018 4:11 PM
To: Jessica Mauck
Subject: WCS180001 AB52 Formal Notification

Good Afternoon,

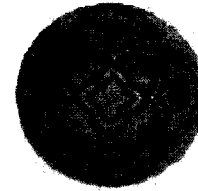
Please see attachments for WCS180001 AB52 Formal Notification, Aerial and USGS. If you wish to consult, please send your response within 30 days of receiving this notice.

Respectfully,

Felicia Sierra
County of Riverside
TLMA | Environmental Programs Division | Planning Dept.

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-006-2018-033

October 03, 2018

[VIA EMAIL TO:Hthomson@rivco.org]
Riverside County
Ms. Heather Thomson
4080 Lemon Street, 12th Floor, P.O. Box 1409
Riverside, CA 92502-1409

Re: AB 52- WCS 18001

Dear Ms. Heather Thomson,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the WCS18001 project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area. For this reason, the ACBCI THPO requests the following:

*A cultural resources inventory of the project area by a qualified archaeologist prior to any development activities in this area.

*Copies of any cultural resource documentation (report and site records) generated in connection with this project.

*The presence of an approved Agua Caliente Native American Cultural Resource Monitor(s) during any ground disturbing activities (including archaeological testing and surveys). Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified Archaeologist (Secretary of the Interior's Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6829. You may also email me at ACBCI-THPO@aguacaliente.net.

Cordially,

Katie Croft
Cultural Resources Manager
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

August 30, 2018

Agua Caliente Band of Cahuilla Indians
Pattie Garcia-Plotkin, THPO
5401 Dinah Shore Drive
Palm Springs, CA 92264

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (WCS180001)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by September 29, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

COMMERCIAL WECS PERMIT NO. 180001 (WCS180001) / VARIANCE CASE NO. 180003 (VAR180003) – CEQ180059 – Applicant: Painted Hills Wind, LLC – Engineer/Representative: Westwood Professional Services - Fifth Supervisorial District – Western Coachella Valley Area Plan – Open Space: Rural (OS:RUR) – Zoning: Wind Energy (W-E) – 600-Acres – Location: The site is located in Painted Hills north of Interstate 10, west of Highway 62; more specifically, north of Avenue 16, east of Whitewater Canyon Road, west of Windhaven Road at terminus of Painted Hills Road

REQUEST: Commercial WECS Permit No. 180001 proposes to decommission and remove approximately 291 existing commercial wind turbines and install up to 14-new commercial wind turbines up to 500- feet in height with a per turbine generating capacity of between 2.0 megawatts (MW) and 4.2 MW on land within the Wind Energy Resource (W-E) Zone. The project also includes associated equipment such as two (2) meteorological towers, laydown yard, construction of new temporary and permanent internal roads, and new 12-kilovolt (kV) underground/overhead electrical collection lines. Variance Case No. 180003 proposed reductions in safety, wind access, and scenic setbacks as outlined in Exhibit E (Project Information). APN's 516-030-004; 516-030-008; 516-030-014, 516-030-015. Related Cases: WCS 52, WCS 52R1.

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1408, Riverside, California 92502-1408
(951) 955-3200 • Fax (951) 955-3157

Desert Office • 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

Sincerely,

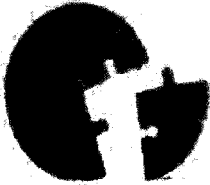
PLANNING DEPARTMENT



Heather Thomson, Archaeologist

Email CC: Jay Olivas, jolivas@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

August 30, 2018

Cabazon Band of Mission Indians
Doug Todd Welmas, Chair
84-245 Indio Springs Parkway
Indio, CA 92203

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (WCS180001)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by September 29, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

COMMERCIAL WECS PERMIT NO. 180001 (WCS180001) / VARIANCE CASE NO. 180003 (VAR180003) – CEQ180059 – Applicant: Painted Hills Wind, LLC – Engineer/Representative: Westwood Professional Services - Fifth Supervisorial District – Western Coachella Valley Area Plan – Open Space: Rural (OS:RUR) – Zoning: Wind Energy (W-E) – 600-Acres – Location: The site is located in Painted Hills north of Interstate 10, west of Highway 62; more specifically, north of Avenue 16, east of Whitewater Canyon Road, west of Windhaven Road at terminus of Painted Hills Road

REQUEST: Commercial WECS Permit No. 180001 proposes to decommission and remove approximately 291 existing commercial wind turbines and install up to 14-new commercial wind turbines up to 500- feet in height with a per turbine generating capacity of between 2.0 megawatts (MW) and 4.2 MW on land within the Wind Energy Resource (W-E) Zone. The project also includes associated equipment such as two (2) meteorological towers, laydown yard, construction of new temporary and permanent internal roads, and new 12-kilovolt (kV) underground/overhead electrical collection lines. **Variance Case No. 180003** proposed reductions in safety, wind access, and scenic setbacks as outlined in Exhibit E (Project Information). APN's 516-030-004; 516-030-008; 516-030-014, 516-030-015. Related Cases: WCS 52, WCS 52R1.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
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Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

Sincerely,

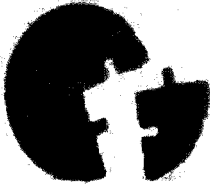
PLANNING DEPARTMENT



Heather Thomson, Archaeologist

Email CC: Jay Olivas, jolivas@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

August 30, 2018

Cahuilla Band of Indians
Anthony Madrigal, Cultural Director
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (WCS180001)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by September 29, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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REQUEST: Commercial WECS Permit No. 180001 proposes to decommission and remove approximately 291 existing commercial wind turbines and install up to 14-new commercial wind turbines up to 500- feet in height with a per turbine generating capacity of between 2.0 megawatts (MW) and 4.2 MW on land within the Wind Energy Resource (W-E) Zone. The project also includes associated equipment such as two (2) meteorological towers, laydown yard, construction of new temporary and permanent internal roads, and new 12-kilovolt (kV) underground/overhead electrical collection lines. **Variance Case No. 180003** proposed reductions in safety, wind access, and scenic setbacks as outlined in Exhibit E (Project Information). APN's 516-030-004; 516-030-008; 516-030-014, 516-030-015. Related Cases: WCS 52, WCS 52R1.

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 965-3200 • Fax (951) 955-3157

Desert Office • 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

Sincerely,

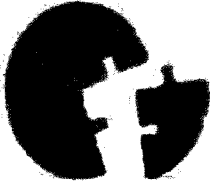
PLANNING DEPARTMENT



Heather Thomson, Archaeologist

Email CC: Jay Olivas, jolivas@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

August 30, 2018

Colorado River Indian Tribes (CRIT)
Brian Etsitty, THPO
26600 Mohave Road
Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (WCS180001)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by September 29, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

COMMERCIAL WECS PERMIT NO. 180001 (WCS180001) / VARIANCE CASE NO. 180003 (VAR180003) – CEQ180059 – Applicant: Painted Hills Wind, LLC – Engineer/Representative: Westwood Professional Services - Fifth Supervisorial District – Western Coachella Valley Area Plan – Open Space: Rural (OS:RUR) – Zoning: Wind Energy (W-E) – 600-Acres – Location: The site is located in Painted Hills north of Interstate 10, west of Highway 62; more specifically, north of Avenue 16, east of Whitewater Canyon Road, west of Windhaven Road at terminus of Painted Hills Road

REQUEST: Commercial WECS Permit No. 180001 proposes to decommission and remove approximately 291 existing commercial wind turbines and install up to 14-new commercial wind turbines up to 500- feet in height with a per turbine generating capacity of between 2.0 megawatts (MW) and 4.2 MW on land within the Wind Energy Resource (W-E) Zone. The project also includes associated equipment such as two (2) meteorological towers, laydown yard, construction of new temporary and permanent internal roads, and new 12-kilovolt (kV) underground/overhead electrical collection lines. Variance Case No. 180003 proposed reductions in safety, wind access, and scenic setbacks as outlined in Exhibit E (Project Information). APN's 516-030-004; 516-030-008; 516-030-014, 516-030-015. Related Cases: WCS 52, WCS 52R1.

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Sincerely,

PLANNING DEPARTMENT



Heather Thomson, Archaeologist

Email CC: Jay Olivas, jolivas@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

August 30, 2018

Morongo Cultural Heritage Program
Ray Huaute, THPO
12700 Pumarra Rd.
Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (WCS180001)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within 30 days of receiving this notice to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

COMMERCIAL WECS PERMIT NO. 180001 (WCS180001) / VARIANCE CASE NO. 180003 (VAR180003) -- CEQ180059 – Applicant: Painted Hills Wind, LLC – Engineer/Representative: Westwood Professional Services - Fifth Supervisorial District – Western Coachella Valley Area Plan – Open Space: Rural (OS:RUR) – Zoning: Wind Energy (W-E) – 600-Acres – Location: The site is located in Painted Hills north of Interstate 10, west of Highway 62; more specifically, north of Avenue 16, east of Whitewater Canyon Road, west of Windhaven Road at terminus of Painted Hills Road

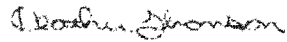
REQUEST: Commercial WECS Permit No. 180001 proposes to decommission and remove approximately 291 existing commercial wind turbines and install up to 14-new commercial wind turbines up to 500- feet in height with a per turbine generating capacity of between 2.0 megawatts (MW) and 4.2 MW on land within the Wind Energy Resource (W-E) Zone. The project also includes associated equipment such as two (2) meteorological towers, laydown yard, construction of new temporary and permanent internal roads, and new 12-kilovolt (kV) underground/overhead electrical collection lines. **Variance Case No. 180003** proposed reductions in safety, wind access, and scenic setbacks as outlined in Exhibit E (Project Information). APN's 516-030-004; 516-030-008; 516-030-014, 516-030-015. Related Cases: WCS 52, WCS 52R1.

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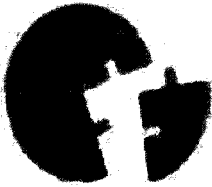
PLANNING DEPARTMENT



Heather Thomson, Archaeologist

Email CC: Jay Olivas, jolivas@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

August 30, 2018

Quechan Indian Tribe
H. Jill McCormick, Historic Preservation Officer
P.O. Box 1899
Yuma, AZ 85366

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (WCS180001)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by September 29, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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Project Description:

COMMERCIAL WECS PERMIT NO. 180001 (WCS180001) / VARIANCE CASE NO. 180003 (VAR180003) – CEQ180059 – Applicant: Painted Hills Wind, LLC – Engineer/Representative: Westwood Professional Services - Fifth Supervisorial District – Western Coachella Valley Area Plan – Open Space: Rural (OS:RUR) – Zoning: Wind Energy (W-E) – 600-Acres – Location: The site is located in Painted Hills north of Interstate 10, west of Highway 62; more specifically, north of Avenue 16, east of Whitewater Canyon Road, west of Windhaven Road at terminus of Painted Hills Road

REQUEST: Commercial WECS Permit No. 180001 proposes to decommission and remove approximately 291 existing commercial wind turbines and install up to 14-new commercial wind turbines up to 500- feet in height with a per turbine generating capacity of between 2.0 megawatts (MW) and 4.2 MW on land within the Wind Energy Resource (W-E) Zone. The project also includes associated equipment such as two (2) meteorological towers, laydown yard, construction of new temporary and permanent internal roads, and new 12-kilovolt (kV) underground/overhead electrical collection lines. Variance Case No. 180003 proposed reductions in safety, wind access, and scenic setbacks as outlined in Exhibit E (Project Information). APN's 516-030-004; 516-030-008; 516-030-014, 516-030-015. Related Cases: WCS 52, WCS 52R1.

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson

Heather Thomson, Archaeologist

Email CC: Jay Olivas, jolivas@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

August 30, 2018

Ramona Band of Cahuilla
Joseph D. Hamilton, Chair
56310 Highway 371, Suite B
Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (WCS180001)

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson

Heather Thomson, Archaeologist

Email CC: Jay Olivas, jolivas@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

August 30, 2018

San Manuel Band of Mission Indians
Jessica Mauck, Cultural Resources Analyst
26569 Community Center Drive
Highland, CA 92346

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (WCS180001)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by September 29, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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Sincerely,

PLANNING DEPARTMENT



Heather Thomson, Archaeologist

Email CC: Jay Olivas, jolivas@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Lench, P.E.
Assistant TLMA Director

August 30, 2018

Soboba Band of Luiseño Indians
Joseph Ontiveros, Cultural Resource Director
P.O. BOX 487
San Jacinto, CA 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (WCS180001)

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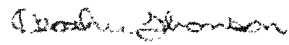
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Sincerely,

PLANNING DEPARTMENT



Heather Thomson, Archaeologist

Email CC: Jay Olivas, jolivas@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

August 30, 2018

Torres Martinez Desert Cahulla Indians
Michael Mirelez, Cultural Resource Coordinator
P.O. Box 1160 Thermal, CA 92274

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (WCS180001)

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson

Heather Thomson, Archaeologist

Email CC: Jay Olivas, jolivas@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

August 30, 2018

Twenty- Nine Palms Band of Mission Indians
Darrell Mike, Chair
46-200 Harrison Place
Coachella, CA 92236

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (WCS180001)

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PLANNING DEPARTMENT

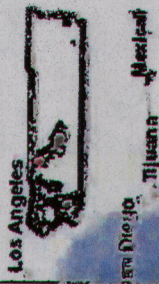
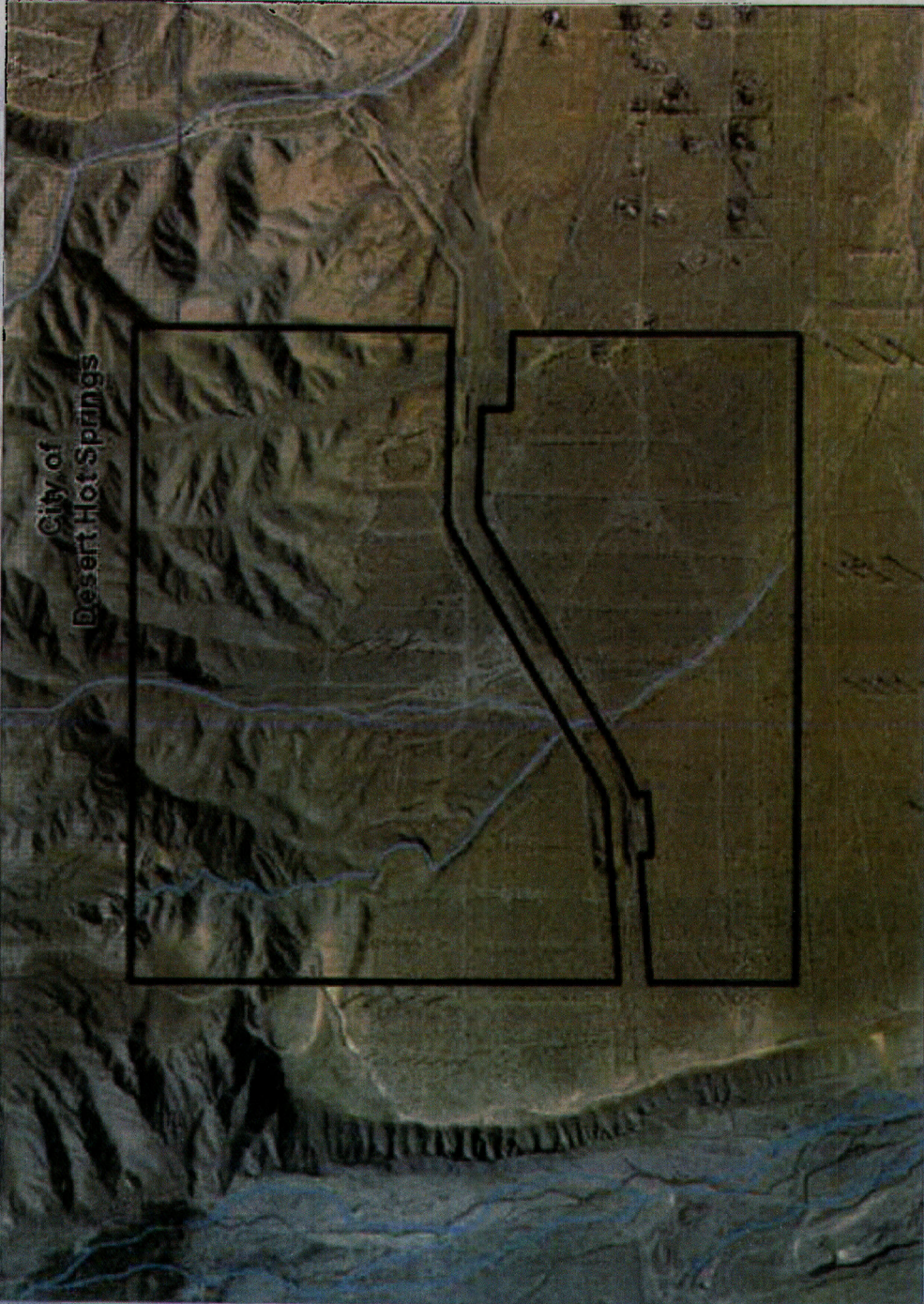


Heather Thomson, Archaeologist

Email CC: Jay Olivas, jolivas@rivco.org

Attachment: Project Vicinity Map and Project Aerial

WCS180001



- Legend**
- Blue Line Streams
 - City Areas
 - World Street Map

Notes

IMPORTANT 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.



3,000 Feet



REPORT PRINTED ON... 8/30/2018 2:48:57 PM

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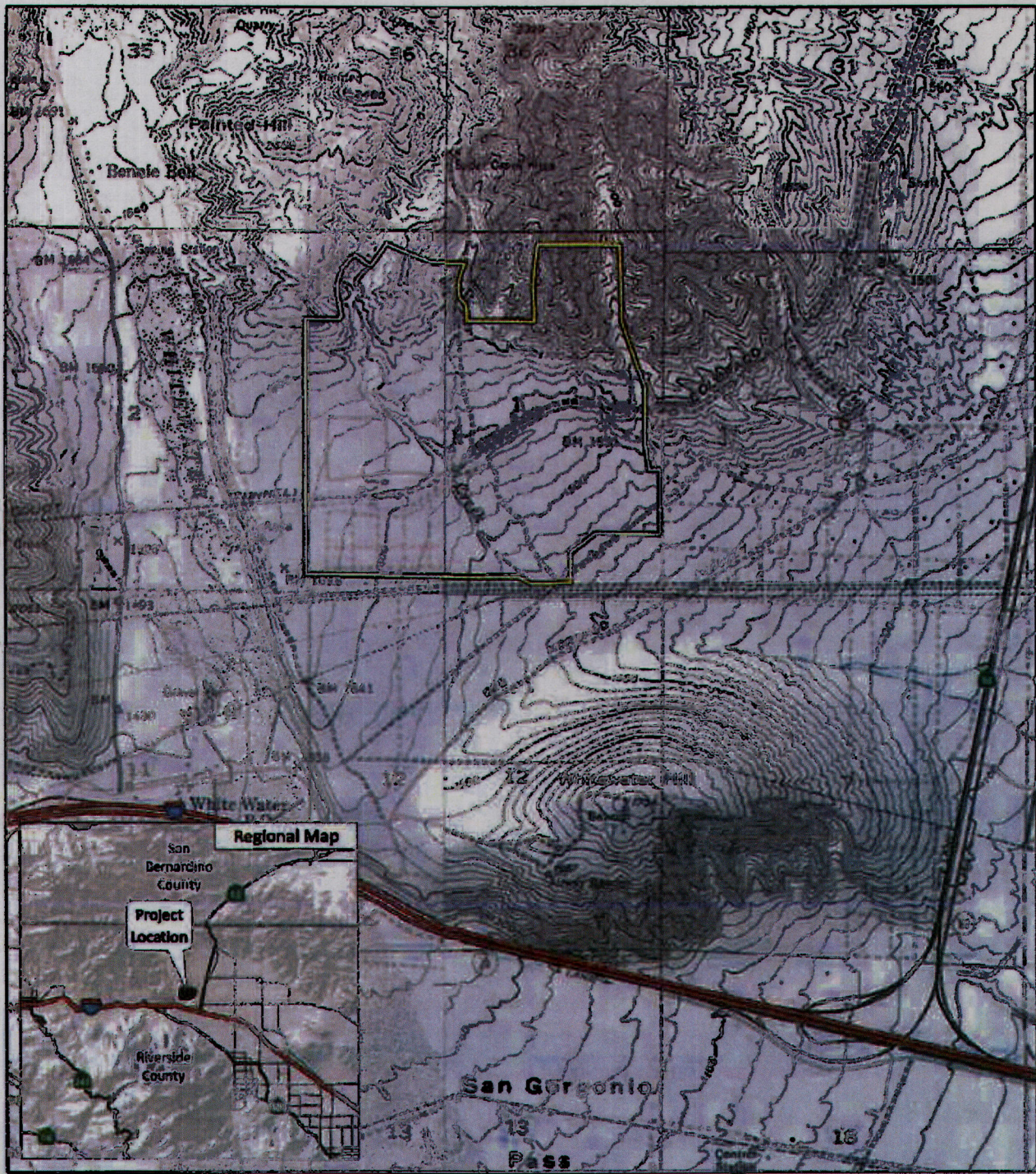



FIGURE 1

LSA

LEGEND

 Survey Area



0 1000 2000
FEET

SOURCE: USGS 7.5' Quad - White Water (1988); Desert Hot Springs (1978)

I:\DUD1801\GIS\MXD\PaintedHills\PR\PaintedHills_ProjectLocation.mxd (6/26/2018)

Painted Hills Wind Energy Repowering Project
Project Location Map



THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

Office of the General Manager

October 8, 2018

Via Electronic & U.S. Mail

Mr Jay Olivas
Riverside County
4080 Lemon Street, 12th Floor
Riverside, California 92502

Dear Mr. Olivas:

Initial Case Transmittal for Commercial WECS Permit No. 180001 (WCS180001) /
Variance Case No. 180003 (VAE180003) - CEQ180059 Painted Hills Wind Development

The Metropolitan Water District of Southern California (Metropolitan) has reviewed the Development Advisory Committee ("DAC") Initial Case Transmittal for Commercial WECS Permit No. 180001 (WCS180001) / Variance Case No. 180003 (VAR180003) – CEQ180059 – Applicant: Painted Hills Wind, LLC.

The County of Riverside is taking comments through October 8, 2018 on the proposed decommissioning and removal of approximately 291 existing commercial wind turbines and installation of up to 14 new commercial wind turbines up to 500 feet in height with a per turbine generating capacity of between 2.0 megawatts (MW) and 4.2 MW on land within the Wind Energy Resource (W-E) Zone. The project also proposes to include associated equipment such as two (2) meteorological towers, laydown yard, construction of new temporary and permanent internal roads, and new 12-kilovolt (kV) underground/overhead electrical collection lines. This letter contains Metropolitan's response to the Transmittal Notice as a potentially affected public agency.

Metropolitan is a public agency and regional water wholesaler. It is comprised of 26 member public agencies serving approximately 19 million people in portions of six counties in southern California. One of Metropolitan's major supplies is Colorado River water conveyed via Metropolitan's Colorado River Aqueduct (CRA). Metropolitan holds a contract with the Bureau of Reclamation for water service from the Colorado River. The CRA consists of tunnels, open canals and buried pipelines. CRA-related facilities also include reservoirs, an electrical transmission system, access and patrol roads, communication facilities, and residential housing sites. The CRA, which can deliver over 1.2 million acre-feet of water annually to the southern California coastal plain, extends 242 miles from the Colorado River, through the Mojave Desert to Lake Mathews. Metropolitan has five pumping plants located along the CRA.

Mr Jay Olivas
Page 2
October 8, 2018

Metropolitan's ownership and operation of the CRA is vital to its mission to provide Metropolitan's 5,200 square mile service area with adequate and reliable supplies of high-quality water to meet present and future needs in an environmentally and economically responsible way.

Metropolitan is concerned with the potential impacts to its fee property and CRA pipeline from the resulting delivery and the locations of new commercial wind turbines and removal of approximately 291 existing wind turbines. From the project description, it appears that the project will cross and come in close contact with Metropolitan's CRA and related rights-of-way. Two lease agreements exist for ingress and egress to cross the CRA between Sta. 9590+00 to 9620+00, APNs 668-020-002 and 668-050-016 (R.L. 666) and CRA between Sta. 9665+00 to 9665+30, APN 516-030-010 (R.L. 659).

Per the terms of the existing lease agreement, ingress and egress across the CRA are subject to load restrictions. If the project proponent plans to use any equipment or engage in any activity on the above referenced property which will impose loads greater than AASHTO H-20 for any reasons, including non-routine maintenance or removal and replacement of wind turbine generators, the project proponent shall submit the specifications of such equipment and associated additional pipeline protections for review and written approval by Metropolitan at least twenty working days prior to its use. In addition, if the project proponent intends to perform non-routine maintenance on their wind based electrical generation facilities, the project proponent shall call Metropolitan's Operations Control Center at telephone (626) 844-5610 three working days (Monday through Thursday) prior to entering Property unless an emergency requires immediate action that prevents the project proponent from providing such three days notice and notify the DVL Team Manager, telephone (714) 330-7352 about the activities and on-site schedule.

Please note that Metropolitan does not allow any structures within its fee property or easement. Additionally, Metropolitan requires a minimum setback for all buildings and structures including the wind turbines of at least 500 feet from the edge of Metropolitan's rights-of-way. The location of the wind turbines T-1, T-6 and T-9 may need to be revised, as they appear to be located closer than 500 feet from the edge of our right-of-way, as shown on the overall site plan. Development associated with the proposed project must not restrict any of Metropolitan's day-to-day operations and/or access to its facilities. Metropolitan must be allowed to maintain its rights-of-way and requires unobstructed access to its facilities and properties at all times in order to repair and maintain its system.

Detailed prints of drawings of Metropolitan's pipelines and rights-of-way may be obtained by calling Metropolitan's Substructures Information Line at (213) 217-7663. To assist in preparing plans that are compatible with Metropolitan's facilities, easements and properties, we have enclosed a copy of the "Guidelines for Improvements and Construction Projects Proposed in the Area of Metropolitan's Facilities and Rights-of-Way." Please note that all submitted plans must

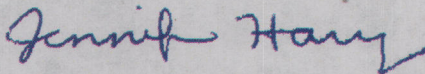
THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

Mr Jay Olivas
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clearly identify Metropolitan's facilities and rights-of-way. In order to avoid potential conflicts with Metropolitan's facilities and rights-of-way, Metropolitan requires that detailed design plans for any activities within the vicinity of our facilities, fee property or rights-of way be submitted prior to construction for review and written approval. Approval of the proposed project where it could impact Metropolitan's property should be contingent on Metropolitan's approval of design plans for the proposed project.

We appreciate the opportunity to provide input to your planning process. If we can be of further assistance, please contact Malinda Stalvey at (213) 217-5545.

Very truly yours,



Jennifer Harriger
Team Manager, Environmental Planning Section

MS:ms

Share Point\Riverside County\Painted Hills WECS Permit No. 180001

encl: Location Map
RL 659
RL 666
Guidelines

cc: K.M. Callanan
C.M. Stites
S. Zarch

Olivas, Jay

From: Stalvey, Malinda K <mstalvey@mwdh2o.com>
Sent: Thursday, November 15, 2018 3:56 PM
To: Olivas, Jay
Cc: Zareh, Shohreh
Subject: Proposed WCS180001 Painted Hills - MWD Pipeline
Attachments: Painted Hills_Setbacks_to_MWD_Property_and_Aqueduct.pdf

Good afternoon Jay,


Per our 11/14/2018 conference call with representatives from the County of Riverside and The Metropolitan Water District (Environmental Planning and Substructures staff), Metropolitan has no general objections to the proposed locations of the turbines on the north and south side of Colorado River Aqueduct as shown on the attached exhibit. As stated in the email below from Robert Skaggs, Turbine T-1, which has the closest distance to our CRA, will be less than 462 feet in height. The County of Riverside and the project proponent agreed that a complete list of the construction equipment to be used over the existing road for the removal of the existing and installation of new Turbines will be submitted to Metropolitan prior to start of work.

Thank you for contacting us regarding the project.

Please let me know, if you have any questions.

Regards,
Malinda

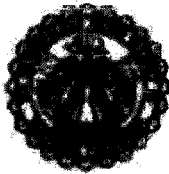
Malinda Stalvey
Senior Environmental Specialist
Metropolitan Water District of Southern California
700 North Alameda Street
Los Angeles, California 90012
(o) 213-217-5545
mstalvey@mwdh2o.com



From: Robert Skaggs [mailto:rskaggs@terra-gen.com]
Sent: Thursday, November 08, 2018 4:44 PM
To: Olivas, Jay <JOLIVAS@RIVCO.ORG>; Baez, Ken <KBAEZ@RIVCO.ORG>
Cc: Armand Anselmo <AAnselmo@terra-gen.com>; Craig Pospisil <CPospisil@terra-gen.com>
Subject: Proposed WCS180001 Painted Hills - MWD Pipeline

Hi Jay and Ken,

Thanks for reaching out to me this afternoon. As I mentioned, please find attached the map showing the closest proposed turbines to the aqueduct and their setback distances from both the property line and the pipeline. The following points should be noted, and I would be happy to discuss further:



**THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA**

Office of the General Manager

October 8, 2018

Via Electronic & U.S. Mail

Mr Jay Olivas
Riverside County
4080 Lemon Street, 12th Floor
Riverside, California 92502

Dear Mr. Olivas:

**Initial Case Transmittal for Commercial WECS Permit No. 180001 (WCS180001) /
Variance Case No. 180003 (VAE180003) - CEQ180059 Painted Hills Wind Development**

The Metropolitan Water District of Southern California (Metropolitan) has reviewed the Development Advisory Committee ("DAC") Initial Case Transmittal for Commercial WECS Permit No. 180001 (WCS180001) / Variance Case No. 180003 (VAR180003) - CEQ180059 - Applicant: Painted Hills Wind, LLC.

The County of Riverside is taking comments through October 8, 2018 on the proposed decommissioning and removal of approximately 291 existing commercial wind turbines and installation of up to 14 new commercial wind turbines up to 500 feet in height with a per turbine generating capacity of between 2.0 megawatts (MW) and 4.2 MW on land within the Wind Energy Resource (W-E) Zone. The project also proposes to include associated equipment such as two (2) meteorological towers, laydown yard, construction of new temporary and permanent internal roads, and new 12-kilovolt (kV) underground/overhead electrical collection lines. This letter contains Metropolitan's response to the Transmittal Notice as a potentially affected public agency.

Metropolitan is a public agency and regional water wholesaler. It is comprised of 26 member public agencies serving approximately 19 million people in portions of six counties in southern California. One of Metropolitan's major supplies is Colorado River water conveyed via Metropolitan's Colorado River Aqueduct (CRA). Metropolitan holds a contract with the Bureau of Reclamation for water service from the Colorado River. The CRA consists of tunnels, open canals and buried pipelines. CRA-related facilities also include reservoirs, an electrical transmission system, access and patrol roads, communication facilities, and residential housing sites. The CRA, which can deliver over 1.2 million acre-feet of water annually to the southern California coastal plain, extends 242 miles from the Colorado River, through the Mojave Desert to Lake Mathews. Metropolitan has five pumping plants located along the CRA.

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Metropolitan is concerned with the potential impacts to its fee property and CRA pipeline from the resulting delivery and the locations of new commercial wind turbines and removal of approximately 291 existing wind turbines. From the project description, it appears that the project will cross and come in close contact with Metropolitan's CRA and related rights-of-way. Two lease agreements exist for ingress and egress to cross the CRA between Sta. 9590+00 to 9620+00, APNs 668-020-002 and 668-050-016 (R.L. 666) and CRA between Sta. 9665+00 to 9665+30, APN 516-030-010 (R.L. 659).

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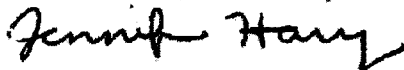
THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

**Mr Jay Olivas
Page 3
October 8, 2018**

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We appreciate the opportunity to provide input to your planning process. If we can be of further assistance, please contact Malinda Stalvey at (213) 217-5545.

Very truly yours,



**Jennifer Harriger
Team Manager, Environmental Planning Section**

**MS:ms
Share Point/Riverside County/Painted Hills WECS Permit No. 180001**

**encl: Location Map
RL 659
RL 666
Guidelines**

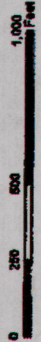
**cc: K.M. Callanan
C.M. Stites
S. Zarch**










Wind Rose

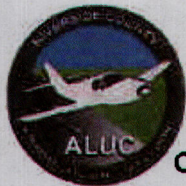


Dominant wind direction is from the west →



Legend

-  Turbines
-  Turbine Rotor Diameter
-  Colorado River Aqueduct
-  Project Boundary
-  Setbacks to Aqueduct
-  Parcel/Assessor
-  Setbacks to Property Line



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

October 22, 2018

Mr. Jay Olivas, Urban Regional Planner IV
Riverside County Planning Department
77-588 El Duna Court, Suite H
Palm Desert CA 92211

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

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Temecula

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4000 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

RE: **AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

File No.: ZAP1068PS18
Related File Nos.: WCS180001 (Commercial WECS Permit), VAR180003 (Variance)
APNs: 516-030-004, 516-030-008, 516-030-014, 516-030-015

Dear Mr. Olivas:

On October 11, 2018, the Riverside County Airport Land Use Commission (ALUC) found Riverside County Case No. WCS180001 (Commercial WECS Permit), a proposal to decommission and remove approximately 291 existing commercial wind turbines and install 14 new commercial wind turbines with a maximum height of 499 feet with a per turbine energy generating capacity between 2.0 megawatts (MW) and 4.2 MW (along with associated equipment such as a laydown yard, construction of new temporary and permanent internal roads, and new 12-kilovolt (kV) underground/overhead electrical collection lines) on 600 acres located westerly of the unincorporated community of Painted Hills and, more specifically, northerly of Avenue 16, easterly of Whitewater Canyon Road, and westerly of Windhaven Road at the terminus of Painted Hills Road, along with Case No. VAR180003 (Variance), a proposal to reduce safety, wind access, and scenic setbacks specified pursuant to Section 18.41 of Ordinance No. 348, **CONSISTENT** with the 2004 Riverside County Airport Land Use Compatibility Plan and the 2005 Palm Springs International Airport Land Use Compatibility Plan, subject to updated conditions provided at the meeting that incorporate requirements included in the Federal Aviation Administration (FAA) Determination of No Hazard to Air Navigation letters issued on October 9, 2018, plus a new condition added by the Commission (new FAA and Commission conditions added at the hearing shown in **bold type**), as shown below.

CONDITIONS:

1. The proposed WECS shall not generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
2. Rotor blades shall utilize a flat or matte (non-glossy) finish so as to minimize the reflection of sunlight towards an aircraft engaged in an initial straight climb during takeoff or towards an aircraft engaged in a straight final approach toward a landing at an airport.
3. The WECS and any accessory uses shall not generate smoke or water vapor and shall be designed so as not to attract large concentrations of birds.
4. The combined height of each WECS and its foundation shall not exceed 499 feet above ground level (AGL).
5. This project has been evaluated by Airport Land Use Commission (ALUC) and the Federal Aviation Administration (FAA) for the 14 wind turbines only. Any increase in number, height, or change in location of the turbines, or any proposal for new structures

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