

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

COMMERCIAL WECS PERMIT NO. 180001/VARIANCE CASE NO. 180003 – Intent to Adopt a Mitigated Negative Declaration – 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 northerly of Interstate 10, and westerly of Highway 62; more specifically, northerly of 16th Avenue, easterly of Whitewater Canyon Road, and westerly 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 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 (“Project”). 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** proposes 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.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **NOVEMBER 28, 2018**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner, Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12th Floor, Riverside, CA 92501 or the Desert Office, 77588 El Duna Court Suite H, Palm Desert, CA 92211. For an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT/Attn: Jay Olivas
77588 El Duna Court Suite H, Palm Desert, CA 92211