



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

NOVEMBER 28, 2018

*Planning
Commissioners
2018*

*1st District
Carl Bruce
Shaffer*

*2nd District
Aaron Hake*

*3rd District
Ruthanne Taylor-
Berger
Chairman*

*4th District
Bill Sanchez
Vice-Chairman*

*5th District
Eric Kroencke*

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

*Legal Counsel
Michelle Clack
Deputy
County Counsel*

AGENDA REGULAR MEETING RIVERSIDE COUNTY PLANNING COMMISSION COUNTY ADMINISTRATIVE CENTER First Floor Board Chambers 4080 Lemon Street, Riverside, CA 92501

Any person wishing to speak must complete a "SPEAKER IDENTIFICATION FORM" and submit it to the Hearing Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply provide your name and address and state that you agree with the previous speaker(s).

Any person wishing to make a presentation that includes printed material, video or another form of electronic media must provide the material to the Project Planner at least 48 hours prior to the meeting.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact Elizabeth Sarabia, TLMA Commission Secretary, at (951) 955-7436 or e-mail at esarabia@rivco.org. Requests should be made at least 72 hours prior to the scheduled meeting. Alternative formats are available upon request.

CALL TO ORDER:

SALUTE TO THE FLAG – ROLL CALL

1.0 CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)

1.1 **ADOPTION OF THE 2019 PLANNING COMMISSION CALENDAR**

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request).

NONE

3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter.

3.1 **CONDITIONAL USE PERMIT NO. 180017 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – Intent to Approve a Determination of Public Convenience and Necessity** – Applicant: Los Panchos Market and Restaurant, Inc. – Engineer/Representative: Ross Accounting and Advisory Services – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Lorimer Street, westerly of Grand Avenue, and southerly of Pederson Street – 0.14 Gross Acres – Zoning: General Commercial (C-1 & C-P) – **REQUEST:** CUP180017 is a request to establish a Type 20 (Off-Sale Beer & Wine) ABC license in conjunction with the existing Los Panchos Market. Continued from November 7, 2018. Project Planner: John Hildebrand at (951) 955-1888 or email at jhildebr@rivco.org.

4.0 PUBLIC HEARING – NEW ITEMS: 9:00 a.m. or as soon as possible thereafter.

4.1 **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. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

- 4.2 **SPECIFIC PLAN NO. 339, GENERAL PLAN AMENDMENT NO. 686, CHANGE OF ZONE NO. 6915 – Intent to Certify an Environmental Impact Report** – EIR00506 – Applicant: GLC Enterprises, LLC – Specific Plan Representative: Danielan Associates – CEQA Consultant: Envicom Corporation – Engineer: KWC Engineers – Fourth Supervisorial District – Chuckwalla Zoning Area – Eastern Coachella Valley Area Plan – Open Space: Rural (OS-RUR) – Location: Westerly of Cotton Springs Road, northerly of Box Canyon Road, easterly of Interstate 10 Cactus City Rest Area, and southerly of Joshua Tree National Park, on either side of Interstate 10 – Zoning: Controlled Development Areas – 10 Acre Minimum (W-2-10) – Natural Assets (N-A) – **REQUEST: Specific Plan No. 339** is a proposal to establish a Specific Plan which would allow for a maximum of 8,490 sq. ft. dwelling units and up to 1.38 million sq. ft. of non-residential uses within an approximately 1,848 acre development footprint divided between six (6) Villages within an overall 5,000 acres Specific Plan area. **General Plan Amendment No. 686** is a proposal for a General Plan Foundation Component Amendment and General Plan Entitlement/Policy Amendment to change the underlying Foundation from Open Space to Community Development and change the land use designation from Open Space: Rural (OS-RUR) to those as reflected in the Specific Plan land use plan, which include Open Space-Conservation Habitat (OS-CH), Open Space-Recreation (OS-R), Mixed Use (MU), Commercial Retail (CR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Highest Density Residential (HHDR), and Public Facilities (PF) designations. **Change of Zone No. 6915** is a proposal to change the zoning classification of the subject site from a mix of Controlled Development Areas, 10 Acre Minimum (W-2-10) and Natural Assets (N-A) to Specific Plan (SP) and adopt a Specific Plan zoning ordinance to establish the permitted uses and development standards for the Specific Plan Planning Areas. **Environmental Impact Report No. 506** studies the impacts of the project. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org

5.0 WORKSHOPS:

NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONERS' COMMENTS

2019 PLANNING COMMISSION CALENDAR

Wednesdays at 9:00 a.m. on the dates and location noted below

Riverside: County Administration Center, Board Chambers 1st floor, 4080 Lemon Street

Desert: Location TBD

No Meeting: Dark

Holidays: Closed

1.1

January						
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Review the agenda prior to meeting date to confirm the time and location. The meeting dates, times, and locations are subject to change.

2019 Planning Commission Hearing Date Wednesdays at 9:00 a.m.	Hearing location
County Administration Center 1st Floor Board Chambers 4080 Lemon Street	Riverside
Steve Robbins Administration Building CVWD - Administration Board Room 75515 Hovley Lane East	Palm Desert
January 16, 2019	Riverside
January 30, 2019	Desert
February 6, 2019	Riverside
February 20, 2019	Riverside
March 6, 2019	Riverside
March 20, 2019	Riverside
April 3, 2019	Riverside
April 17, 2019	Riverside
May 1, 2019	Riverside
May 15, 2019	Desert
June 5, 2019	Riverside
June 19, 2019	Riverside
July 17, 2019	Riverside
July 31, 2019	Riverside
August 7, 2019	Riverside
August 21, 2019	Riverside
September 4, 2019	Riverside
September 18, 2019	Riverside
October 2, 2019	Riverside
October 16, 2019	Desert
November 6, 2019	Riverside
November 20, 2019	Riverside
December 4, 2019	Riverside
December 18, 2019	Riverside

Desert Meetings at 9:30 a.m.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**


Agenda Item No.

3.1

Planning Commission Hearing: November 28, 2018

PROPOSED PROJECT

Case Number:	CUP180017	Applicant:	
CEQA Exempt	Section 15301 (Existing Facilities)	Los Panchos Market	
Area Plan:	Elsinore	Representative:	
Zoning Area/District:	Lakeland Village District	Ross Accounting and Advisory Services	
Supervisory District:	First District		
Project Planner:	John Earle Hildebrand III		
Project APNs:	381-221-028, 381-221-029, & 381-221-030		
Continued From:	N/A		



Juan C. Perez
Assistant CEO/TLMA Director

PROJECT DESCRIPTION AND LOCATION

Conditional Use Permit No. 180017 is a request to allow for the sale of alcoholic beverages for off-premises consumption by establishing a Type 20 (Off-Sale Beer & Wine) ABC license in conjunction with the existing Los Panchos Market.

The project site is generally located north of Lorimer Street, west of Grand Avenue, and south of Pederson Street. Specifically, the project site is located at 17941 Grand Avenue, Elsinore, CA 92530, and is within the Elsinore Area Plan and the First Supervisorial District.

PROJECT RECOMMENDATION

STAFF RECOMMENDATION:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act ("CEQA"), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) based on the findings and conclusions in the staff report; and,

APPROVE the **DETERMINATION OF PUBLIC CONVENIENCE AND NECESSITY**, so that a license to allow the sale of beer and wine for off-site consumption within the subject property may be issued by California Department of Alcoholic Beverages Control ("ABC"), based upon the findings and conclusions incorporated in the staff report; and

APPROVE **Conditional Use Permit No. 180017**, subject to the attached Advisory Notification Document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Existing General Plan Foundation Component:	Community Development
Existing General Plan Land Use Designation:	Commercial Retail (CR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Lakeland Village Policy Area
Surrounding General Plan Land Uses	
North:	Medium Density Residential (MDR)
East:	Commercial Retail (CR)
South:	Commercial Retail (CR)
West:	Medium Density Residential (MDR)
Existing Zoning Classification:	General Commercial (C-1 & C-P)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	General Commercial (C-1 & C-P)
East:	General Commercial (C-1 & C-P)
South:	General Commercial (C-1 & C-P)
West:	General Commercial (C-1 & C-P)
Existing Use:	Market & Restaurant
Surrounding Uses	
North:	Vacant & Residential
South:	Residential
East:	Residential
West:	Vacant & Residential

Located Within:

City's Sphere of Influence:	Yes – Lake Elsinore
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	Yes
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B

WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The project site includes an existing market/restaurant business called Los Panchos Market. The business operates within an approximate 3,500 square-foot building and has general operating hours between 8:00am to 9:00pm, daily. The business offers general grocery items, fresh fruits and meats, and also includes a dining area for restaurant services. The business was previously established under Plot Plan No. 18782, approved at the Director's Hearing January 2004. The approval was to establish a convenience store and delicatessen within the C-1 & C-P Zoning Classification. The restaurant portion of the business has an existing Type 41 (On-Sale Beer and Wine in a Bona Fide Public Eating Place) Alcoholic Beverage Control ("ABC") license. This Conditional Use Permit is a request to allow for the sale of alcoholic beverages for off-premises consumption (Type 20 Off-Sale Beer & Wine ABC license), in conjunction with the existing market.

Alcoholic Beverage License Concentrations

The California Department of Alcoholic Beverage Control (“ABC”) is the controlling State entity which grants, renews, and revokes all ABC licenses. ABC determines how many On-Sale and Off-Sale alcoholic beverage license types should be issued per census tract, based upon the tract’s population. The existing Los Panchos Market is located within census tract no. 464.02 and the results of the 2010 census, show that this tract has a total population of 4,684 persons. Pursuant to ABC, Off-Sale license types are issued at a rate of one (1) license per 2,000 residents. Currently, the tract contains two Off-Sale licenses, one for Circle K, located at 17671 Grand Avenue and the other for Ly Gas & Mini Mart, located at 17595 Grand Avenue. This project includes a request to establish an additional Off-Sale license type within tract no 464.02, which would result in an overconcentration of licenses for the census tract. ABC generally defers the decision making process for allowing new ABC licenses in overconcentrated census tracts to the local jurisdiction which has land use authority, when Public Convenience and Necessity (“PCN”) findings can be made. In this case, the business has no outstanding violations related to their existing On-Sale ABC license, and the business is not located within a high crime area. Furthermore, the addition of alcoholic beverage sales for off-site consumption, provides a community convenience in addition to having access to general food items. As a result, County staff is supporting the addition of a third ABC license within census tract no. 464.02.

Sphere of Influence

The project site is located within the City of Lake Elsinore sphere of influence area and was submitted to the City for review, during the initial County review process. County staff received no comments either in support or in opposition from the City of Lake Elsinore regarding this project.

File No. CUP180017 was submitted to the County of Riverside on June 26, 2018.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

This project is exempt from the California Environmental Quality Act (“CEQA”) pursuant to Article 19 - Categorical Exemptions, Section 15301 (Existing Facilities), as the site contains an existing 3,500 square-foot building for the Los Panchos Market and no new construction or other physical expansion is proposed under this project. The scope of this Conditional Use Permit is to establish a Type 20 (Off-Sale Beer and Wine) ABC license, in conjunction with the existing business. Impacts associated with the addition of an off-sale alcoholic beverage control license will be negligible.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made:

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Community Development: Commercial Retail (CD:CR) and is located within the Elsinore Area Plan. Alcoholic beverage sales, in conjunction with a restaurant and convenience store, is a compatible use with the Commercial Retail General Plan Land Use Designation, as it’s characterized as a commercial activity.

2. The project site has a Zoning Classification of C-1 & C-P (General Commercial), which is consistent with the Riverside County General Plan Land Use Designation of Commercial Retail.
3. The project site is located within the Lakeland Village Policy Area and the proposed use of alcoholic beverage sales, in conjunction with a restaurant and convenience store, is consistent with the policy area. The Policy encourages walkable commercial serving uses within the residential areas and this project provides such use.
4. The project is consistent with Ordinance No. 348 (Land Use) and is allowed within the General Commercial (C-1 & C-P) Zoning Classification, subject to Conditional Use Permit approval.

Conditional Use Permit Findings:

1. The project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The project site contains an existing 3,500 square-foot building, supporting the Los Panchos Market, which is a restaurant and convenience store. No new construction is proposed under this Conditional Use Permit. This project will allow for the sale of alcoholic beverages for offsite consumption. The department of Alcoholic Beverage Control, along with the County of Riverside, will monitor general site operations related to alcohol sales, to ensure there will be no negative impacts to the surrounding community.
3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property. The project site has a General Commercial Zoning Classification. The project is compatible with the surrounding community through providing a local commercial service.
4. The plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. No new construction is proposed and no additional right-of-way is required.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. No new construction is proposed under this project, nor will the land be subdivided.

Development Standard Findings:

1. Pursuant to the County's zoning ordinance, Ordinance No. 348, Section 18.48 – Alcoholic Beverage Sales, this project meets the following development standards:
 - a. Such facilities shall not be situated in such a manner that vehicle traffic from the facility may reasonably be believed to be a potential hazard to a school, church, public park, or

playground. The project site is located over a half mile away from the nearest school and there are no other churches, parks, or playgrounds within a mile of the site. As a result, any potential vehicle traffic generated from the use, will not interfere with any schools, churches, parks, or playgrounds in the area.

- b. Notice of hearing shall be given to all owners of property within 1,000 feet of the subject facility, to any elementary school or secondary school district within whose boundaries the facility is located and to any public entity operating a public park or playground within 1,000 feet of the subject facility. The Planning Director may require that additional notice be given, in a manner the Director deems necessary or desirable, to other persons or public entities. Notices were sent to all property owners within 1,000 feet of the project site. Furthermore, there are no public facilities within 1,000 feet of the project site.

Public Convenience & Necessity (“PCN”) Findings:

1. The project site is located within census tract no. 464.02. Pursuant to ABC, an Off-Sale ABC license type may be issued at a rate of one (1) license per 2,000 residents, within each census tract. Pursuant to the 2010 census, 4,684 residents are within census tract no. 464.02. There are two (2) existing Off-Sale ABC license types within this census tract and this Conditional Use Permit is a request to establish a third Off-Sale license type, resulting in an overconcentration. Additional ABC licenses may be granted in overconcentrated census tracts, provided that the following public convenience and necessity findings can be made:
 - a. Los Panchos Market has no outstanding violations associated with their existing Type 41 (On-Sale Beer and Wine in a Bona Fide Public Eating Place) ABC license and is in good standing with ABC and Riverside County.
 - b. The subject site and surrounding community is not within a high crime area, whereby the average number of crimes for the location exceeds the County-wide average.
 - c. An additional Off-Sale ABC license type provides a convenience to the residents in the surrounding community by allowing the purchase of alcoholic beverages in conjunction with their convenience/market items in a single location, reducing the need for additional trips.

Other Findings:

1. The project site is not located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan (“WRCMSHCP”).
2. The project site is located within the City of Lake Elsinore Sphere of Influence. A notice was provided to the City for review and comment regarding the proposed project, during the initial County review process. No comments were received either in favor or opposition.
3. The project site is not located within an Airport Influence Area (“AIA”) boundary and is therefore not subject to the Airport Land Use Commission (“ALUC”) review.
4. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with

all lighting standards specified within Ordinance No. 655, pursuant to Zone B. Additionally, no new lighting is proposed in conjunction with this Conditional Use Permit.

5. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").

Fire Findings:

1. The project site is located within a Local Responsibility Area ("LRA") and is within a Very High Fire hazard severity zone. As a part of being within an SRA or Very High Fire zone, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance with sections 4290 and 4291 of the Public Resources Code by implementing certain fire protection practices. The project site includes an existing restaurant and convenience store. The scope of this project includes the addition of a Type 20 (Off-Sale Beer and Wine) ABC license. No new construction or subdivision of the property is part of this project. The property meets the requirements for fire protection.
 - b. The project site includes an existing restaurant and convenience store. Adequate fire protection and suppression services in place to support the use.
 - c. The project site meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787. The project site includes an existing restaurant and convenience store. Adequate access to the site is provided directly from Grand Avenue.

Conclusion:

1. For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to all property owners within 1,000 feet of the project site. As of the writing of this report, Planning Staff has received no written communication or phone calls in support or opposition to the proposed project.

APPEAL INFORMATION

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

Template Location: Y:\Planning Master Forms\Templates\Staff Report\Staff_Report_Template_DH_PC.docx
Template Revision: 10/17/18



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



10/30/18, 1:36 pm

CUP180017

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP180017. 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 - 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)
- Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Tribal Intergovernmental Consultation)

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}

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 1 AND - Federal, State, & Local Regulation Compliance
(cont.)

- 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 TTMs}
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
{Geographically 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 TTMs}
- 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. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 2 AND - Preamble

This Advisory Notification Document ("AND") is included as part of the justification for the recommendation of approval of this project and is intended to advise the applicant of various Federal, State, and County regulations applicable to this entitlement and the subsequent development of the subject property, in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 3 AND - Project Description & Operational Limits

This permit, File No. CUP180017, is to establish a Type 20 (Off-Sale Beer & Wine) ABC license in conjunction with the existing Los Panchos Market. Any physical expansion to the facility, may require an additional entitlement process.

E Health

E Health. 1 Food Plans

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 Food Plans (cont.)

For any remodel to the facility, please submit a set of plans to the Department of Environmental Health including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with applicable California Health and Safety Code.

General

General. 1 General – Business Licensing

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

General. 2 General – Causes for Revocation

In the event the use hereby permitted under this permit is found:

- (a) to be in violation of the terms and conditions of this permit; and/or,
- (b) to have been obtained by fraud or perjured testimony; and/or,
- (c) to be detrimental to the public health, safety or general welfare, or is a public nuisance,

then this permit shall be subject to revocation procedures.

General. 3 General – Ceased Operations

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

General. 4 General – Hold Harmless

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

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the project or its associated environmental documentation; and,
- (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the project, including, but not limited to, decisions made in response to California Public Records Act requests; and

ADVISORY NOTIFICATION DOCUMENT

General

General. 4 General – Hold Harmless (cont.)

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

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

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

General. 5 General – Human Remains

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

General. 6 General – Permit Expiration

This approved permit shall be used within eight (8) years from the approval date; otherwise, the permit shall be null and void. The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the eight (8) years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved,

ADVISORY NOTIFICATION DOCUMENT

General

General. 6 General – Permit Expiration (cont.)
the total time allowed for use of the permit shall not exceed ten (10) years.

General. 7 General – Review Fees

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan, or mitigation and monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning

Planning. 1 General - Maintain Licensing

At all times, the owner/operator shall maintain and keep in effect a valid license with the Department of Alcoholic Beverage Control ("ABC") and remain in good standing through compliance of all State and County requirements pertaining to use of the license.

Planning. 2 General - No Employee Drinking

No employee shall solicit, accept, or consume any alcoholic beverage while on the premises engaged in a work related activity.

Planning. 3 General - Parcel Merger

The project site spans three (3) separate parcels - APNs: 381-221-028, 381-221-029, & 381-221-030. No new construction or modification to the existing structure is proposed under this project. Any future building modifications, such as a substantial remodel or expansion, will require a parcel merger, whereby all three parcels shall become one.

Planning. 4 General - Security

If not already installed, a camera security system shall be installed with the appropriate amount of cameras and locations, that can monitor the facility on the inside and outside, at all times.

Planning. 5 General - Training

The owner/operator shall provide sufficient training to all employees involved in alcoholic beverage sales. Training should include certification in the Licensee Education on Alcohol and Drugs (L.E.A.D.) program or a comparable training course.

Planning-CUL

Planning-CUL. 1 If Human Remains Found

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 1 If Human Remains Found (cont.)

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 2 Unanticipated Resources

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.

No new construction is proposed under this application; however, if during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

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.

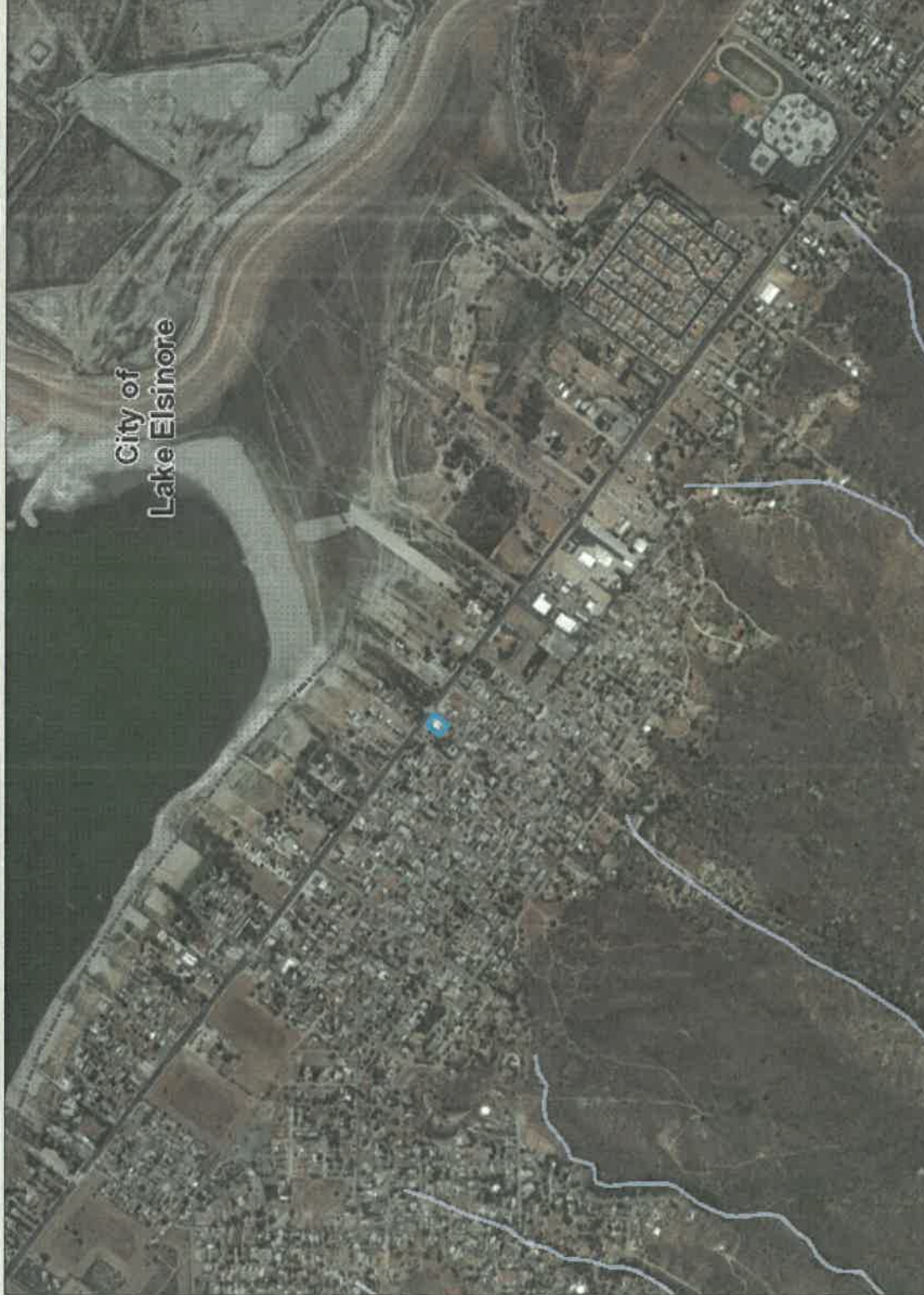
Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* 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.

Vicinity Map

CUP180017



Legend

- Blue Line Streams
- City Areas
- World Street Map



0 1,505 3,009 Feet

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.

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Notes

Aerial Map

CUP180017



Legend

- Blue line: Blueline Streams
- Red dashed line: City Areas
- Black dashed line: World Street Map



0 188 376 Feet

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.

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General Plan Map

CUP180017



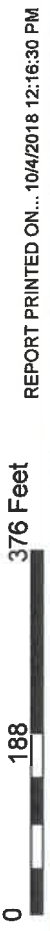
Legend

- General Plan Land Use**
- Rural Community - Estate Density Residential
 - Rural Community - Very Low Density Residential
 - Rural Community - Low Density Residential
 - Estate Density Residential
 - Very Low Density Residential
 - Low Density Residential
 - Medium Density Residential
 - Medium High Density Residential
 - High Density Residential
 - Very High Density Residential
 - Highest Density Residential
 - Commercial Retail
 - Commercial Tourist
 - Commercial Office
 - Community Center
 - Light Industrial
 - Heavy Industrial
 - Business Park
 - Public Facilities
 - Mixed Use Area
 - Rural Residential
 - Rural Mountainous
 - Rural Desert
 - Agriculture
 - Conservation
 - Conservation Habitat



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.



Zoning Map

CUP180017






Legend

Zoning

	OTHER ZONING
	A-1
	A-1-1
	A-1-1 1/2
	A-1-1/2
	A-1-10
	A-1-15
	A-1-2
	A-1-2 1/2
	A-1-2 1/4
	A-1-20
	A-1-30000
	A-1-4
	A-1-40
	A-1-5
	A-2
	A-2-1
	A-2-10
	A-2-2
	A-2-2 1/2
	A-2-20
	A-2-5
	A-D
	A-P
	A-P-10
	A-P-2 1/2

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.

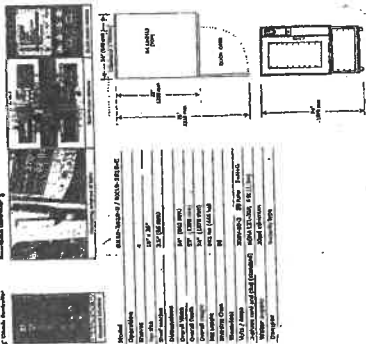




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REVISIONS

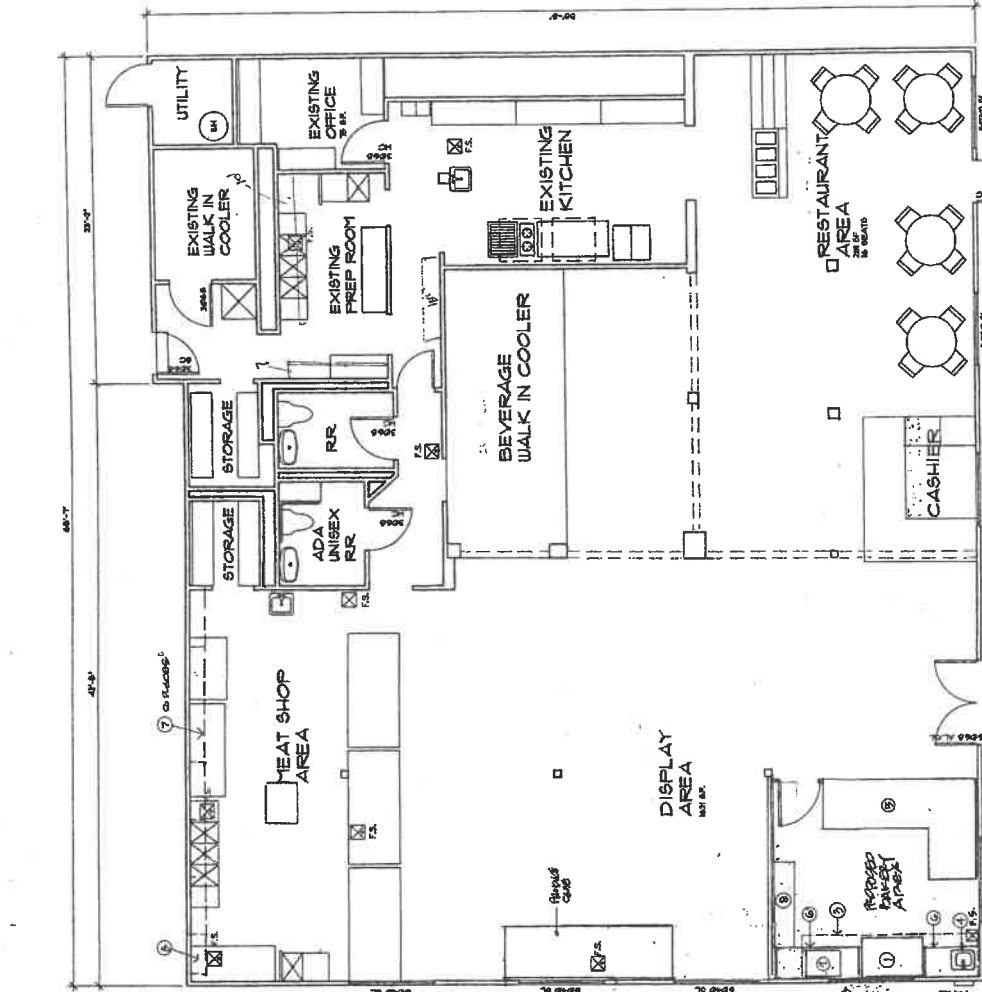
- CLASSIC CONTROLS (SEE SHEET 4)**
 1. Add controls for each piece of equipment.
 2. Add controls for each piece of equipment.
 3. Add controls for each piece of equipment.
 4. Add controls for each piece of equipment.
 5. Add controls for each piece of equipment.
 6. Add controls for each piece of equipment.
 7. Add controls for each piece of equipment.
 8. Add controls for each piece of equipment.
 9. Add controls for each piece of equipment.



EXISTING EQUIPMENT SCHEDULE

NO.	DESCRIPTION	MODEL	QTY	ELECTRICAL	WATER	REMARKS
1	JET-ICE COMB. FREEZER	BRD-2000C	1	208V, 1PH, 60HZ	30" DIA	30" DIA
2	REF. CASE	REF-1000	1	208V, 1PH, 60HZ	30" DIA	30" DIA
3	REF. CASE	REF-1000	1	208V, 1PH, 60HZ	30" DIA	30" DIA
4	REF. CASE	REF-1000	1	208V, 1PH, 60HZ	30" DIA	30" DIA
5	REF. CASE	REF-1000	1	208V, 1PH, 60HZ	30" DIA	30" DIA
6	REF. CASE	REF-1000	1	208V, 1PH, 60HZ	30" DIA	30" DIA
7	REF. CASE	REF-1000	1	208V, 1PH, 60HZ	30" DIA	30" DIA
8	REF. CASE	REF-1000	1	208V, 1PH, 60HZ	30" DIA	30" DIA
9	REF. CASE	REF-1000	1	208V, 1PH, 60HZ	30" DIA	30" DIA

TYPE	DESCRIPTION	QTY	REMARKS
REF. CASE	REF. CASE	1	30" DIA
REF. CASE	REF. CASE	1	30" DIA
REF. CASE	REF. CASE	1	30" DIA
REF. CASE	REF. CASE	1	30" DIA
REF. CASE	REF. CASE	1	30" DIA
REF. CASE	REF. CASE	1	30" DIA
REF. CASE	REF. CASE	1	30" DIA
REF. CASE	REF. CASE	1	30" DIA
REF. CASE	REF. CASE	1	30" DIA



QUANTITY OF EQUIPMENT
 CONFORMS TO THE SCHEDULE
 LISTED ON SHEET 4
 ALL EQUIPMENT IS TO BE
 INSTALLED AS SHOWN
 UNLESS OTHERWISE NOTED
 BY THE CONTRACTOR

EXISTING FLOOR PLAN

BILLY L. MAXWELL DESIGN
 ARCHITECTS
 1741 GRAND AVE
 LAKE ELSIZORE CA, 94550
 (925) 261-1212

APPROVALS

REVISIONS

DATE
 08/17/2010

BY
 BLM

PROJECT
 PROPOSED BAKERY ADDITION
 FOR LAM PANCHOS MARKET
 1741 GRAND AVE
 LAKE ELSIZORE CA, 94550

NO.
 2

DATE
 08/17/2010

BY
 BLM

PROJECT
 PROPOSED BAKERY ADDITION
 FOR LAM PANCHOS MARKET
 1741 GRAND AVE
 LAKE ELSIZORE CA, 94550



California Department of Alcoholic Beverage Control Active Off-Sale Retail Licenses

Save As CSV

For the Census Tract of 464.02

Report as of: 10/03/2018

Rows Per Page: 25

Reload

Total Licenses: 2

Page 1 of 1

Click on column header to sort

	License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Business Name	Premises Addr.	Geo Code
1	208567	ACTIVE	20	10/09/1987	06/30/2019	CIRCLE K STORES INC	CIRCLE K 837	17671 GRAND AVE STORE 837 LAKE ELSINORE, CA 92530 Census Tract: 0464.02	3307
2	590588	ACTIVE	21	05/10/2018	04/30/2019	JLZ FUEL & MART INC	LY GAS & MINI MART	17595 GRAND AVE LAKE ELSINORE, CA 92530-5869 Census Tract: 0464.02	3300



California Department of Alcoholic Beverage Control
Active On-Sale Retail Licenses

Save As CSV

For the Census Tract of 464.02

Report as of: 10/03/2018

Rows Per Page: 25

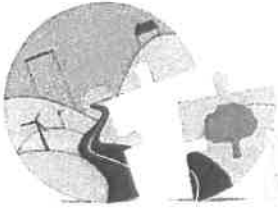
Reload

Total Licenses: 1

Page 1 of 1

Click on column header to sort

	License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Business Name	Premises Addr.	Geo Code
1	543344	ACTIVE	41	06/18/2014	05/31/2019	LOS PANCHOS MARKET AND RESTAURANT INC	LOS PANCHOS MARKET AND RESTAURANT INC	17941 GRAND AVE LAKE ELSINORE, CA 92530-6022 Census Tract: 0464.02	3300



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Los Panchos Market and Restaurant Inc.

Contact Person: Khalid Azzam E-Mail: lospanchoscal@yahoo.com

Mailing Address: 17941 Grand Ave

Lake Elsinore Street CA 92530
City State ZIP

Daytime Phone No: (951) 678-6460 Fax No: (951) 678-0061

Engineer/Representative Name: Ross Accounting and Advisory Services

Contact Person: Myles Ross E-Mail: mylesrossre@gmail.com

Mailing Address: 29991 Canyon Hills Rd #1709

Lake Elsinore Street CA 92532
City State ZIP

Daytime Phone No: (714) 200-3761 Fax No: ()

Property Owner Name: Khalid Azzam/Sibylle E Azzam/Helwa Azzam/Maha Azzam

Contact Person: Khalid Azzam E-Mail: lospanchoscal@yahoo.com

Mailing Address: 17941 Grand Ave

Lake Elsinore Street CA 92530
City State ZIP

Daytime Phone No: (951) 678-6460 Fax No: (951) 678-0061

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

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

"Planning Our Future... Preserving Our Past"


APPLICATION FOR LAND USE AND DEVELOPMENT

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

<u>Myles Ross</u> <small>PRINTED NAME OF PROPERTY OWNER(S)</small>	 <small>SIGNATURE OF PROPERTY OWNER(S)</small>
<hr/> <small>PRINTED NAME OF PROPERTY OWNER(S)</small>	<hr/> <small>SIGNATURE OF PROPERTY OWNER(S)</small>

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 381-221-028

Approximate Gross Acreage: .08

General location (nearby or cross streets): North of Lorimer Street, South of Pederson Street, East of Brightman Avenue, West of Grand Avenue.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

CUP is for a new ABC license within an existing facility. No new construction or expansion of the building

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Ordinance No. 348.4857: Section 18.48 Alcoholic Beverage Sales

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	3484	12ft	1	Convenience Store and Restaurant	<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

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

If yes, provide Application No(s). _____
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): _____

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

If yes, indicate the type of report(s) and provide a signed copy(ies): _____

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

Is this an application for a development permit? Yes No

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

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

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

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

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

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Los Panchos Market and Restaurant Inc.

Address: 17941 Grand Ave., Lake Elsinore, CA 92530

Phone number: (951) 678-6460

Address of site (street name and number if available, and ZIP Code): 17941 Grand Ave., 92530

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 22, 381-221-028

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory Identification number: _____

Date of list: _____

Applicant: Los Panchos Market and Restaurant Inc. Date 07/17/2018


HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1)  Date 07/17/2018

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016



COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Assistant Director,
Transportation Department

Steven A. Weiss
Planning Director,
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Code Enforcement Official,
Code Enforcement Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and Khalid Azzam hereafter "Applicant" and Khalid Azzam "Property Owner".

Description of application/permit use:

For the purpose of obtaining a new ABC license within an existing facility. No new construction or expansion of the building is proposed.

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside.
Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 381-221-028

Property Location or Address:
17941 Grand Ave., Lake Elsinore, CA 92530

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Khalid Azzam Phone No.: (951) 678-6460

Firm Name: Los Panchos Market and Restaurant Inc. Email: lospanchoscal@yahoo.com

Address: 17941 Grand Ave.
Lake Elsinore, CA 92530

3. APPLICANT INFORMATION:


Applicant Name: Khalid Azzam Phone No.: (951) 678-6460

Firm Name: Los Panchos Market and Restaurant Inc. Email: lospanchoscal@yahoo.com

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant:  Date: 07/17/2018
Print Name and Title: Khalid Azzam, President

Signature of Property Owner:  Date: 07/17/2018
Print Name and Title: Khalid Azzam

Signature of the County of Riverside, by _____ Date: _____
Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____

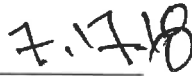
Khalid Azzam, President
Los Panchos Restaurant and Market, Inc.
17941 Grand Avenue
Lake Elsinore, CA 92530
Telephone: (951) 678-6460

To Whom It May Concern:

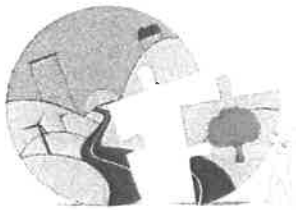
I, Khalid Azzam, President of Los Panchos Market and Restaurant, Inc. and property owner of 17941 Grand Avenue, Lake Elsinore, CA 92530, give authority to Myles Ross, of Ross Accounting and Advisory Services to act as our authorized agent and representative, to sign on the behalf of Los Panchos Market and Restaurant, Inc., and to represent Los Panchos Market and Restaurant, Inc. in the matter of this Application for Land Use and Development.



Khalid Azzam



Date:



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.



Property Owner(s) Signature(s) and Date

Khalid Azzam/Sibylle E Azzam/Helwa Azzam/Maha Azzam
PRINTED NAME of Property Owner(s)

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

NOTICE OF PUBLIC HEARING

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:

CONDITIONAL USE PERMIT NO. 180017 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – Intent to Approve a Determination of Public Convenience and Necessity – Applicant: Los Panchos Market and Restaurant Inc. – Engineer/Representative: Ross Accounting and Advisory Services – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Lorimer Street, westerly of Grand Avenue, and southerly of Pederson Street – 0.14 Gross Acres – Zoning: General Commercial (C-1 & C-P) – **REQUEST:** CUP180017 is a request to establish a Type 20 (Off-Sale Beer & Wine) ABC license in conjunction with the existing Los Panchos Market.

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 the Project Planner John Hildebrand at (951) 955-1888 or email at jhildebr@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-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office, located at 4080 Lemon Street 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may 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 this project is challenged in court, the issues may be limited to those 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: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on October 11, 2018,

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

APN (s) or case numbers CUP180017 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'.

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

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

TITLE: GIS Analyst

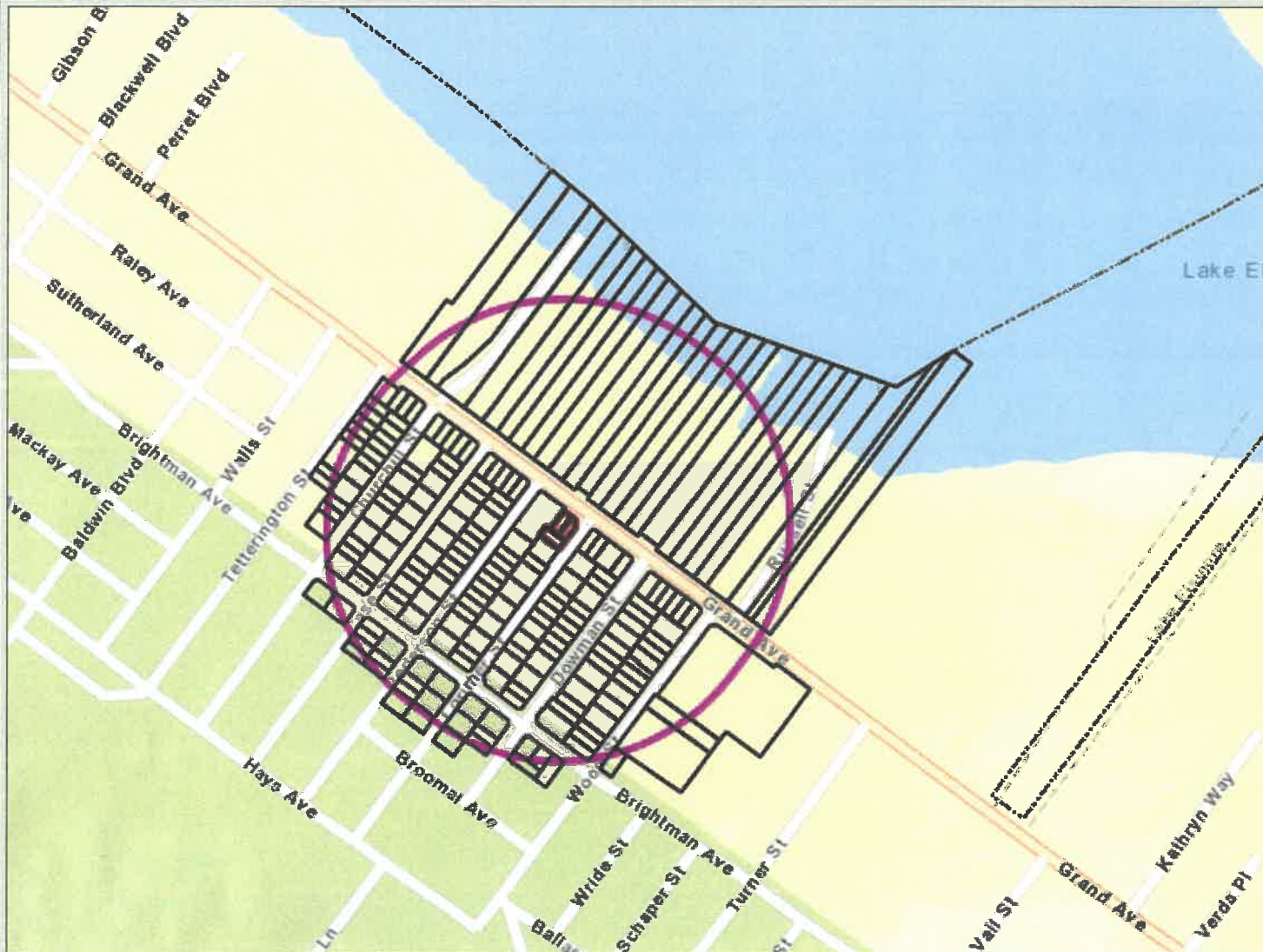
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502


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

Riverside County GIS Mailing Labels

CUP180017 (1000 feet buffer)



Legend

-  County Boundary
-  Cities
-  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.

REPORT PRINTED ON... 10/11/2018 10:03:40 AM

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381232033
LINDA GOWER
30072 LAKE BLUFF DR
LAKE ELSINORE CA 92530

383125004
EBRAHIM MAHGEREFTEH
GILA MAHGEREFTEH
967 NETHERWAY DR
HUNTINGTON BEACH CA 92846

381222008
JAY ALLBAUGH
LYNDA ALLBAUGH
20721 COMO ST
WILDOMAR CA 92595

381200007
TAMERA L BRADSTOCK
CRAIG M BRADSTOCK
17880 GRAND AVE
LAKE ELSINORE CA. 92530

381210008
JOSEPH BANAYAN
10420 WINDTREE DR
LOS ANGELES CA 90077

381232001
MICHAEL GOLDEN ARM
42050 KARRIE LN
MURRIETA CA 92562

381232005
BIG HA CHANG
5501 BOHLIG RD NO 45
LOS ANGELES CA 90032

381221029
KHALID AZZAM
SIBYLLE E AZZAM
HELWA AZZAM

17941 GRAND AVE
LAKE ELSINORE CA 92530

381221030
KHALID AZZAM
SIBYLLE E AZZAM
HELWA AZZAM

381232010
JAMES RICHARD OGDEN
33075 PEDERSON ST
LAKE ELSINORE CA. 92530

17941 GRAND AVE
LAKE ELSINORE CA 92530

381221028
KHALID AZZAM
SIBYLLE E AZZAM
HELWA AZZAM

381223003
ERNESTO SANCHEZ
ROSITA SANCHEZ
15157 SPINNAKER DR
LAKE ELSINORE CA 92530

17941 GRAND AVE
LAKE ELSINORE CA. 92530

381232016
MARTIN O MARQUEZ
33113 PEDERSON ST
LAKE ELSINORE CA. 92530

381222022
EVELYN ALVARADO
33112 LORIMER ST
LAKE ELSINORE CA. 92530

381210013
THERESA J WILKERSON
18096 GRAND AVE
LAKE ELSINORE CA. 92530

371120012
SAMUEL DOUGLAS PULLEY
DAVID PULLEY
2211 PEPPERWOOD
LONG BEACH CA 90815

381222040
GILBERT S CARMONA
HENRIETTA H CARMONA
5286 NORCRIS LN
YORBA LINDA CA 92886

381223037
RACHEL NICOLE B INGRAM
CHRISTOPHER LEE INGRAM
33113 WOOD ST
LAKE ELSINORE CA. 92530

381222041
CELEDONIO MOSQUEDA
ESPERANZA MOSQUEDA
33108 LORIMER ST
LAKE ELSINORE CA. 92530

371120003
BETTY YU
8606 MESA OAK DR
RIVERSIDE CA 92508

371120002
SAMUEL DOUGLAS PULLEY
DAVID PULLEY
2211 PEPPERWOOD
LONG BEACH CA 90815

383125017
NICHOLAS P MENDOZA
33133 CHURCHILL ST
LAKE ELSINORE CA. 92530

383125038
VICTOR VALENCIA
GUADALUPE VALENCIA
33093 CHURCHILL ST
LAKE ELSINORE CA. 92530

383125015
HECTOR BAHENA
33113 CHURCHILL ST
LAKE ELSINORE CA. 92530

383125026
NORMA RIEFFEL
COLE RIEFFEL
33090 TETTERINGTON ST
LAKE ELSINORE CA. 92530

383125011
PALMS PARK
5 TIZMIN
FOOTHILL RANCH CA 92610

383125010
ROBERT F MOORE
DENNIS LEE SCHOFIELD
33053 CHURCHILL ST
LAKE ELSINORE CA 92530

381221024
RAMON CORONEL
MARIA CORONEL
33088 PEDERSON ST
LAKE ELSINORE CA. 92530

381221033
ELAINE CECILIA SCHUBERT
33041 LORIMER ST
LAKE ELSINORE CA. 92530

381232009
RUBEN ANGULO SERRANO
MARIA RAMONA S LOPEZ
JOSE A SERRANO

33067 PEDERSON ST
LAKE ELSINORE CA. 92530

381231019
HT PROP
C/O C/O SCOTT HADLEY
31902 AVD EVITA
SAN JUAN CAPO CA 92675

381231021
NICHOLAS P MENDOZA
ANDREW JAUREGUI RUVALCABA
ROSARIO MENDOZA RUVALCABA

33088 CHURCHILL ST
LAKE ELSINORE CA. 92530

381232023
STEVEN C BERGE
JANELLE L BERGE
33100 CASE ST
LAKE ELSINORE CA. 92530

381222034
LILIA FACIO
FRANCISCO FACIO
33040 LORIMER ST
LAKE ELSINORE CA. 92530

381231020
EPIFANIO GONZALEZ
33108 CHURCHILL ST
LAKE ELSINORE CA. 92530

381231006
CHARLES J WISE
KERI M WISE
2847 JUDIANN LN
VISTA CA 92084

381231003
DENISE CANTERBERRY
ROBERT TUPPER
DIANE TOLLIVER

18339 SANDERS DR
LAKE ELSINORE CA 92530

381231002
ERNESTO G SANCHEZ
ROSITA SANCHEZ
15157 SPINNAKER DR
LAKE ELSINORE CA 92530

381231007
JOHN CHAN
P O BOX 2598
LA HABRA CA 90632

381232029
MARK ORMAN
31805 TEMECULA PKWY NO 114
TEMECULA CA 92592

382026003
GREGORY J GRAVELL
NORMA A GRAVELL
30572 SHORELINE DR
MENIFEE CA 92584

382026021
LEOBARDO VEGA
RAFAELA VEGA
18085 BRIGHTMAN AVE
LAKE ELSINORE CA. 92530

381222005
TINA V VARTANIAN
PO BOX 4584
VALLEY VILLAGE CA 91617

381221007
JOSE ANTONIO ESPINOZA
JOSE GERARDO ESPINOZA
JOSE RAUL GARCIA ESPINOZA

33065 LORIMER ST
LAKE ELSINORE CA 92530

381210003
LINDA ROGERS
25283 CABOT RD NO 104
LAGUNA HILLS CA 92653

381231030
JOSEPH M GUTIERREZ
GLENDEANA LARK GUTIERREZ
33115 CASE ST
LAKE ELSINORE CA 92530

381222035
TINA V VARTANIAN
PO BOX 4584
VALLEY VILLAGE CA 91617

381232015
JEFFRIES FAMILY INV
17668 GRAND AVE
LAKE ELSINORE CA 92530

381222006
TINA V VARTANIAN
PO BOX 4584
VALLEY VILLAGE CA 91617

381222030
VAL HENRY CURIEL
JOEDY MARIE CURIEL
33050 LORIMER ST
LAKE ELSINORE CA. 92530

382031001
OSCAR MADRID
18102 BRIGHTMAN AVE
LAKE ELSINORE CA. 92530

381221026
MARK ORMAN
31805 TEMECULA PKWY NO 114
TEMECULA CA 92592

381232022
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33108 CASE ST
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381222001
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381232012
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33089 PEDERSON ST
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381221023
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RANCHO SANTA FE CA 92067

381221008
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381232014
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33105 PEDERSON ST
LAKE ELSINORE CA. 92530

381231031
SONIA MONIQUE WILKERSON
DANA BRUCE WILKERSON
33142 CHURCHILL
LAKE ELSINORE CA. 92530

381232011
THOMAS JOSEPH HOFFMAN
JOSEPH A CARTER
SHARI L CARTER

5921 OHIO ST
YORBA LINDA CA 92886

381232025
ALEX G LI
JOYCE CHUNLAN CHEN
4115 LIVE OAK LN
YORBA LINDA CA 92886

381232024
EDWARD THANGARATNAM
DEHIWALAGE LALANI PERERA
35 LONG VIEW RD
TRABUCO CANYON CA 92679

381231012
HERIBERTO HERNANDEZ
2214 MOUNTAIN AVE
DUARTE CA 91010

381231022
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381231025
LOUISE R CABRAL
33040 CHURCHILL ST
LAKE ELSINORE CA. 92530

381221027
RMT PROP
31902 AVENIDA EVITA
SAN JUAN CAPO CA 92675

381231013
CLAYTON WAYNE ARMSTRONG
33097 CASE ST
LAKE ELSINORE CA. 92530

381221025
RUFINO LOPEZ
33076 PEDERSON ST
LAKE ELSINORE CA. 92530

381232003
ALAN DANASON NGUYEN
14521 NEWLAND ST
MIDWAY CITY CA 92655

381231024
GEORGE MCLAIN
JANE J MCLAIN
DIANE G ADAMS
C/O DIANE ADAMS
33066 CHURCHILL ST
LAKE ELSINORE CA. 92530

381232027
GEORGE MCLAIN
JANE MCLAIN
DEBORAH ELLEN MILLER
33036 CASE ST
LAKE ELSINORE CA. 92530

381231011
DANA K DECK
33071 CASE ST
LAKE ELSINORE CA. 92530

381232002
MICHAEL GOLDEN ARM
42050 KARRIE LN
MURRIETA CA 92562

381231023
BRETT TILL
RONDA SUE JULIAN
33072 CHURCHILL ST
LAKE ELSINORE CA. 92530

381231026
ELMER JOSEPH HARTNEY
33042 CHURCHILL ST
LAKE ELSINORE CA. 92530

381231010
CINDY CAROLINA CAZUN
33041 CASE ST
LAKE ELSINORE CA. 92530

381232004
BIG HA CHANG
5501 BOHLIG RD NO 45
LOS ANGELES CA 90032

381231005
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17807 GRAND AVE
LAKE ELSINORE CA. 92530

381231001
SCOTT C HADLEY
ANITA M HADLEY
31902 AVENIDA EVITA
SAN JUAN CAPO CA 92675

381231004
JACOB SPAIR
RACHEL SPAIR
17797 GRAND AVE
LAKE ELSINORE CA. 92530

381210009
RYAN RINGWOOD
KELLY RINGWOOD
18088 GRAND AVE
LAKE ELSINORE CA. 92530

381210006
ESTEL L BUTTERFIELD
18040 GRAND AVE
LAKE ELSINORE CA. 92530

381210011
PETER H DAWSON
18010 GRAND AVE
LAKE ELSINORE CA 92530

381210004
MARK PIASCIK
16190 GRAND AVE
LAKE ELSINORE CA 92530

381200012
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

381190010
JOHN JAY KERCHELICH
TORIE ELLEN WHEELER
15509 ORION ST
LAKE ELSINORE CA 92530

381190009
TORIE KERCHELICH
JOHN JAY KERCHELICH
15509 ORION ST
LAKE ELSINORE CA 92530

381210007
BEN B BUTTERFIELD
ESTEL L BUTTERFIELD
18040 GRAND AVE
LAKE ELSINORE CA 92530

381200020
VARTANIAN PROP
P O BOX 4584
VALLEY VILLAGE CA 91617

381210001
JACKSON HSU
PONG LING HWA HSU
HSIANG YUAN CHANG
C/O HSIANG YUAN CHANG
12342 ROSE ST
CERRITOS CA 90703

381210002
SHIRLEY K PULLIAM
17976 GRAND AVE
LAKE ELSINORE CA. 92530

381200008
BAILEY ZHENG
12201 HONOLULU TER
WHITTIER CA 90601

381200004
DEANNA HEHL
CYNTHIA JASPER
C JASPER

17840 GRAND AVE
LAKE ELSINORE CA. 92530

381200006
CHUNQING YANG
HESHENG ZHENG
17856 GRAND AVE
LAKE ELSINORE CA. 92530

381200021
ALBERT AVELAR
17930 GRAND AVE
LAKE ELSINORE CA 92530

381200005
CHUNQING YANG
HESHENG ZHENG
17856 GRAND AVE
LAKE ELSINORE CA. 92530

381200003
JOSEPH M HINZMAN
SANDRA S HINZMAN
C/O APT D
17810 GRAND AVE
LAKE ELSINORE CA. 92530

381200002
LEE YI SANG
1058 IRONSHOE CT
WALNUT CA 91789

383125037
MALCOLM P COOK
GINA M COOK
6392 KLUSMAN AVE
RANCHO CUCAMONGA CA 91737

383125009
ROBERT F MOORE
DENNIS LEE SCHOFIELD
33053 CHURCHILL ST
LAKE ELSINORE CA. 92530

383125006
IRVING W TERRY
15372 COTTONWOOD CIR
HUNTINGTON BEACH CA 92647

382022026
SUSAN S BENZ
P O BOX 423
WILDOMAR CA 92595

382022003
OCTAVIO RAMOS
33176 CASE ST
LAKE ELSINORE CA. 92530

383125030
EZEQUIEL DELATORRE
MANUELA DELATORRE
33068 TETTERINGTON ST
LAKE ELSINORE CA 92530

381222012
SCOTT C HADLEY
ANITA M HADLEY
31902 AVENIDA EVITA
SAN JUAN CAPO CA 92675

381223033
RAUL ARCEO
MARGARITA PLASCENCIA
33127 WOOD ST
LAKE ELSINORE CA 92530

381223023
EDER M IBARRA
33120 DOWMAN ST
LAKE ELSINORE CA. 92530

382022025
SUSAN S BENZ
33161 PEDERSON ST
LAKE ELSINORE CA 92530

381223024
JOSE J RODRIGUEZ
33088 DOWMAN ST
LAKE ELSINORE CA 92530

381223009
SCOTT MCAMIS
ROSINA MCAMIS
C/O C/O ROSINA MCAMIS
33045 WOOD ST
LAKE ELSINORE CA. 92530

382021022
BEA THOMAS
17785 BRIGHTMAN AVE
LAKE ELSINORE CA. 92530

381222013
ROBERT STEVEN MAY
7564 SUN BLOSSOM COURT
RIVERSIDE CA 92508

383125008
HT PROP
C/O C/O SCOTT HADLEY
31902 AVD EVITA
SAN JUAN CAPO CA 92675

383125005
EBRAHIM MAHGEREFTEH
GILA MAHGEREFTEH
967 NETHERWAY DR
HUNTINGTON BEACH CA 92846

381232021
HEATHER JOHNSON
33114 CASE ST
LAKE ELSINORE CA. 92530

383125029
ADRIAN DELATORRE
MANUELA DELATORRE
C/O C/O MANUELA DE LA TORRE
33068 TETTERINGTON ST
LAKE ELSINORE CA. 92530

383125031
FIDELIA BELTRAN
33046 TETTERINGTON ST
LAKE ELSINORE CA. 92530

383125007
MARGARITA ROMERO
BENJAMIN VELEZ
33041 CHURCHILL ST
LAKE ELSINORE CA. 92530

383125033
BAHRAM ASKARI
SYLVIA ASKARI
1773 LENDEE DR
ESCONDIDO CA 92025

383125043
OSCAR A RIVERA
OMAR E RIVERA
18875 MARIPOSA AVE
RIVERSIDE CA 92508

383125032
FIDELIA BELTRAN
33046 TETTERINGTON ST
LAKE ELSINORE CA 92530

383125003
DENNIS E LUNDGREN
DONNA M LUNDGREN
P O BOX 77368
CORONA CA 92877

382026002
MARK ORMAN
42868 JOSHUA TREE CT
MURRIETA CA 92562

382025001
RICARDO BOJORQUEZ
MARIA LUZ BOJORQUEZ
33162 LORIMER ST
LAKE ELSINORE CA. 92530

382025011
JAMES RAY KLUG
LORI JEAN KLUG
18011 BRIGHTMAN AVE
LAKE ELSINORE CA 92530

382023002
CLAUDIA AVALOS
33180 PEDERSON ST
LAKE ELSINORE CA. 92530

382023008
STANLEY LOWE
RITA TSAI
1280 HUNTINGTON DR
SAN MARINO CA 91108

382026001
JESUS MARTINEZ SANCHEZ
18055 BRIGHTMAN AVE
LAKE ELSINORE CA. 92530

382025004
KEVIN J COOPER
PEGGY COOPER
33204 LORIMER ST
LAKE ELSINORE CA. 92530

382025013
TRINIDAD MARTINEZ
33184 LORIMER ST
LAKE ELSINORE CA. 92530

382023003
ANDREW J MARTINEZ
DEIDRE C MARTINEZ
33186 PEDERSON ST
LAKE ELSINORE CA. 92530

382025012
JAMES RAY KLUG
LORI JEAN KLUG
18011 BRIGHTMAN AVE
LAKE ELSINORE CA. 92530

382022004
ROSENDO MEDRANO
MARIA MEDRANO
33188 CASE ST
LAKE ELSINORE CA. 92530

382025010
ERIK ORTIZ
33185 DOWMAN ST
LAKE ELSINORE CA. 92530

382023007
LEA BARRETTA
MICHAEL BARRETTA
33199 LORIMER ST
LAKE ELSINORE CA. 92530

381223034
MIGUEL PEREZ RIZO
1773 KRAFT ST
OCEANSIDE CA 92058

381223039
SCOTT C HADLEY
ANITA M HADLEY
31902 AVENIDA EVITA
SAN JUAN CAPISTRANO CA 92675

382023011
LEOCADIA B CAMPOS
CESAR GAMINO CAMPOS
33165 LORIMER ST
LAKE ELSINORE CA. 92530

381223013
PALMS PARK
31902 AVENIDA EVITA
SAN JUAN CAPO CA 92675

382021024
DEBORAH MESSEMORE
16738 LAKESHORE DR NO 178
LAKE ELSINORE CA 92530

382022027
SUSAN S BENZ
P O BOX 423
WILDOMAR CA 92595

381223032
JORGE ALFARO
3562 THOR AVE
LOS ALAMITOS CA 90720

381222042
SCOTT C HADLEY
ANITA M HADLEY
31902 AVENIDA EVITA
SAN JUAN CAPO CA 92675

381222043
BARBARA DYE
33127 DOWMAN ST
LAKE ELSINORE CA. 92530

381223018
JORGE ALFARO
3562 THOR AVE
LOS ALAMITOS CA 90720

381223012
GILBERTO GARCIA ALTAMIRANO
MARICELA B FLORES
33087 WOOD ST
LAKE ELSINORE CA. 92530

381223011
HILARIO ARTOLA
39656 RUSTIC GLEN DR
TEMECULA CA 92591

381223005
ROGER F CONTE
SHARON P CONTE
11 FIRENZE CT NO 12
NEWPORT BEACH CA 92657

381223002
ANTONIO ARELLANO
18055 GRAND AVE
LAKE ELSINORE CA. 92530

381221017
LINDA HERNANDEZ BABB
ROBERT BABB
33140 PEDERSON ST
LAKE ELSINORE CA. 92530

381223038
SCOTT C HADLEY
ANITA M HADLEY
31902 AVENIDA EVITA
SAN JUAN CAPISTRANO CA 92675

381223008
BENJAMIN BRYANT
HEATHER BRYANT
33035 WOOD ST
LAKE ELSINORE CA. 92530

381221020
JUAN CARLOS GONZALEZ
YVONNE T BASQUEZ GONZALEZ
33110 PEDERSON ST
LAKE ELSINORE CA. 92530

381232032
ROLANDO LOPEZ
15184 GRAND AVE NO 10
LAKE ELSINORE CA. 92530

382023004
MIGUEL MOTA GUERRERO
JOANNA CASAS
33200 PEDERSON ST
LAKE ELSINORE CA. 92530

382022001
JOHN JOHNSON
17837 BRIGHTMAN AVE
LAKE ELSINORE CA. 92530

381223010
JOYCE E LEI
33069 WOOD ST
LAKE ELSINORE CA 92530

381223028
LINDA CORCORAN
33048 DOWMAN ST
LAKE ELSINORE CA. 92530

381221018
AMELIA ALVARADO
33126 PEDERSON ST
LAKE ELSINORE CA. 92530

381221016
CYNTHIA M SIMPSON KINCADE
33147 LORIMER ST
LAKE ELSINORE CA. 92530

381222007
JAY A ALLBAUGH
LYNDA S ALLBAUGH
20721 COMO ST
WILDOMAR CA 92595

381222014
ESTHER MARTIN
33095 DOWMAN ST
LAKE ELSINORE CA 92530

381223026
BERNARDINO VASQUEZ
IRENE VASQUEZ
33066 DOWMAN ST
LAKE ELSINORE CA. 92530

381223006
FRANK CONTE
ROGER F CONTE
SHARON P CONTE
C/O ROGER F CONTE SR
11 FIRENZE CT NO 12
NEWPORT BEACH CA 92657

381221014
JEANETTE CHAN
PO BOX 2598
LA HABRA CA 90632

381221019
ELMER L MEJIA
ROSA SAGASTUME
33118 PEDERSON ST
LAKE ELSINORE CA. 92530

381222027
VIKRAM KACHRU
KAVITA BERRY
517 E LINCOLN ST
CARSON CA 90715

381222011
TERRY J MOHR
14857 TUFT DR
LAKE ELSINORE CA 92530

381222026
ROBERT L ZWEIG
SHIRLEY ZWEIG
33080 LORIMER ST
LAKE ELSINORE CA. 92530

381222009
LINDA K SHELTON
33055 DOWMAN ST
LAKE ELSINORE CA. 92530

381221034
DAVID W HILL
CAROLINE A HILL
33079 LORIMER ST
LAKE ELSINORE CA. 92530

381223030
STEVE R ANAYA
P O BOX 1237
BONSALL CA 92030

381221022
CRISOFORO RAMALES
LOURDES RAMALES
33096 PEDERSON ST
LAKE ELSINORE CA. 92530

381222029
VICKIE A EMERSON
33058 LORIMER ST
LAKE ELSINORE CA. 92530

381223001
JOSE L SANDOVAL
BLANCA E SANDOVAL
19612 GRIDLEY RD
CERRITOS CA 90703

382022002
MAREK KURIATA
44897 CORTE RODRIGUEZ
TEMECULA CA 92592

382023001
PRIMITIVO MONTOYA GUTIERREZ
33160 PEDERSON ST
LAKE ELSINORE CA. 92530

381223022
JOSE SOCORRO TORRES
22083 WALNUT DR
WILDOMAR CA 92595

381222018
STEPHANIE MARES
FRANCISCO FUENTES
18012 BRIGHTMAN AVE
LAKE ELSINORE CA. 92530

381223007
ADAM G CONTE
19 SPLENDORE DR
NEWPORT COAST CA 92657

381223035
MIGUEL PEREZ RIZO
1773 KRAFT ST
OCEANSIDE CA 92058

381222015
MARSHALL ROBERT ANTELL
1125 S MERRILL ST
CORONA CA 92882

381221015
MAREK KURIATA
LIDIA KURIATA
44897 CORTE RODRIGUEZ
TEMECULA CA 92592

381223025
BERNARDINO VASQUEZ
IRENE VASQUEZ
33066 DOWMAN ST
LAKE ELSINORE CA 92530

381232018
TIMOTHY SMITH
33140 CASE ST
LAKE ELSINORE CA. 92530

381222028
SMP REALTY HOLDINGS INC
C/O C/O LORIMER STREET TRUST
40960 CALIFORNIA OAKS 327
MURRIETA CA 92562

371141005
FIRST BAPTIST CHURCH OF LAKE ELSINORE
18119 GRAND AVE
LAKE ELSINORE CA 92530

371141023
FIRST BAPTIST CHURCH OF LAKE ELSINORE
18119 GRAND AVE
LAKE ELSINORE CA 92530

371141006
EVMWD
31315 CHANEY ST
LAKE ELSINORE CA 92530

381232013
EDWARD NORTHEY IVERSON
KATHRYN IRENE IVERSON
32965 LAKEVIEW TER
LAKE ELSINORE CA 92530

381231018
DICK A ANGEL
MARGIE L ANGEL
DEBORAH L SLAYBOUGH

43605 LOS GATOS RD
TEMECULA CA 92590

381222017
THEODORE B WOLFE
BARBARA J WOLFE
13331 APPLEGRAY RD
GARDEN GROVE CA 92845

381222010
SAMUEL C CASTANEDA
SYLVIA Z CASTANEDA
33061 DOWMAN ST
LAKE ELSINORE CA. 92530

381223029
STEVE R ANAYA
P O BOX 1237
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381222021
JOHN WILLIAM KENNELLY
33120 LORIMER ST
LAKE ELSINORE CA. 92530

381221012
MICHAEL J WEDMORE
JOHNNA L WEDMORE
33099 LORIMER ST
LAKE ELSINORE CA. 92530

381223004
ERNESTO SANCHEZ
ROSITA SANCHEZ
15157 SPINNAKER DR
LAKE ELSINORE CA 92530

381221021
JEFFRIES FAMILY INV
C/O C/O KEVIN JEFFRIES
17668 GRAND AVE
LAKE ELSINORE CA 92530

381223027
TODD PULLIAM
CATHY PULLIAM
33056 DOWMAN ST
LAKE ELSINORE CA. 92530

383125016
SHELLEY MENDOZA
33133 CHURCHILL ST
LAKE ELSINORE CA 92530

383125025
ANGELA C TREAT
33100 TETTERINGTON ST
LAKE ELSINORE CA. 92530

383125035
JUAN CARLOS AGUILAR
33079 CHURCHILL ST
LAKE ELSINORE CA. 92530

381231016
CLIFFORD WENDELL CHAPMAN
CARMENCITA RIVAS CHAPMAN
1684 WHITTIER AVE NO 1
COSTA MESA CA 92347

381231014
JOSEPH M GUTIERREZ
GLENDEANA LARK GUTIERREZ
33115 CASE ST
LAKE ELSINORE CA. 92530

381232007
BENJAMIN REYES
EMMA REYES
33041 PEDERSON ST
LAKE ELSINORE CA. 92530

381232028
SEAN BEASLEY
JACK A BEASLEY
ANNETTE L FECTEAU

381232006
SILVIA LAMBARENA
33035 PEDERSON ST
LAKE ELSINORE CA. 92530

33028 CASE ST
LAKE ELSINORE CA. 92530

381221001
DARREN S WERTZ
JOHN B LAJEUNESS
C/O C/O JOHN B LAJEUNESS
3640 VIRGINIA ST
LA CRESCENTA CA 91214

381232026
MARTHA LOPEZ RODRIGUEZ
33040 CASE ST
LAKE ELSINORE CA. 92530

381232008
JOSE MORALES
33049 PEDERSON ST
LAKE ELSINORE CA. 92530

381231029
ARTURO MONTANEZ RUIZ
ROSEMARY CORRAL RUIZ
33035 CASE ST
LAKE ELSINORE CA. 92530

381221013
BONIFACIO BEATRIZ CORTEZ
BEATRIZ BEATRIZ
LAURA BEATRIZ

381223015
RAUL ARCEO
MARGARITA PLASCENCIA
33127 WOOD ST
LAKE ELSINORE CA. 92530

33111 LORIMER ST
LAKE ELSINORE CA. 92530

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607

OWNER:
Los Panchos Market and Restaurant, Inc.
17941 Grand Avenue
Lake Elsinore, CA 92530

REPRESENTATIVE:
Myles Ross
29991 Canyon Hills Road, #1709
Lake Elsinore, CA 92532

OWNER:
Los Panchos Market and Restaurant, Inc.
17941 Grand Avenue
Lake Elsinore, CA 92530

REPRESENTATIVE:
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REPRESENTATIVE:
Myles Ross
29991 Canyon Hills Road, #1709
Lake Elsinore, CA 92532



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

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

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

38686 El Cerrito Road
Palm Desert, CA 92201

Project Title/Case No.: CUP180017

Project Location: The project site is generally located north of Lorimer Street, west of Grand Avenue, and south of Pederson Street. Specifically, the project site is located at 17941 Grand Avenue, Elsinore, CA 92530, and is within the Elsinore Area Plan and the First Supervisorial District.

Project Description: Conditional Use Permit No. 180017 is a request to establish a Type 20 (Off-Sale Beer & Wine) ABC license in conjunction with the existing Los Panchos Market.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Los Panchos Market - 17941 Grand Avenue, Elsinore, CA 92530

Exempt Status: (Check one)

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

Reasons why project is exempt: This project is exempt from the California Environmental Quality Act ("CEQA") pursuant to Article 19 - Categorical Exemptions, Section 15301 (Existing Facilities), as the site contains an existing 3,500 square-foot building for the Los Panchos Market and no new construction or other physical expansion is proposed under this project. The scope of this Conditional Use Permit is to establish a Type 20 (Off-Sale Beer and Wine) ABC license, in conjunction with the existing business.

John Hildebrand (951) 955-1888
County Contact Person Phone Number

John Hildebrand Principal Planner 10/15/2018
Signature Title Date

Date Received for Filing and Posting at OPR: N/A

FOR COUNTY CLERK'S USE ONLY




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.:

4.1

Planning Commission Hearing: November 28, 2018

PROPOSED PROJECT

Case Number(s):	WCS180001; VAR180003	Applicant: Painted Hills Wind, LLC
Select Environ. Type	Mitigated Negative Declaration	
Area Plan:	Western Coachella Valley	Representative: Robert Skaggs
Zoning Area/District:	Painted Hills District	
Supervisory District:	Fifth District	
Project Planner:	Jay Olivas	
Project APN(s):	516-030-004, 516-030-008, 516-030-014, and 516-030-015	 Charissa Leach, P.E. Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Commercial WECS Permit No. 180001 proposes 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 up to three (3) temporary, guyed meteorological towers up to 309- feet in height, up to 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 proposed 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.

The above discretionary actions are herein identified as the "project".

The project site is located in Painted Hills north of Interstate 10, west of Highway 62; more specifically, north of 16th Avenue, east of Whitewater Canyon Road, west of Windhaven Road on a 600-acre site.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 180059, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE VARIANCE CASE NO. 180003, subject to the attached advisory notification document and the conditions of approval, and based upon the findings and conclusions provided in this staff report; and,

APPROVE COMMERCIAL WECS PERMIT NO. 180001, subject to the attached advisory notification document and the conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Open-Space
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Open Space-Rural (OS-RUR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Use Designations	
North:	City of Desert Hot Springs
East:	Open-Space Rural; Rural Residential
South:	Rural Desert; Open Space Conservation Habitat
West:	Open Space Conservation Habitat
Existing Zoning Classification:	Wind Energy (W-E)
Proposed Zoning Classification:	Not applicable
Surrounding Zoning Classifications	
North:	City of Desert Hot Springs
East:	Controlled Development Areas (W-2); One-Family Dwellings (R-1)
South:	Rural Residential (R-R)

West:	Rural Residential (R-R)
Existing Use:	Existing wind turbines (WECS)
Surrounding Uses	
North:	City of Desert Hot Springs
South:	Vacant land; existing WECS
East:	Vacant land; scattered dwellings
West:	Existing WECS

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	600	20 Acre minimum
Existing Building Area (SQFT):	None-existing WECS	No Maximum Lot Coverage
Proposed Building Area (SQFT):	None-proposed WECS	Not applicable
Floor Area Ratio:	Not applicable	Not applicable
Building Height (FT):	499-foot WECS	500-foot WECS
Proposed Minimum Lot Size:	N/A	N/A
Total Proposed Number of Lots:	N/A	N/A
Map Schedule:	N/A	

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Wind turbines	N/A	1-space per 2-employees	2	2
TOTAL:				

Located Within:

City's Sphere of Influence:	City of Desert Hot Springs
Community Service Area ("CSA"):	No
Recreation and Parks District:	No
Special Flood Hazard Zone:	Yes
Area Drainage Plan:	No
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	Yes (Moderate) – Painted Hills
Fault Zone:	Yes-San Andreas

Fire Zone:	Yes-High/Moderate
Mount Palomar Observatory Lighting Zone:	Yes (Zone B) – Thousand Palms
CVMSHCP Conservation Boundary:	Yes – Upper Mission Creek/Whitewater Canyon
Airport Influence Area (“AIA”):	No – WECS over 200-feet in height

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background: The current project site contains existing wind turbines proposed to be decommissioned under proposed WCS180001. The existing wind turbines were previously approved under Commercial WECS Permit No. 52 (WCS 52).

Commercial WECS Permit No. 52 (**WCS 52**) was originally approved in 1985 with 231 turbines constructed which 219 remain in place as of 2018.

Commercial WECS Permit No. 52, Revised Permit No. 1 (**WCS 52R1**) was originally approved in 1999 to install and operate up to 18 additional wind turbines at 296 feet in height. The 18 additional turbines were not constructed and 219 existing turbines have remained in place.

The life of permit for WCS 52R1 expired on May 7, 2015. However, WCS 52R2 was applied for in 2011 prior to the expiration date of 2015, and requested a 10-year permit life extension and removal of certain condition language as described above. WCS 52R2 was originally filed in 2011 in conjunction with a separate WCS project application (WCS 129) on same property for nine (9) additional 1.5 Megawatt wind turbines which application for WCS 129 was withdrawn in 2015. Proposed WECS 52R2 is superseded by proposed WCS180001 and VAR180003.

ENVIRONMENTAL REVIEW AND FINDINGS

An Initial Study (IS), CEQ180059, and Mitigated Negative Declaration (MND) were prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS represents the independent judgment of Riverside County and determines that the proposed project could not have a significant effect on the environment. A Notice of Intent to Adopt a Mitigated Negative Declaration was prepared, and the Mitigated Negative Declaration was made available for public review per the CEQA Statute and Guidelines Section 15105 for at least 30 days. The project as proposed and conditioned will not result in any potentially significant environmental impacts, with mitigation incorporated.

The Project's Initial Study was circulated with the State Clearinghouse for a 30-day review period between October 25, 2018 and November 26, 2018 in advance of the public hearing scheduled for November 28, 2018. As of this writing (11/7/18), one public agency comment letter dated October 8, 2018 was received from the Metropolitan Water District (MWD) of Southern California in regards to the existing lease agreement for access across the Colorado River Aqueduct and proposed wind turbine setbacks, and is attached to this report for reference purposes.

The MWD letter of October 8, 2018 stated that all structures including wind turbines must be setback a minimum of 500-feet from Metropolitan's existing aqueduct right-of-way. Based on telephone conference call with the Metropolitan Water District on November 14, 2018, and submitted information from the developer including plan detail near the aqueduct with wind rose data (Exhibit S), it was determined that proposed wind turbines T5, T6, T9, T10 complied with 500-setback from the existing aqueduct. It was also found that proposed wind turbine T1 setback of 462 would be acceptable due to the following:

- This wind rose data as illustrated by Exhibit S was developed using on site, historical wind data. It shows that historically, the dominant wind direction by far is from the west. The wind rarely blows from the other directions. And, when it does it rarely blows at high speeds.
- In the exceedingly rare event that a turbine would actually fall, it would most likely fall at the time the wind is blowing at high speeds from the dominant direction. In other words, the turbines south of the aqueduct would fall eastward and away from the aqueduct. The turbines north of the aqueduct would fall eastward and parallel to the aqueduct.
- On the very rare occasion that a turbine does topple, it rarely falls down like a tree. It generally buckles at a point along the tower and thus impacts the ground at a distance less than the overall turbine height.
- All but Turbine T-1 are located more than 500 feet away from the pipeline.
- Turbine T-1 is located 462 feet away from the pipeline. At this particular location, turbine would be less than 462 feet in height.
- Variance setbacks ranging between 325 feet and 515 feet from the aqueduct property line to provide some micro-siting flexibility for the turbine locations shown on the map.
 - For example, the 325 foot variance is associated with the closest turbine, T-1, which is actually sited 350 feet away from the property line, providing 25 feet of micro-siting flexibility.
 - For example, the 515 foot variance is associated with the furthest turbine, T-10, which is actually sited 537 feet away from the property line, providing 22 feet of micro-siting flexibility.

To further address, the following recommended Condition of Approval was added to address any equipment transport across Metropolitan's right-of-way as follows:

"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."

No other letters from state agencies have been received to date as of this writing with November 26, 2018 deadline from state the clearinghouse.

FINDINGS

In order for the County to approve the proposed project, the following findings are required to be made:

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.
2. The overall development of the land will not be detrimental to the public health, safety or general welfare of the community, since as detailed in the Initial Study and Mitigated Negative Declaration prepared for the project, the project would not have a significant impact on the environment.
3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property since the project is located in a rural area containing commercial wind turbines, vacant land, and scattered one family dwellings.
4. The project is located at the intersection of Painted Hills Road (50-foot right-of-way) and Windhaven Road (50-foot right-of-way). Windhaven Road (50-foot right-of-way) is partially graded and improved. To address partial improvements, Windhaven Road has been conditioned to be further improved between 16th Avenue northerly to project's entrance to 24-feet in width as indicated by recommended Condition of Approval (COA) 80.TRANS.3.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The project does not propose sale of multiple buildings or other structures on existing parcels, but the project is conditioned under Advisory Notification Document (AND) PLANNING-Land Division required should any future land divisions be proposed.
6. The site is located within the Garnet Wash Master Drainage Plan. Due to existing topography and drainage patterns, no further drainage improvements are required since the Project will be designed in a manner that ensures that all water courses remain natural and unobstructed.

7. The project was reviewed under County Geologic Report No. 180021 to address geotechnical concerns due to sloping topography and potential fault hazards within the north central portion of the Project site where new wind turbines are proposed (T1, T2, T3, T4, T5, T13, T14). The Project adequately addresses geology concerns based on the following facts and requirements:

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 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 pseudo static 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.

County Geological Report No. 180021 requires: 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 maybe 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. 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.

8. The proposed land use, as an proposed WECS project, is consistent with the development standards set forth in Section 17.3 of the Wind Energy Zone (W-E) Zone in that:
 - I. Height Limits - No commercial WECS shall exceed 500 feet in height. The project proposes WECS of 499-feet in height and is therefore is in compliance with Section 17.3A.
 - II. Setbacks – No building or structure shall be closer than 50-feet from any lot line. The Project proposes no structure within 50-feet from any lot line and is therefore in compliance with Section 17.3B.

Variance Findings pursuant to Section 18.27, Ordinance No. 348:

9. Variance Case No. 180003 requests 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 (“SCE”) 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.

Special circumstances support the reduction or elimination of safety and wind access setbacks with respect to the Project property including shape, topography, location and surroundings. These circumstances include the bisection of the site by the Colorado River Aqueduct, the existence of Jerusalem Cricket habitat within the southwest portion of the Project property, a SCE power transmission line easement along the southern border of the Project property, and the existence of Federal and State jurisdictional drainages.

Due to size, surroundings, special features and topography, opportunities for turbine development on this W-E zoned parcel are much more limited than other parcels zoned W-E within Riverside County, depriving this property of privileges enjoyed by other WE-zoned property. The Colorado River Aqueduct winds through the flatter, central portion of the Project property, bisecting the property and creating significant development constraints. In addition, a large delineated body of Federal and State jurisdictional drainages pass from North to South through the center of the Project property. Combined with the more mountainous terrain to the North, these property features adversely impact the Project by significantly reducing the land that would normally be available for wind turbine placement. Lastly, turbine development potential is further limited by the Jerusalem Cricket habitat within the southwest portion of the Project area and the Southern California power transmission line easement which runs along the southern border of the Project property.

A variance from the wind access setback would not adversely impact surrounding properties. Property to the North is mountainous, lacks access and is not zoned for wind energy. Properties

to the east are largely consumed by the Colorado River Aqueduct, lack access in some cases and are not zoned for wind energy. In addition, the areas within these properties that are impacted by the wind access setback reduction would not be conducive for wind turbine development. Properties to the South contain existing wind turbines which are not impacted by the elimination of the wind access setback. Without this variance, development of wind turbines on this Project property would be severely constrained.

A reduction in internal lot line safety setbacks from 1.1 x Total WECS height to 0 feet is justified given that the Project property is comprised entirely of single-owner, private, fenced-in land, containing only energy infrastructure equipment, including the 291 existing turbines to be decommissioned and removed, and it contains no habitable structure. Without this variance from internal lot lines, development of wind turbines on this Project property would be severely constrained.

A reduction in the safety setbacks from the proposed wind turbine locations to the Colorado River Aqueduct property boundary is justified given that the property bisects the Project property creating severe development constraints, the proposed turbine heights are less than their distances to the underground aqueduct pipeline and the owner of the property, Metropolitan Water District, has agreed to these setback reductions.

The reduction in safety setback from the proposed wind turbine location to the SCE transmission line easement is justified given that the proposed turbine height is less than the distance to the easement and, thus, abides by Section 4.3.1(a) of the SCE Interconnection Handbook which states "The Producer shall locate its wind-driven generating unit such that it does not encroach onto SCE transmission right of way or edge of any electric operating property."

No variance is requested for reduction of scenic setbacks since proposed Project is more than 1000 feet from Interstate 10 and greater than ¼ miles from State Highway 62.

Therefore, **Variance Case No. 180003** is justified in accordance with Section 18.27 and recommended for approval.

Other Findings:

10. The project site is designated Open Space – Rural (OS: RUR) on the Western Coachella Valley Area Plan and is also located within the San Gorgonio Pass Wind Energy Policy Area.
11. The OS-RUR land use designation encourages alternative energy land uses. The proposed project, which is a wind energy conversion system, is therefore an appropriate use for that land use designation.
12. The zoning for the subject site is Wind Energy (W-E); the project is bordered by property zoned Rural Residential (R-R) to the south and west, One-Family Dwellings (R-1), Controlled Development Areas (W-2), and Wind Energy (W-E) to the east, and city zoning to the north within the City of Desert Hot Springs. The wind energy conversion system is an allowed use in the WE Zone with an approved commercial WECS permit.

13. The project consists of an existing WECS array to be decommissioned and replaced with up to 14 new wind turbines and associated facilities such as pad mounted transformers and underground distribution line.
14. The existing WECS array is surrounded by other WECS arrays and vacant land to the south, west, north and northeast, scattered single family residential to the east and southeast across Windhaven Road and Painted Hills Road, all which are common land uses in the area.
15. Utilization of wind energy resources of Riverside County are a recognized and acceptable land use within Riverside County since 1982 when the initial general plan and zoning regulations for wind energy were adopted by the Board of Supervisors by Resolution No. 82-326.
16. The proposed project is consistent with the Development Standards and Development Criteria as provided in Section 18.41(D.), respectively, of Ordinance No. 348 in that:
 - I. Safety and security measures, such as fencing to prevent unauthorized access, are in place via the existing perimeter chain link fence. Guy wires are distinctly marked with the meteorological towers and warning signs are in place in English and Spanish at the base of each existing and proposed WECS tower and perimeter fence warning of electrical and other hazards (Conditions of Approvals 90.Planning. – Perimeter Fence and AND.Planning. - Warning Signs).
 - II. Seismic Safety measures for the tower, foundation will be in compliance with the California Building Code per prior building permit issuance for the 14 proposed wind turbines.
 - III. Fire Protection measures are in place, the project is required to comply with fire prevention maintenance measure such as fire breaks, fire extinguishers on service vehicles, and equipment enclosures being equipped with automatic fire extinguishing systems, as outlined in AND FIRE.1.
 - IV. Electrical Distribution facilities are in place connecting to the existing Substation on the southeastern portion of the site with 12.5 kV underground cable where it is delivered to the Southern California Edison Company in conformance with California Building Codes and existing utility interconnection agreement.
 - V. Interference with navigational systems is addressed in that no navigational clutter exists with current and modernized radar systems in the San Geronio Pass area. Additionally, the Project is required to comply with FAA requirements as outlined in AND Planning.
 - VI. The proposed wind turbines including foundation, tower, rotor system, electrical system, and rotor over speed will be certified and in conformance with good engineering practices per prior building permit issuance and compliance with conditions of approval such as requirements to certify structures and certify mechanical equipment.
 - VII. Noise standards are complied with in that the acoustical analysis demonstrated no noise decibel levels dB(A) exceeding 55 dB(A) to the nearest residential dwellings would occur as indicated by AND PLANNING.18. Additionally, the proposed commercial WECS shall not be operated so an impulsive sound below 20 Hz adversely affects the habitability or use of any sensitive receptor such as a habitable dwelling.

- VIII. Electrical distribution lines are undergrounded up to the low voltage side of the transformer.
 - IX. Height limits are complied with in that new proposed turbines are up to 499-feet in height and do not exceed 500 feet in height.
 - X. Color and finish of existing and proposed WECS are light grey with matte finish. The proposed project has also provided a Visual Resource Study to further address visual impacts.
 - XI. Off-Street Vehicle Parking is provided along existing graveled service roads immediately adjacent the existing wind turbine rows and proposed turbine rows with 1 parking space per 2 employees in compliance with Section 18.41 of Zoning Ordinance No. 348. Due to 600-acre site with 291 existing wind turbines, only 2 or 3 employees are normally maintaining the site at any given time limiting the need for parking spaces.
17. The project is located within the Coachella Valley Multiple Species Habitat Conservation Plan, and is located within the Upper Mission Creek/Big Morongo Canyon Conservation Area. New construction is proposed with 14 new turbines and service roads on north portion of the project and includes new total permanent disturbed acreage of 36.33 acres and temporary disturbed acreage of 3.74 acres. The Project went through Joint Project Review (JPR) with the wildlife agencies. To address biological impacts the proposed Project was analyzed in the Initial Study based on supporting studies and analysis, and impacts were found less than significant with mitigation measures incorporated. The Project has been conditioned for streambed permits, nesting bird surveys and Restoration Plan to cover the restoration of the Coachella Valley Jerusalem cricket habitat on the site as outlined in Conditions of Approval (COAs) 60.Planning-EPD.
18. The project for new WECS shall be required to pay CV-MSHCP fees in accordance with Ordinance No. 875 in order to be consistent with the plan and is a standard requirement.
19. Archaeological resources were not located on this subject land based on completed field surveys and records review. Additionally, notification letters regarding AB 52 were mailed to various local tribes on August 30, 2018. Letters were received from Soboba Band of Luisano Indians and Agua Caliente Band of Cahuilla Indians requesting further consultation. Consultation was subsequently concluded and resolved based on further communications with the tribal representatives and County Archaeologist with recommended project conditions such as AND Planning-CUL.2-PDA06072R2 Accepted, Planning-CUL. 3-Unanticipated Resources, and COA 60.Planning-CUL.1 Native American Monitor Required.
20. 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 as outlined in AND PLANNING.4ALUC Letter.
21. The project will not be detrimental to the health, safety or general welfare of the community since the project is conditioned to comply with codes and ordinances, such as the California Building Code, local fire prevention and transportation ordinances.

22. The project site is or will be adequately served by public roads and other public or private service facilities such as Painted Hills Road and Windhaven Road with 24-foot width paving improvement of Windhaven Road.

PUBLIC HEARING NOTIFICATION AND OUTREACH

Public hearing notices were mailed to property owners within ½ mile of the proposed project site. The Notice of Hearing was also published in the Desert Sun and Press Enterprise on October 28, 2018. Additionally, local and regional agencies such as the Metropolitan Water District, Southern California Edison, and the Bureau of Land Management were notified by email communication letter on October 2, 2018. As of the writing of this report (11/7/18), Planning Staff has received two (2) communications from the general public with general information questions addressed via telephone.

The project is located within the Sphere of Influence (SOI) of the City of Desert Hot Springs. Project information was forwarded to the City of Desert Hot Springs on October 2, 2018, and no comments have been received as of this writing.

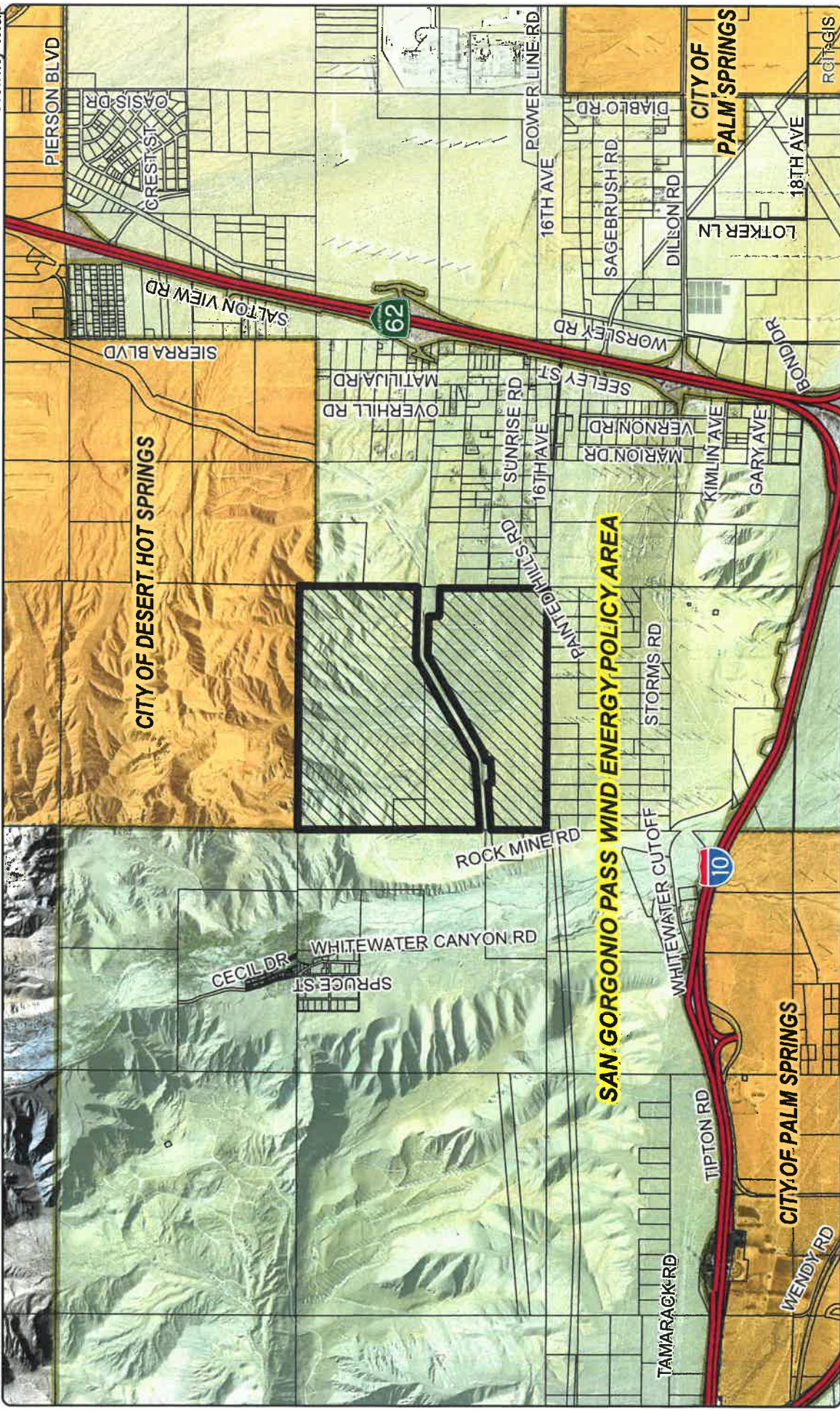
APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted to the Clerk of the Board within ten days after the notice of decision appears on the Board's agenda, accompanied by the fee set forth in Ordinance No. 671

RIVERSIDE COUNTY PLANNING DEPARTMENT
WCS180001 VAR180003
VICINITY/POLICY AREAS

Supervisor: Ashley
 District 5

Date Drawn: 10/19/2018
 Vicinity Map



Zoning Area: Whitewater

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2018, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at (951) 853-4377. Riverside County or Website: <http://www.riversideca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

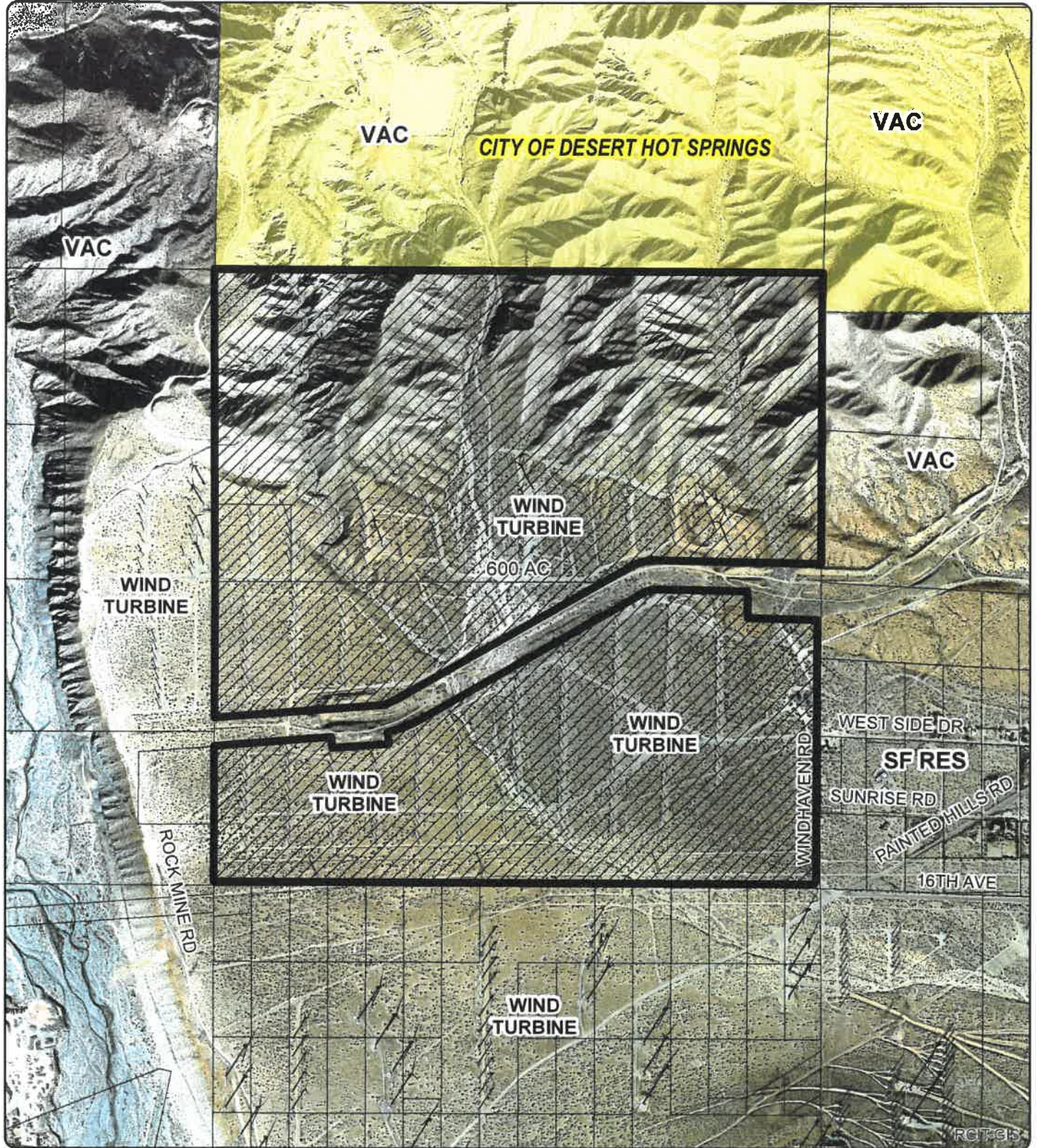
WCS180001 VAR180003

Supervisor: Ashley
District 5

Date Drawn: 10/19/2018

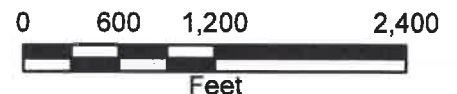
LAND USE

Exhibit 1



Zoning Area: Whitewater

Author: Vinnie Nguyen



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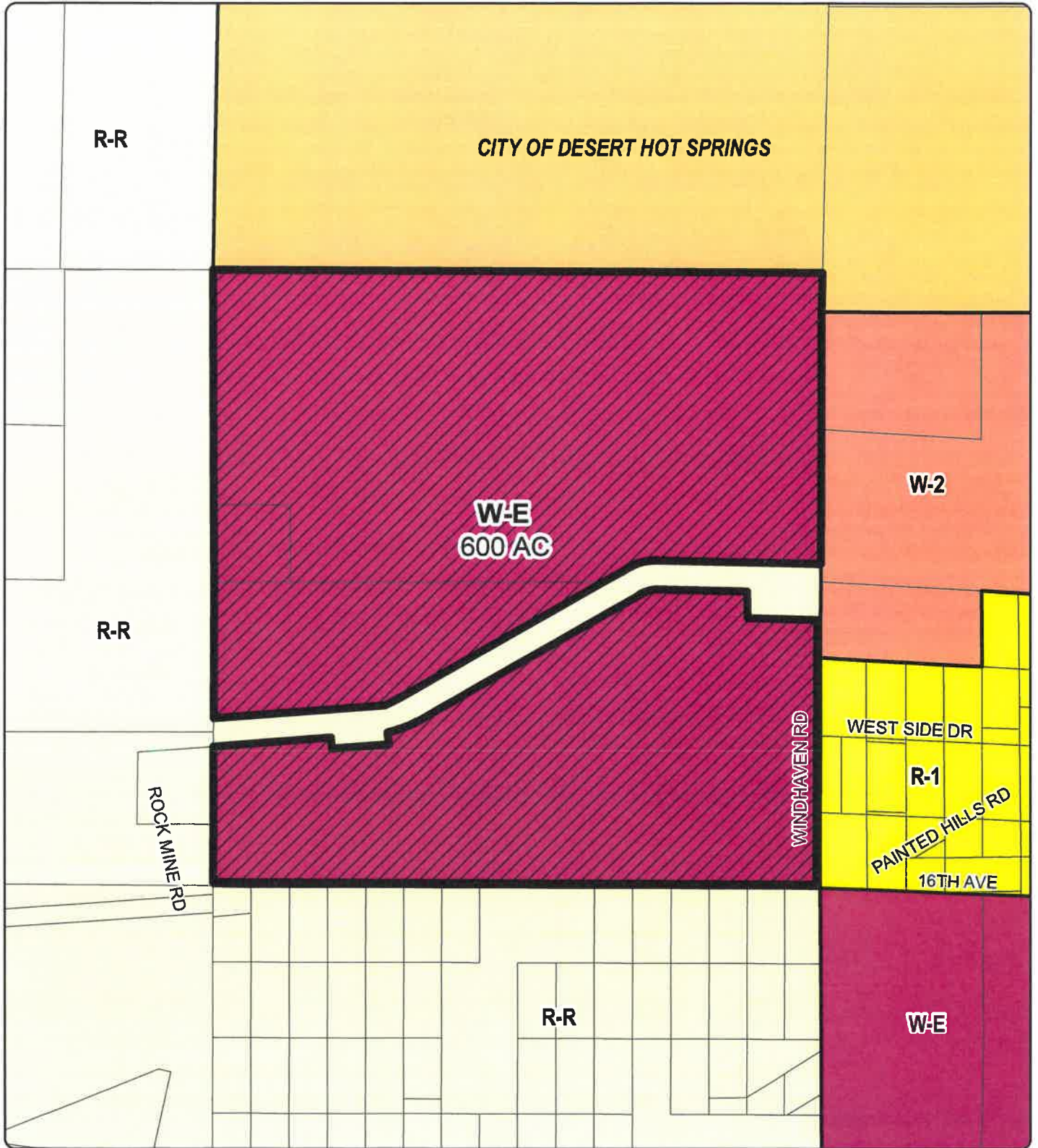
RIVERSIDE COUNTY PLANNING DEPARTMENT

WCS180001 VAR180003

EXISTING ZONING

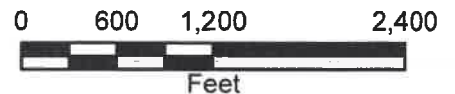
Supervisor: Ashley
District 5

Date Drawn: 10/19/2018
Exhibit 2



Zoning Area: Whitewater

Author: Vinnie Nguyen



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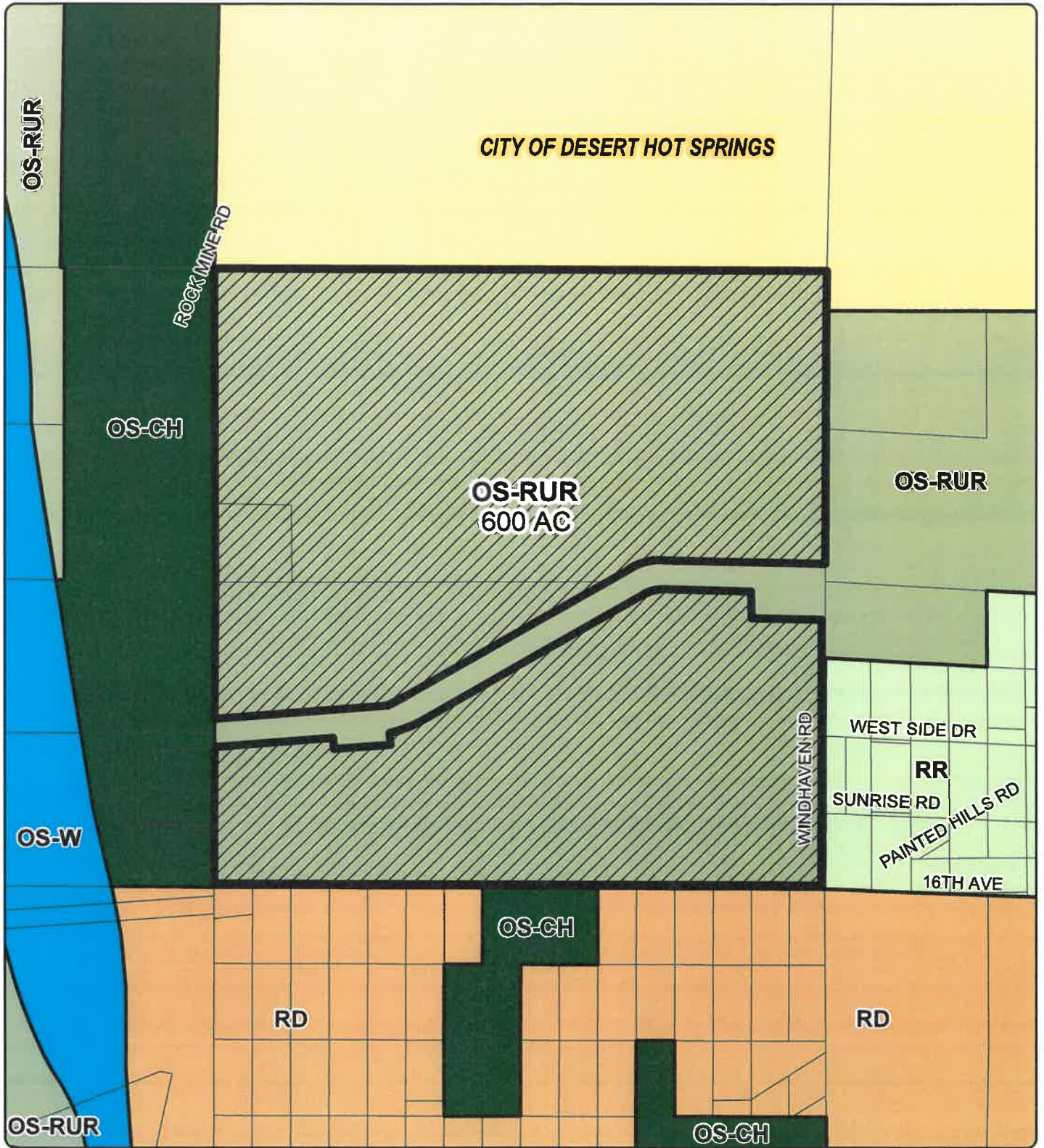
RIVERSIDE COUNTY PLANNING DEPARTMENT

WCS180001 VAR180003

EXISTING GENERAL PLAN

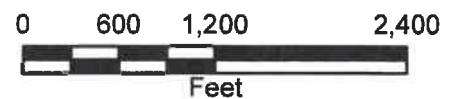
Supervisor: Ashley
District 5

Date Drawn: 10/19/2018
Exhibit 5

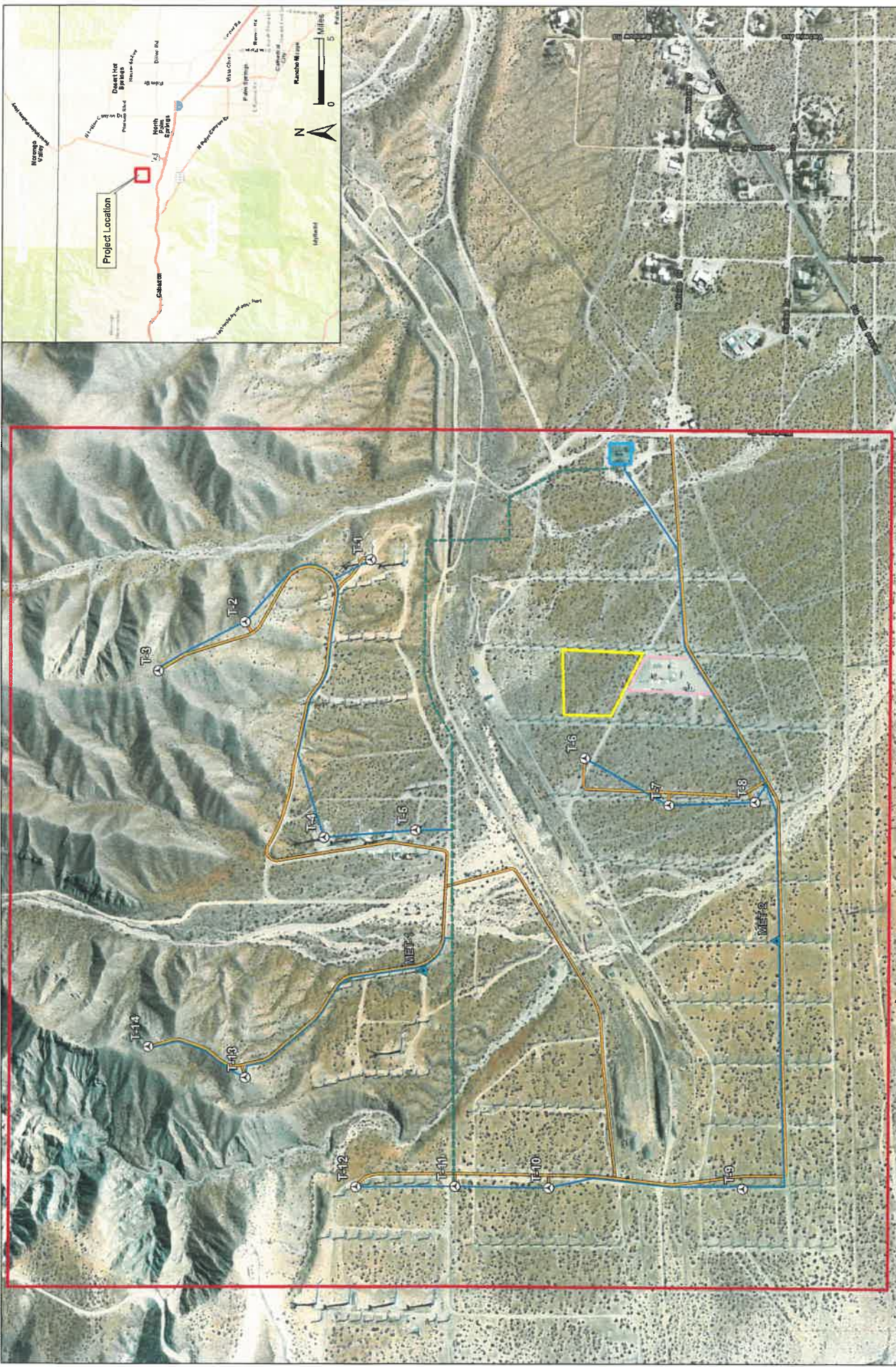


Zoning Area: Whitewater

Author: Vinnie Nguyen



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Data Source(s): ENR, Westwood (2018), ESRI

Legend

- MET Towers
- Proposed Turbines
- Existing Overhead Collection Line
- UG Collection Line
- Project Boundary
- Project Access Roads
- Existing Laydown Yard to Remain
- Laydown Yard Expansion
- Existing Substation to Remain

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 06085C, PANEL NOS. 0670G, 0680G AND 0690G, DATED AUGUST 28, 2008, SHOWS THAT THE PROJECT SITE FALLS WITHIN ZONE X, WHICH IS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



PROJECT DESCRIPTION

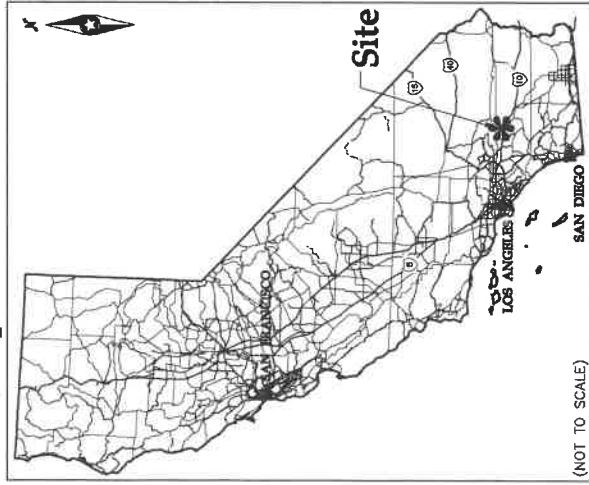
The Project comprises the following components and activities:

- Decommission and remove the approximately 291 existing, antiquated turbines from the Project site.
- Install up to 14 new wind turbines and related infrastructure with a per-turbine generating capacity of between 2.0 MW and 4.2 MW on land within the County's Wind Energy Resource (W-E) Zone.
- Install up to 2 new permanent, lattice meteorological towers to support operations of the wind development.
- Install up to 3 new temporary, guyed lattice meteorological towers to support the power curve testing of the wind development.
- Installation of WECS and met tower foundations and erection of the WECS and met towers.
- Construct pad areas for individual turbines and met towers to accommodate cranes and heavy equipment needed for turbine and met tower installation.
- Construct a temporary expansion of the existing laydown yard for use during the decommissioning of existing turbines and the construction of the Project.
- Temporarily widen and improve portions of the existing internal road system.
- Construct new, temporary and permanent roads outside of the existing road system footprint to accommodate cranes and heavy equipment needed for turbine and met tower installations and access to the proposed turbine and met tower foundations. Temporary new roads and existing roads that will not be used by the Project will be restored after the construction phase and permanent new roads will be reduced to a width of 16 feet.
- Install new 12 kV underground and/or overhead electrical collection lines to collect energy from the Project's new turbines. All, or a portion of these lines may interconnect directly into the Southern California Edison (SCE) 115 kV Venwind substation located inside the Project boundary. Alternatively, one or more of these collection lines may tie directly into the existing, SCE-owned, 12 kV overhead collection lines inside the Project boundary that are used by the existing wind farm to interconnect into Venwind.
- Decommissioning and removing the new wind turbines at the end of their useful life cycle.

Exhibit A Site Plan Issued for Permit

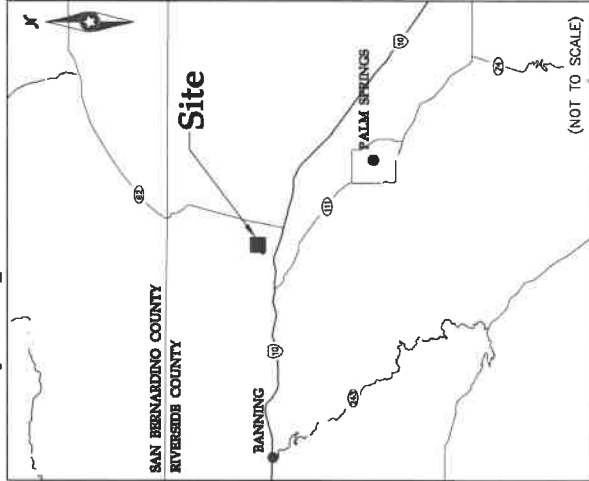
for
**Painted Hills Wind Energy
 Repowering Project**
 Riverside County, California

State Map



(NOT TO SCALE)

Vicinity Map



(NOT TO SCALE)

Sheet Number	Sheet Title
1	Cover
2	Editing Conditions
3	Overall Site Plan
4	Ingress-Egress Plan
5	Floodplain-Fault Zone Plan
6	Construction Details
7	Construction Details
8	Setback Tables
9	CIM Site Plan T-12, T-13, T-14, MET-1
10	CIM Site Plan T-1, T-2, T-3, T-4, T-5
11	CIM Site Plan T-6, T-7, T-8, T-9, T-10, T-11, MET-2
12	CIM Site Plan T-1, T-2, T-3, T-4, T-5
13	CIM Site Plan T-6, T-7, T-8
14	Grading Plan
15	Grading Plan
16	Grading Plan
17	Grading Plan
18	APP-Setback Map

PROJECT OWNER: KATHLEEN ANN GUDINSKI
 315 CORREAS ST.
 HALF MOON BAY, CA 94018

PROJECT MANAGER: JAMES D. ETOHASKIN
 10150 S. GARDEN ST.
 PALM SPRINGS, CA 92263

ENGINEER: LYNN MERRI ETOHASKIN
 10 W. GLENHAVEN DR.
 PHOENIX, AZ 85045

REGISTERED PROFESSIONAL ENGINEER: SEAN D. ETOHASKIN
 8125 ARTISTIC HERITAGE CT.
 LAS VEGAS, NV 89143

APPLICANT: PAINTED HILLS WIND, LLC
 14455 E. CANON DR.
 SUITE 100
 SAN DIEGO, CA 92130

REGISTERED PROFESSIONAL SERVICES: WESTWOOD PROFESSIONAL SERVICES
 3000 UNIVERSITY DR.
 SUITE 300
 MINNETONKA, MN 55343

PROJECT DESCRIPTION: REFER TO NECS APPLICATION

PROPERTY DATA: EXISTING ZONING: I-E

GROSS AND NET ACREAGE: 800

ASSESSOR'S PARCEL NUMBERS: 516030004, 516030005, 516030006, 516030007, 516030008, 516030009, 516030010

UTILITIES: ELECTRIC: SOUTHERN CALIFORNIA EDISON

SITE CUT/FILL: CUT=913,500 CU. YDS.
 FILL=229,620 CU. YDS.
 NET=683,880 CU. YDS. CUT

EXCESS MATERIAL TO BE DISPOSED OF ON-SITE

THE PROJECT SITE FALLS WITHIN FEMA FLOOD ZONE X, WHICH IS SUBJECT TO ANNUAL CHANCE FLOODING.

THE PROJECT IS NOT LOCATED WITHIN A COMMUNITY FACILITIES DISTRICT OR COUNTY SERVICES AREA.

LEGAL DESCRIPTIONS: THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE AND DESCRIBED AS FOLLOWS:

PARCEL A: HALF OF FRACTIONAL SECTION 1, TOWNSHIP 3 SOUTH, RANGE 3 EAST, SAN BERNARDINO BASIN AND MERRIAM, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, EXCEPT THAT PORTION OF SAID LAND DESCRIBED IN DEED IN FAVOR OF THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, RECORDED NOVEMBER 28, 1933 IN BOOK 148, PAGE(S) 80 OF OFFICIAL RECORDS, AND EXCEPT THAT PORTION OF SAID LAND DESCRIBED IN DEED IN FAVOR OF THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, RECORDED NOVEMBER 28, 1933 IN BOOK 148, PAGE(S) 80 OF OFFICIAL RECORDS, AND EXCEPT THAT PORTION OF SAID LAND DESCRIBED IN DEED ABOVE MENTIONED, AND EXCEPT THAT PORTION OF SAID LAND DESCRIBED IN DEED FROM IRA L. MOORE AND CELIA K. MOORE, RECORDED OCTOBER 26, 1980 AS INSTRUMENT NO. 93098, IN BOOK 2791, PAGE(S) 14 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. APN: 516-030-004

PARCEL B: THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 1, TOWNSHIP 3 SOUTH, RANGE 3 EAST, SAN BERNARDINO BASIN AND MERRIAM, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, EXCEPTING THEREFROM AN UNDIVIDED INTEREST OF ALL MINERALS IN OR UNDER SAID LAND AS RESERVED IN DEED FROM IRA L. MOORE AND CELIA K. MOORE, RECORDED OCTOBER 26, 1980 AS INSTRUMENT NO. 93098, IN BOOK 2791, PAGE(S) 14 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. APN: 516-030-004

PARCEL C: GOVERNMENT LOTS 1, 2, 3 AND 4 AND THE SOUTH HALF OF THE NORTH HALF OF FRACTIONAL SECTION 1, TOWNSHIP 3 SOUTH, RANGE 3 EAST, SAN BERNARDINO BASIN AND MERRIAM, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY DEED RECORDED NOVEMBER 28, 1933 IN BOOK 148, PAGE(S) 80 OF OFFICIAL RECORDS OF SOUTHERN CALIFORNIA, EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, RECORDED NOVEMBER 28, 1933 IN BOOK 148, PAGE(S) 80 OF OFFICIAL RECORDS OF SOUTHERN CALIFORNIA, AND EXCEPTING THEREFROM THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, INTEREST OF ALL MINERALS IN OR UNDER SAID LAND AS RESERVED IN DEED FROM IRA L. MOORE AND CELIA K. MOORE, RECORDED OCTOBER 26, 1980 AS INSTRUMENT NO. 93098, IN BOOK 2791, PAGE(S) 14 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, RECORDED NOVEMBER 28, 1933 IN BOOK 148, PAGE(S) 80 OF OFFICIAL RECORDS OF SOUTHERN CALIFORNIA. APN: 516-030-015

Prepared for:

Checked: _____

Date: _____

Scale: 1 OF 18

**Painted Hills Wind,
 Energy Repowering
 Project**

Riverside County, California

ISSUED FOR PERMITTING
 NOT FOR CONSTRUCTION

Date: 06/13/2018
 Sheet 1 OF 18

LEGEND:

- EX. SECTION OR QUARTER SECTION LINE
 - EX. EASEMENT LINE
 - EX. R/W LINE
 - EX. OVERHEAD POWER LINE
 - EX. PROJECT 12kV OVERHEAD POWER LINE
 - EX. FENCE
 - EX. GRAVEL ROAD
 - EX. DIRT ROAD
 - EX. TURBINE STRUCTURE
 - EX. POWER POLE
 - EX. COMMUNICATIONS STRUCTURE
 - EX. EXISTING
 - EX. RIGHT-OF-WAY
- EX. 50' TRANSMISSION LINE EASEMENT
 ● EX. 30' SEC. & COMM. EASEMENT
 ● EX. 30' SEC. TRANSMISSION LINE R/W
 ● EX. COMM. STRUCTURE (TP)
 ● EX. TURBINE STRUCTURE (TP)
 ● EX. OVERHEAD POWER LINE EASEMENT
 ● EX. OVERHEAD POWER LINE
 ● EX. PROJECT 12kV OVERHEAD POWER LINE
 ● EX. FENCE
 ● EX. GRAVEL ROAD
 ● EX. DIRT ROAD
 ● EX. TURBINE STRUCTURE
 ● EX. POWER POLE
 ● EX. COMMUNICATIONS STRUCTURE
 ● EX. EXISTING
 ● EX. RIGHT-OF-WAY
- * EXISTING 12kV SEC. OVERHEAD DISTRIBUTION LINE CURRENTLY CONSTRUCTED TO INTERCONNECT SOME PROPOSED TURBINES TO THE SCE WINDMILL SUBSTATION.

Prepared for:

Painted Hills Wind, LLC
 11459 21 Camino Real, Suite 150
 San Diego, CA 92130



Painted Hills Wind Energy Repowering Project

Riverside County, California

Existing Conditions

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 NOT FOR CONSTRUCTION

Date: 06/13/2018
 Sheet: 2 of 18

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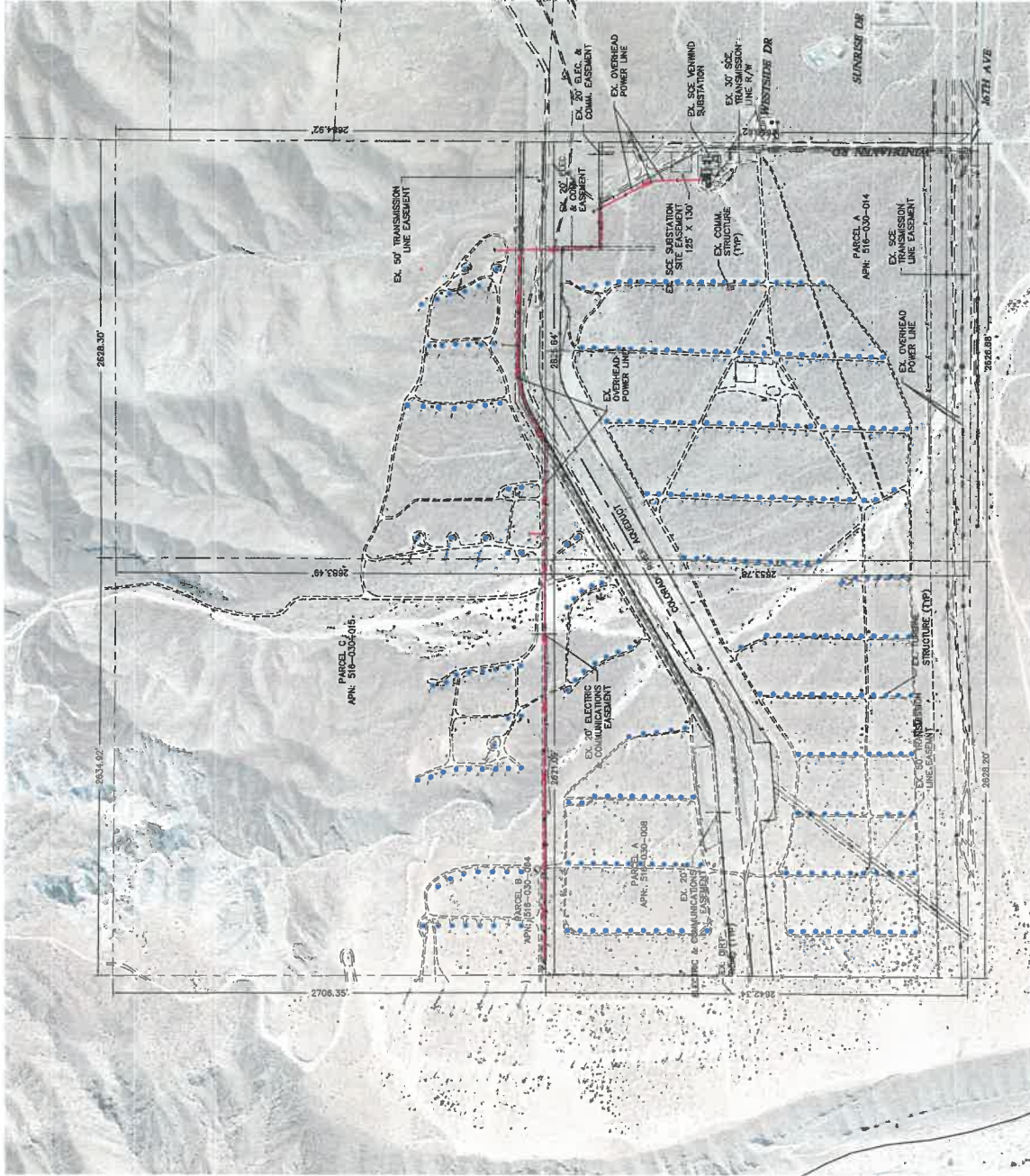
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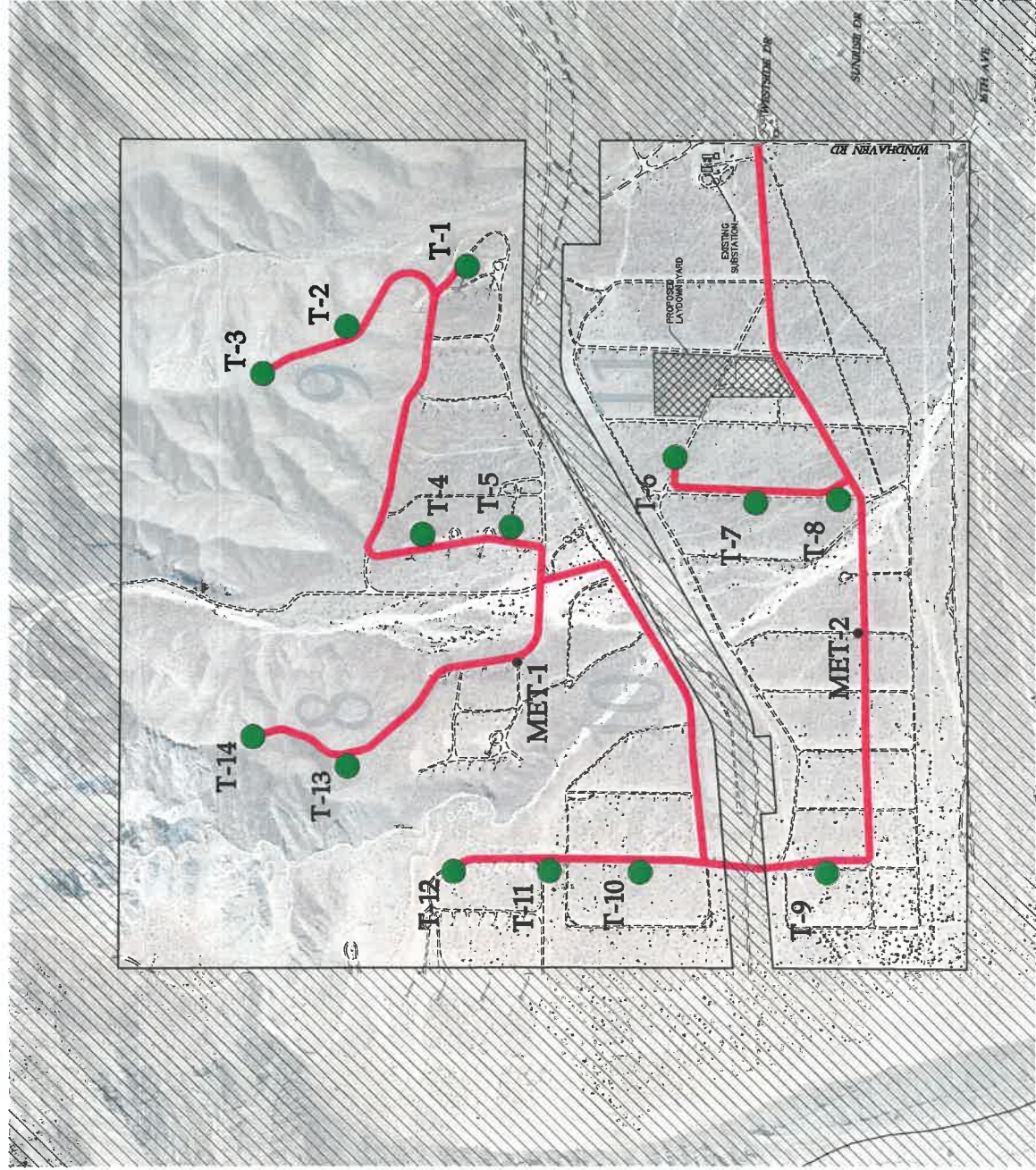
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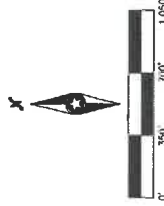
- PROPOSED TURBINE LOCATION
- T-XX PROPOSED TURBINE NUMBER
- MET PROPOSED MET TOWER
- UNPAVED INTERNAL PROJECT ACCESS ROAD
- == EX. GRAVEL ROAD
- EX. DIRT ROAD
- ▨ OUT OF PROJECT BOUNDARY
- 10 DENOTES SHEET NUMBER

7 8

12791 Birchwood Circle, Suite 400
 Westwood, CA 91391
 (818) 393-1412
 www.westwoodps.com

Drawn:	AMT
Checked:	WB
Entered:	AMT
As-Built Entered:	
Approved:	DATE: DESCRIPTION
Prepared for:	

Painted Hills
 Wind, LLC
 1105 El Cerrito Road, Suite 100
 San Diego, CA 92108

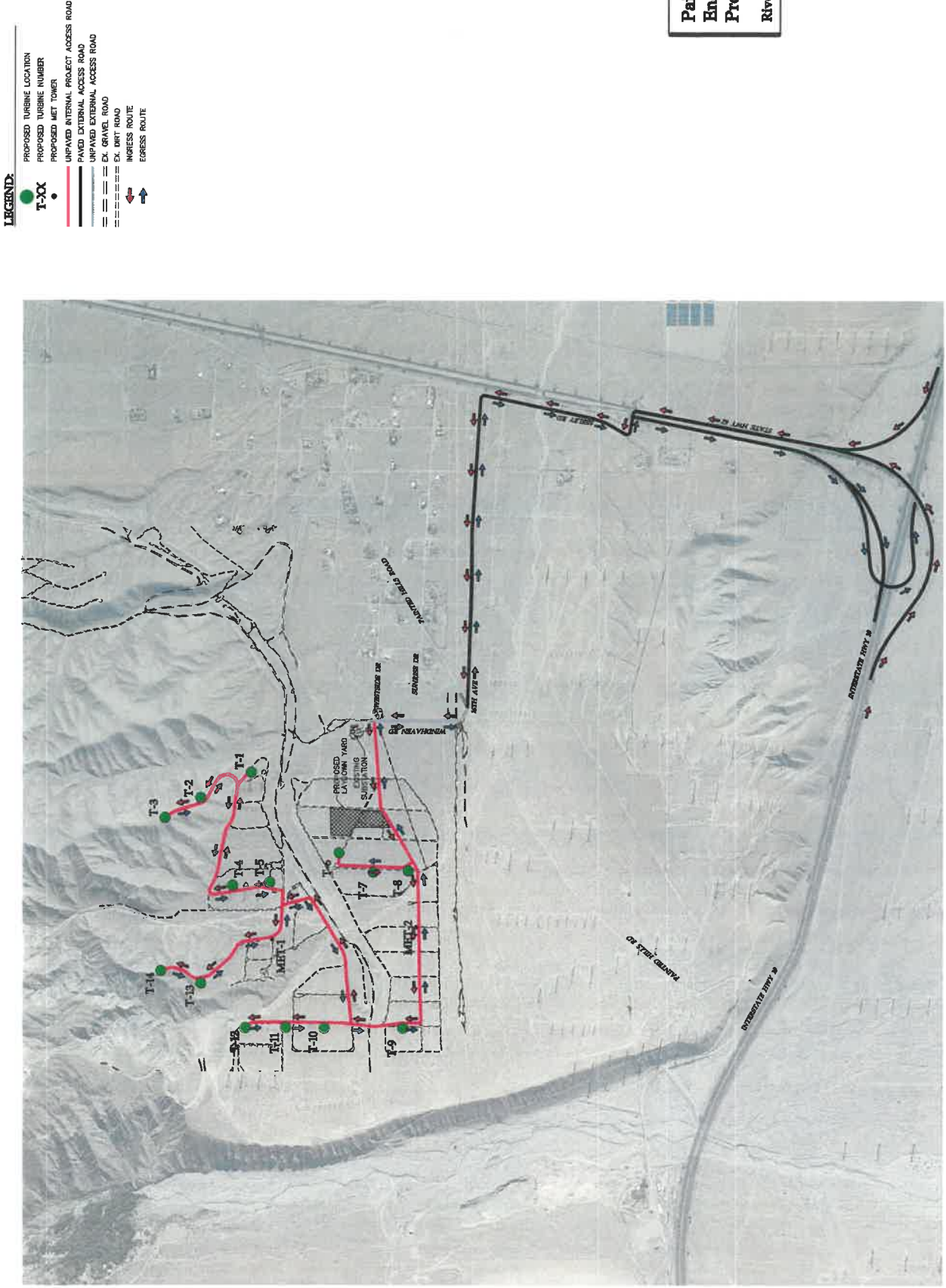


**Painted Hills Wind
 Energy Repowering
 Project**
 Riverside County, California

Overall Site Plan

ISSUED FOR PERMITTING
 NOT FOR CONSTRUCTION

Date: 06/13/2018
 Sheet: 3 of 16
 001247P-000010.rvt



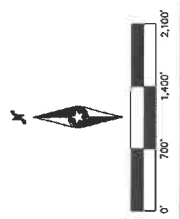
LEGEND:

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- T-X** PROPOSED TURBINE NUMBER
- PROPOSED MET TOWER
- UNPAVED INTERNAL PROJECT ACCESS ROAD
- PAVED EXTERNAL ACCESS ROAD
- UNPAVED EXTERNAL ACCESS ROAD
- EX. GRAVEL ROAD
- EX. DIRT ROAD
- INGRESS ROUTE
- > EGRESS ROUTE

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Designee:	DATE:	DESCRIPTION:
ADP		
Checked:	AS	
Drawn:	AW	
As-built Drawings:		
Reviewed:		
By:	DMS	DESCRIPTION
Prepared by:		

Painted Hills Wind, LLC
 1409 El Camino Real, Suite 100
 San Diego, CA 92108



Painted Hills Wind Energy Repowering Project
 Riverside County, California
Ingress-Egress Plan

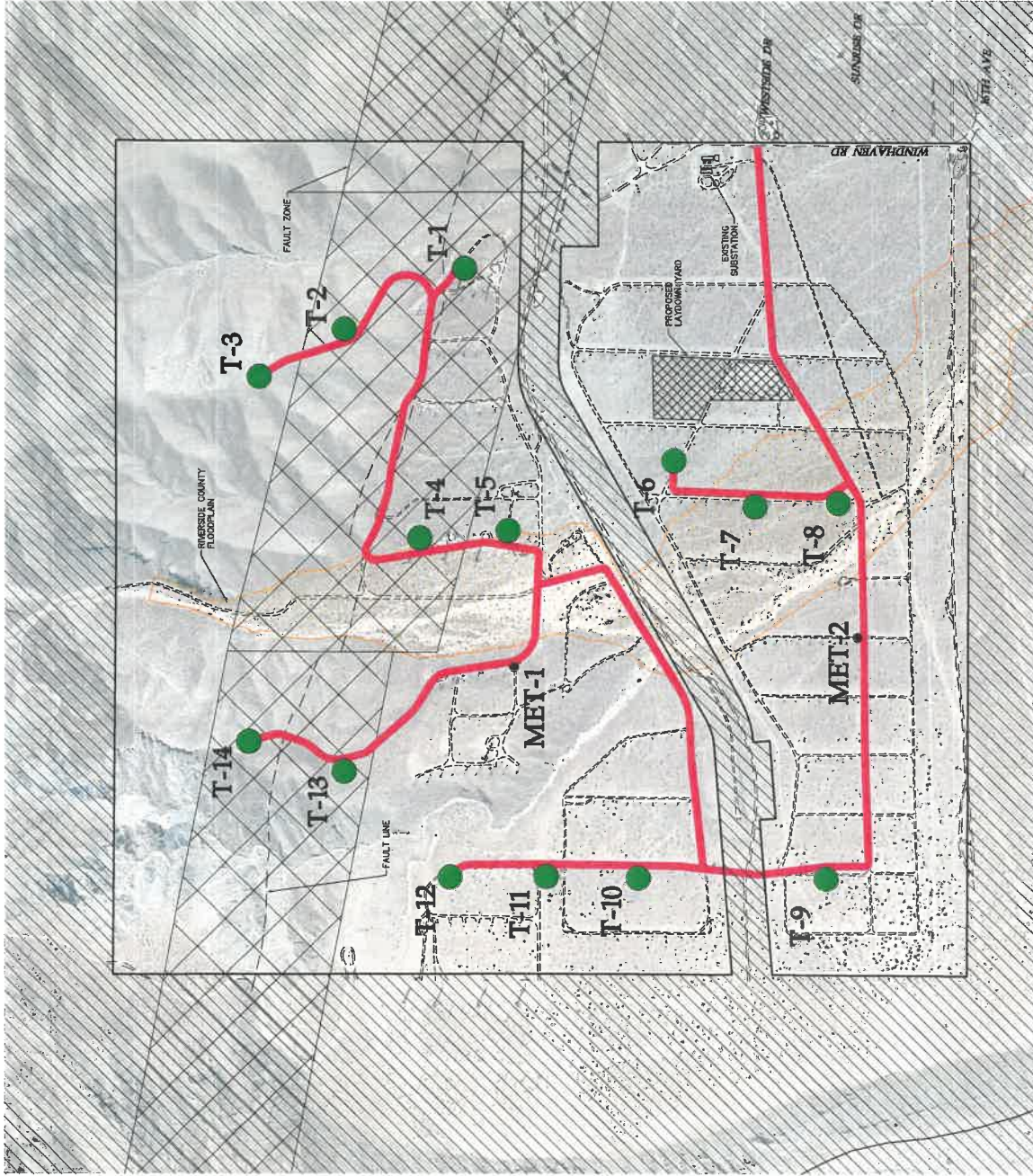
**ISSUED FOR PERMITTING
 NOT FOR CONSTRUCTION**

Date: 06/13/2018
 Sheet: 4 of 15
 0012410-00-EGRESS.dwg

1 2 3 4 5 6 7 8

LEGEND:

- PROPOSED TURBINE LOCATION
- T-XX PROPOSED TURBINE NUMBER
- PROPOSED MET TOWER
- UNPAVED INTERNAL PROJECT ACCESS ROAD
- EX. GRAVEL ROAD
- EX. DIRT ROAD
- FAULT LINE
- ALBERT-FRIGO AND COUNTY BRIDGEMAN FAULT ZONE
- RIVERSIDE COUNTY FLOODPLAIN



Westwood
 0523221020 13751 Woodland Oaks, Escondido
 Date: 06/13/2018
 File: 061317-00-FLOOD-FAULT.Pkg
 Westwood Professional Services, Inc.

Drawn:	4/17
Checked:	MS
Design:	AVT
As-built Date:	
Revisions:	Description
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Prepared for:

Painted Hills Wind, LLC
 11459 El Camino Real, Suite 150
 San Diego, CA 92126



Painted Hills Wind Energy Repowering Project

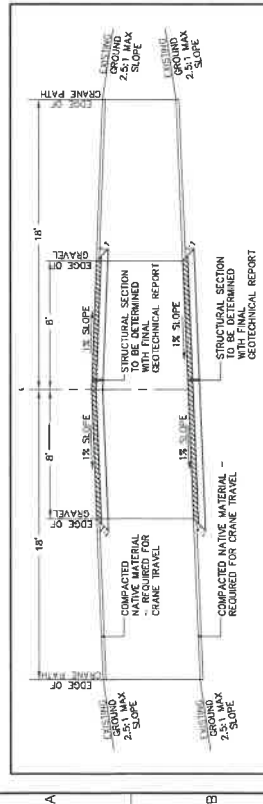
Riverside County, California

Floodplain-Fault Zone Plan

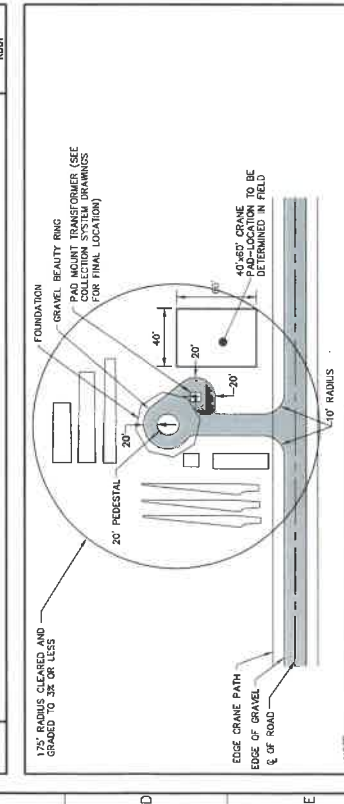
ISSUED FOR PERMITTING
 NOT FOR CONSTRUCTION

Date: 06/13/2018
 Sheet: 5 of 18

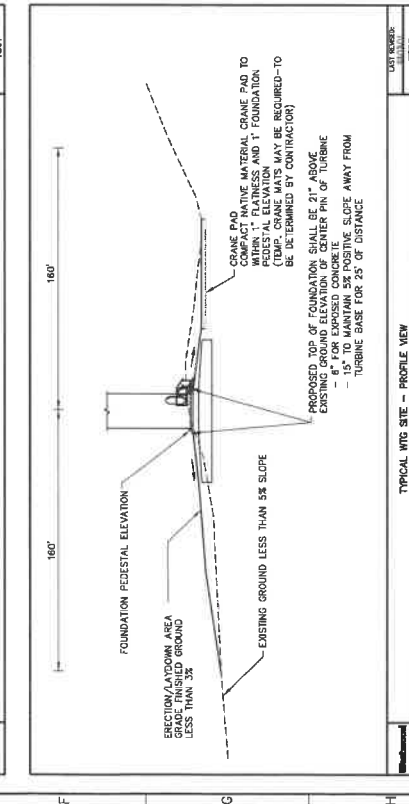
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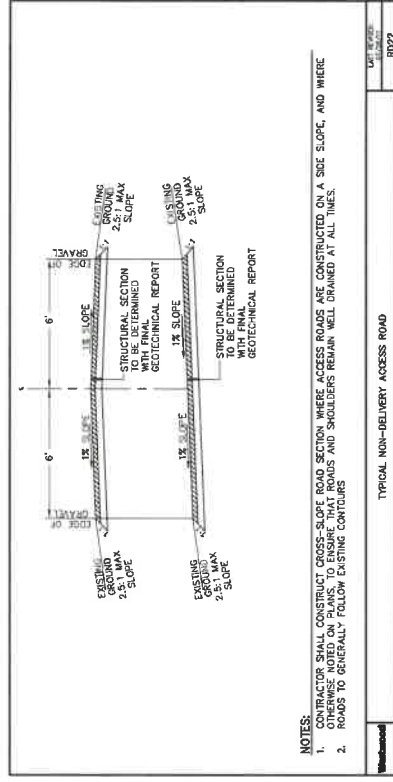
NOTES:
 1. CONTRACTOR SHALL CONSTRUCT CROSS-SLOPE ROAD SECTION WHERE ACCESS ROADS ARE CONSTRUCTED ON A SIDE SLOPE, AND WHERE OTHERWISE NOTED ON PLANS, TO ENSURE THAT ROADS AND SHOULDERS REMAIN WELL DRAINED AT ALL TIMES.
 2. WHEN CRANE PAD IS NOT NEEDED, MATCH THE ACCESS ROAD DIRECTLY INTO EXISTING GROUND SURFACE.
 3. ROADS TO GENERALLY FOLLOW EXISTING CONTOURS EXCEPT IF GRABES EXCEED TURBINE DELIVERY VEHICLE CAPABILITIES. IF THIS OCCURS GENERAL CONTRACTOR MAY PROVIDE ASSIST VEHICLE OR MODIFY GRADE.
 4. CONTRACTOR SHALL CONSTRUCT CROSS-SLOPE ROAD SECTION WHERE ACCESS ROADS ARE CONSTRUCTED ON A SIDE SLOPE, AND WHERE OTHERWISE NOTED ON PLANS, TO ENSURE THAT ROADS AND SHOULDERS REMAIN WELL DRAINED AT ALL TIMES.



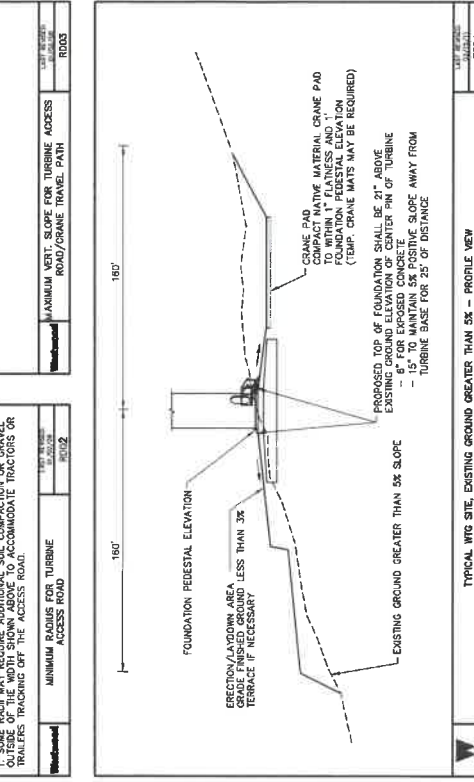
NOTES:
 1. SCHEMATIC PLAN ONLY - ACTUAL CRANE PAD LOCATION AND FIELD LOCATION FOR STAGING OF COMPONENTS TO BE DETERMINED BY CONTRACTOR.
 2. DISTANCE BETWEEN CENTER OF TURBINE AND EDGE OF GRAVEL ROAD VARIES BY TURBINE SITE



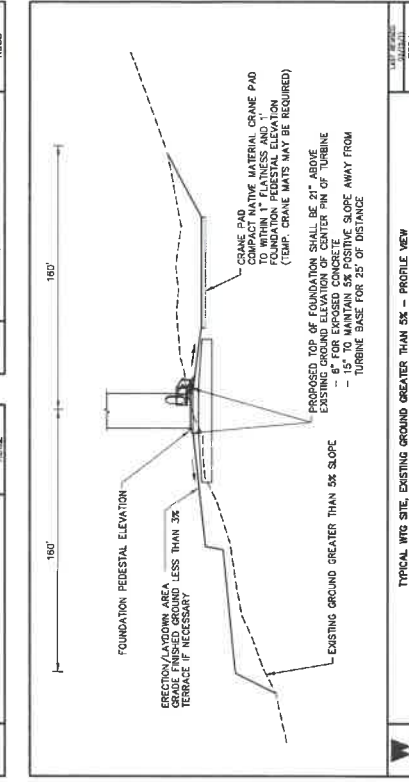
NOTES:
 1. CRANE PAD COMPACT NATIVE MATERIAL CRANE PAD TO WITHIN 1" FLATNESS AND 1" FOUNDATION FEEDS ALL ELEVATION. CRANE MATS MAY BE REQUIRED TO BE DETERMINED BY CONTRACTOR.
 2. EXISTING GROUND ELEVATION OF CENTER LINE OF TURBINE SHALL BE 2.1' ABOVE EXISTING GROUND ELEVATION OF CENTER LINE OF TURBINE.
 3. TO MAINTAIN 3% POSITIVE SLOPE AWAY FROM TURBINE BASE FOR 25' OF DISTANCE.



NOTES:
 1. CONTRACTOR SHALL CONSTRUCT CROSS-SLOPE ROAD SECTION WHERE ACCESS ROADS ARE CONSTRUCTED ON A SIDE SLOPE, AND WHERE OTHERWISE NOTED ON PLANS, TO ENSURE THAT ROADS AND SHOULDERS REMAIN WELL DRAINED AT ALL TIMES.
 2. ROADS TO GENERALLY FOLLOW EXISTING CONTOURS



NOTES:
 1. SOME RADI MAY REQUIRE ADDITIONAL SOIL COMPACTION OR GRAVEL OUTSIDE OF THE ROAD TO ACCOMMODATE TRACTORS OR WHEEL LOADING BY THE ACCESS ROAD.



NOTES:
 1. CRANE PAD COMPACT NATIVE MATERIAL CRANE PAD TO WITHIN 1" FLATNESS AND 1" FOUNDATION FEEDS ALL ELEVATION. CRANE MATS MAY BE REQUIRED TO BE DETERMINED BY CONTRACTOR.
 2. EXISTING GROUND ELEVATION OF CENTER LINE OF TURBINE SHALL BE 2.1' ABOVE EXISTING GROUND ELEVATION OF CENTER LINE OF TURBINE.
 3. TO MAINTAIN 3% POSITIVE SLOPE AWAY FROM TURBINE BASE FOR 25' OF DISTANCE.

Drawn by:	AVP
Checked:	QA
Reviewed:	AVP
As-Built Drawings:	
Project:	Construction

Prepared for:	
Project:	
Location:	
Date:	

Painted Hills Wind, LLC
 11439 El Camino Road, Suite 150
 San Diego, CA 92130

Painted Hills Wind Energy Repowering Project
 Riverside County, California

Construction Details

ISSUED FOR PERMITTING NOT FOR CONSTRUCTION

Date: 06/13/2018
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 0012470-0001R1.dwg

CATEGORY 3 EROSION CONTROL

6" x 4" FIBERS, 1 BACK-FILLED OVER EROSION CONTROL BLANKET

8" x 11 GA. STAPLES OR 3/8" GALV. PILING OR POLYESTER NETTING

7" x 2" x 18" LONG WOODEN STAKES AT 2' 0" CENTER THROUGH NETTING AND FIBER ROLL.

REFER TO THE PROJECT SWPPP FOR INSTALLATION REQUIREMENTS.

POINT "A" MUST BE HIGHER THAN POINT "B" TO ENSURE THAT WATER BLENDS WITH THE EROSION CONTROL BLANKET. BLANKET IS SUBJECT TO FIELD CONDITIONS AND MANUFACTURER'S RECOMMENDATION.

DATE	DESCRIPTION

DATE: 06/13/2018
CUT NUMBER: C023
PROJECT: TEMPORARY BARROLL BLANKET SYSTEM (DITCH APPLICATION)

CONCRETE PIER STAPLES
2.1 (U-V) 1.2 STAPLES 2.1 (U-V) 0.9" x 9.9"

GENERAL PATTERN
EROSION CONTROL MATS OVER HAT/TURF BLANKET

WATER SOURCE
PIERS WITH WATER TREATMENT

TYPICAL SLOPE SOIL BATTLE MAT

NOTE:
1. MATS/BLANKETS SHOULD BE INSTALLED CONTINUOUSLY DOWN-SLOPE.
2. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICK AND GRASS.
3. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
4. WITH THE SOIL CONTACT MAINTAINED, A SHARP CUT TO MAINTAIN DIRECT CONTACT WITH THE SOIL.
5. BLANKET TYPE AND WEIGHT MUST BE CHOSEN BASED ON SITE CONDITIONS AND MANUFACTURER'S RECOMMENDATIONS.
6. INSTALLATION SHALL BE SUBJECT TO FIELD CONDITIONS AND MANUFACTURER'S RECOMMENDATIONS.

DATE	DESCRIPTION

DATE: 06/13/2018
CUT NUMBER: C021
PROJECT: TURF REINFORCEMENT MATS FOR SLOPES

ROCK CHECK DAMS OR LOGS WHEN INSTALLED AS A FILTER MEDIUM OR PROTECTIVE REINFORCEMENT SHALL NOT BE PLACED ABOVE THE EROSION CONTROL BLANKET.

SEE LOOKING UPSTREAM

KEY STONE INTO THE DITCH BANKS AND EXTEND IT 12" MINIMUM INTO THE BLANKET TO PREVENT OVER FLOW AROUND DAM.

FLAME FILTER FABRIC

FLOW

SECTION A-A
GEOTEXTILE FABRIC

1/2" - 2" DEPT. STAPLES THAT POINTS "A" AND "B" ARE OF EQUAL ELEVATION.

SEALING BETWEEN CHECK DAMS

DATE	DESCRIPTION

DATE: 06/13/2018
CUT NUMBER: C018
PROJECT: TEMPORARY ROCK CHECK DAM

CHAIN-LINK SECURITY LEAF GATE

36"

BARBED-WIRE AFRON ON EXTENSION ARMS

CHAINLINK FABRIC

TENSION ROD AND BOTTOM ROD

GUIDE ROLLER ASSEMBLY

TRUSS ROD

GRADE

LOCKING MECHANISM

GUIDE ROLLER ASSEMBLY

DATE	DESCRIPTION

DATE: 06/13/2018
CUT NUMBER: EN05
PROJECT: CHAIN-LINK SECURITY LEAF GATE

TYPICAL TURBINE DETAIL

BLADE (ROTOR)

HUB

TURBINE HUB HEIGHT

ROTOR DIAMETER

TOWER SECTIONS

MEASUREMENT	TYPE	VALUE
HEIGHT	AS BUILT	555
HEIGHT	AS BUILT	250
HEIGHT	AS BUILT	250
HEIGHT	AS BUILT	250
HEIGHT	AS BUILT	250
HEIGHT	AS BUILT	250
HEIGHT	AS BUILT	250
HEIGHT	AS BUILT	250
HEIGHT	AS BUILT	250
HEIGHT	AS BUILT	250
HEIGHT	AS BUILT	250
HEIGHT	AS BUILT	250

DATE	DESCRIPTION

DATE: 06/13/2018
CUT NUMBER: T001
PROJECT: TYPICAL TURBINE DETAIL

TYPICAL ACCESS ROAD STREAM CROSSING WITH CULVERT

PROPOSED CULVERT

STABILIZE FALL SLOPES WITH RIPRAP (REFER TO DETAIL S102)

CRANE PATH AND/OR DELIVERY ROAD

FILL SLOPE

PROPOSED ACCESS ROAD

INSTALL PERIMETER AND SEQUENT CONTROL ALONG RIPRAP TO REFER TO SPECIFICATIONS

STABILIZE SLOPES AND CONTROL EROSION

INSTALL NEW RIPRAP WITH NEW FIBER ROLLS FOR INSTALLATION.

NOTES:
1. CULVERT INSTALLATION SHALL CONFORM WITH MANUFACTURER'S RECOMMENDATION FOR INSTALLATION.
2. MINIMIZE DISTURBANCE TO THE STREAM/DITCH DURING CULVERT INSTALLATION/REMOVAL.
3. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE EROSION CONTROL BLANKET ACCORDING TO SWPPP.
4. SEED AND MULCH DISTURBED AREAS NOT COVERED BY EROSION CONTROL BLANKET.
5. PIPE SHALL BE PLACED DURING DRY CONDITIONS WITH THE FORWARD OF DRY CONDITIONS.
6. CULVERT SHALL BE INSTALLED WITH SLOPE TO CONFIRM CULVERT SIZE WITH COUNTY IF INSTALLATION IS TO OCCUR IN RIGHT OF WAY.
7. CONTRACTOR TO CONFIRM CULVERT SIZE WITH COUNTY IF INSTALLATION IS TO OCCUR IN RIGHT OF WAY.

DATE	DESCRIPTION

DATE: 06/13/2018
CUT NUMBER: RD12
PROJECT: TYPICAL ACCESS ROAD STREAM CROSSING WITH CULVERT

TYPICAL TURBINE DETAIL

BLADE (ROTOR)

HUB

TURBINE HUB HEIGHT

ROTOR DIAMETER

TOWER SECTIONS

MACELLE

TURBINE TIP HEIGHT

MEASUREMENT	TYPE	VALUE
HEIGHT	AS BUILT	555
HEIGHT	AS BUILT	250
HEIGHT	AS BUILT	250
HEIGHT	AS BUILT	250
HEIGHT	AS BUILT	250
HEIGHT	AS BUILT	250
HEIGHT	AS BUILT	250
HEIGHT	AS BUILT	250
HEIGHT	AS BUILT	250
HEIGHT	AS BUILT	250
HEIGHT	AS BUILT	250

DATE	DESCRIPTION

DATE: 06/13/2018
CUT NUMBER: T001
PROJECT: TYPICAL TURBINE DETAIL

TYPICAL MET TOWER DETAIL

EXISTING GRADE

NOTE: MET TOWERS WILL EXCEED 50' IN HEIGHT

DATE	DESCRIPTION

DATE: 06/13/2018
CUT NUMBER: MTC1
PROJECT: TYPICAL MET TOWER DETAIL

TYPICAL ACCESS ROAD STREAM CROSSING WITH CULVERT

PROPOSED CULVERT

STABILIZE FALL SLOPES WITH RIPRAP (REFER TO DETAIL S102)

CRANE PATH AND/OR DELIVERY ROAD

FILL SLOPE

PROPOSED ACCESS ROAD

INSTALL PERIMETER AND SEQUENT CONTROL ALONG RIPRAP TO REFER TO SPECIFICATIONS

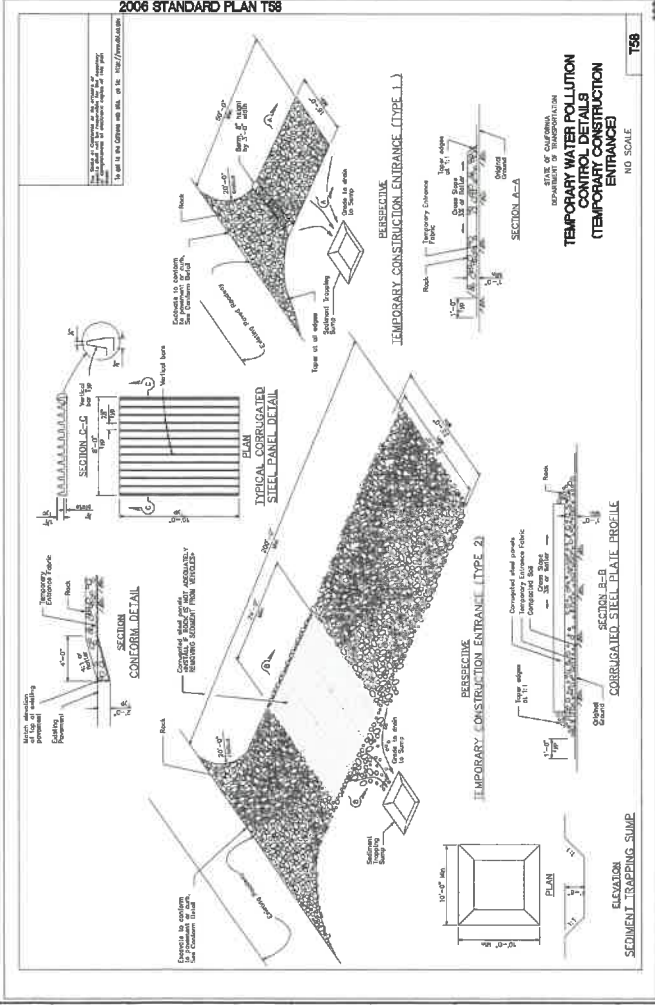
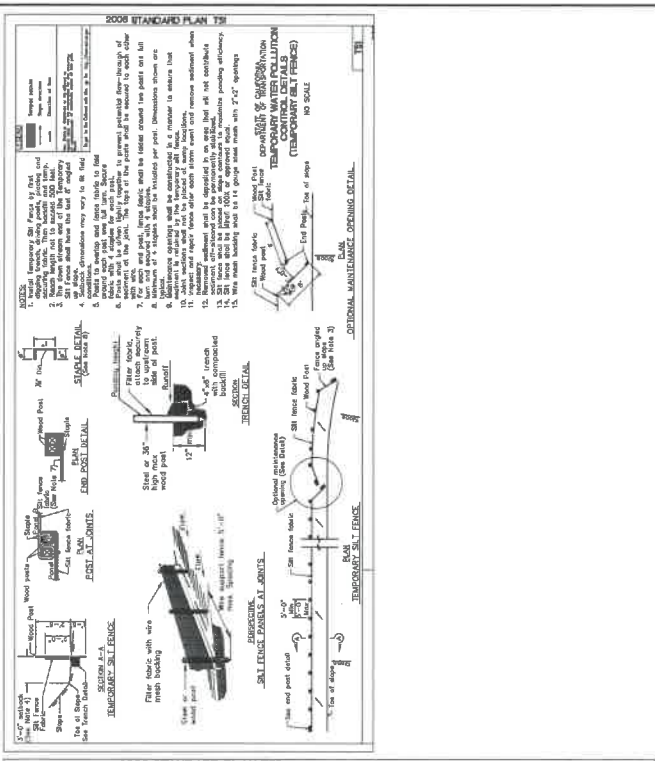
STABILIZE SLOPES AND CONTROL EROSION

INSTALL NEW RIPRAP WITH NEW FIBER ROLLS FOR INSTALLATION.

NOTES:
1. CULVERT INSTALLATION SHALL CONFORM WITH MANUFACTURER'S RECOMMENDATION FOR INSTALLATION.
2. MINIMIZE DISTURBANCE TO THE STREAM/DITCH DURING CULVERT INSTALLATION/REMOVAL.
3. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE EROSION CONTROL BLANKET ACCORDING TO SWPPP.
4. SEED AND MULCH DISTURBED AREAS NOT COVERED BY EROSION CONTROL BLANKET.
5. PIPE SHALL BE PLACED DURING DRY CONDITIONS WITH THE FORWARD OF DRY CONDITIONS.
6. CULVERT SHALL BE INSTALLED WITH SLOPE TO CONFIRM CULVERT SIZE WITH COUNTY IF INSTALLATION IS TO OCCUR IN RIGHT OF WAY.
7. CONTRACTOR TO CONFIRM CULVERT SIZE WITH COUNTY IF INSTALLATION IS TO OCCUR IN RIGHT OF WAY.

DATE	DESCRIPTION

DATE: 06/13/2018
CUT NUMBER: RD12
PROJECT: TYPICAL ACCESS ROAD STREAM CROSSING WITH CULVERT



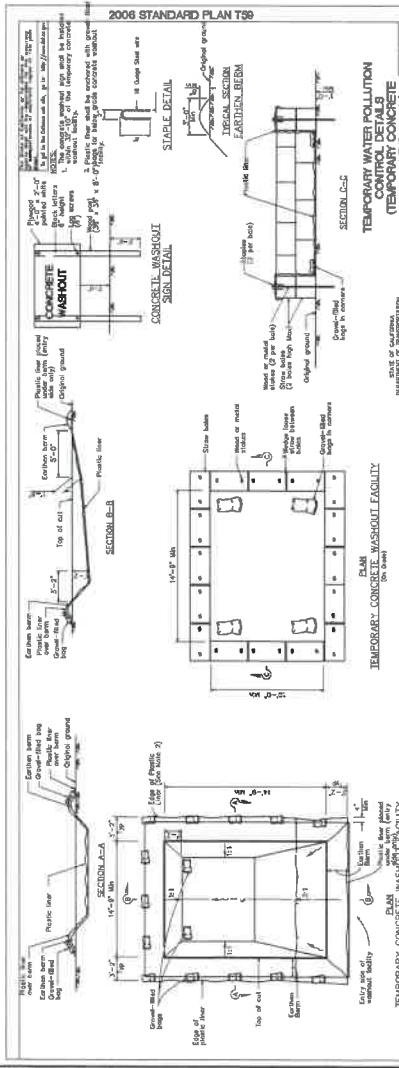
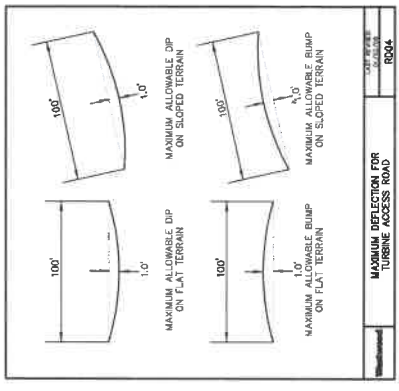
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Project:	PAINTED HILLS WIND ENERGY REPOWERING PROJECT
Client:	PAINTED HILLS WIND ENERGY REPOWERING PROJECT
Location:	PAINTED HILLS WIND ENERGY REPOWERING PROJECT
Scale:	NO SCALE
Author:	WESTWOOD PROFESSIONAL SERVICES, INC.
Check:	WESTWOOD PROFESSIONAL SERVICES, INC.
Appr.:	WESTWOOD PROFESSIONAL SERVICES, INC.
Date:	06/13/2018
Sheet:	8 of 18

Painted Hills Wind, LLC
1405 B Camino Real, Suite 104
San Diego, CA 92108

Painted Hills Wind Energy Repowering Project
Riverside County, California

Construction Details
ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION
Date: 06/13/2018
Sheet: 8 of 18
001210-000701.dwg



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WIND ACCESS SETBACK TABLE

Code Requirement	Code Requirement	Code Requirement	Code Requirement	Code Requirement
14 (1)(7)(b)	14 (1)(7)(b)	14 (1)(7)(b)	14 (1)(7)(b)	14 (1)(7)(b)
698-000-000 ¹	698-000-000 ²	698-000-000 ³	698-000-000 ⁴	698-000-000 ⁵
704-000-000 ⁶	704-000-000 ⁷	704-000-000 ⁸	704-000-000 ⁹	704-000-000 ¹⁰
710-000-000 ¹¹	710-000-000 ¹²	710-000-000 ¹³	710-000-000 ¹⁴	710-000-000 ¹⁵
716-000-000 ¹⁶	716-000-000 ¹⁷	716-000-000 ¹⁸	716-000-000 ¹⁹	716-000-000 ²⁰
722-000-000 ²¹	722-000-000 ²²	722-000-000 ²³	722-000-000 ²⁴	722-000-000 ²⁵
728-000-000 ²⁶	728-000-000 ²⁷	728-000-000 ²⁸	728-000-000 ²⁹	728-000-000 ³⁰
734-000-000 ³¹	734-000-000 ³²	734-000-000 ³³	734-000-000 ³⁴	734-000-000 ³⁵
740-000-000 ³⁶	740-000-000 ³⁷	740-000-000 ³⁸	740-000-000 ³⁹	740-000-000 ⁴⁰

¹ Turbines listed below are requesting elimination of the Wind Access Setback requirement for the APNs listed next to each turbine.
² APN: 088-000-000³
⁴ APN: 088-000-000⁴
⁵ APN: 088-000-000⁵
⁶ APN: 088-000-000⁶
⁷ APN: 088-000-000⁷
⁸ APN: 088-000-000⁸
⁹ APN: 088-000-000⁹
¹⁰ APN: 088-000-000¹⁰
¹¹ APN: 088-000-000¹¹
¹² APN: 088-000-000¹²
¹³ APN: 088-000-000¹³
¹⁴ APN: 088-000-000¹⁴
¹⁵ APN: 088-000-000¹⁵
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³⁶ APN: 088-000-000³⁶
³⁷ APN: 088-000-000³⁷
³⁸ APN: 088-000-000³⁸
³⁹ APN: 088-000-000³⁹
⁴⁰ APN: 088-000-000⁴⁰

Note: All setbacks are based on a tower height of 150 meters (492 feet) unless otherwise noted.

¹ Turbines are not developable for Commercial WCES. Further substantiation provided in the WCES & Variance Application Package.

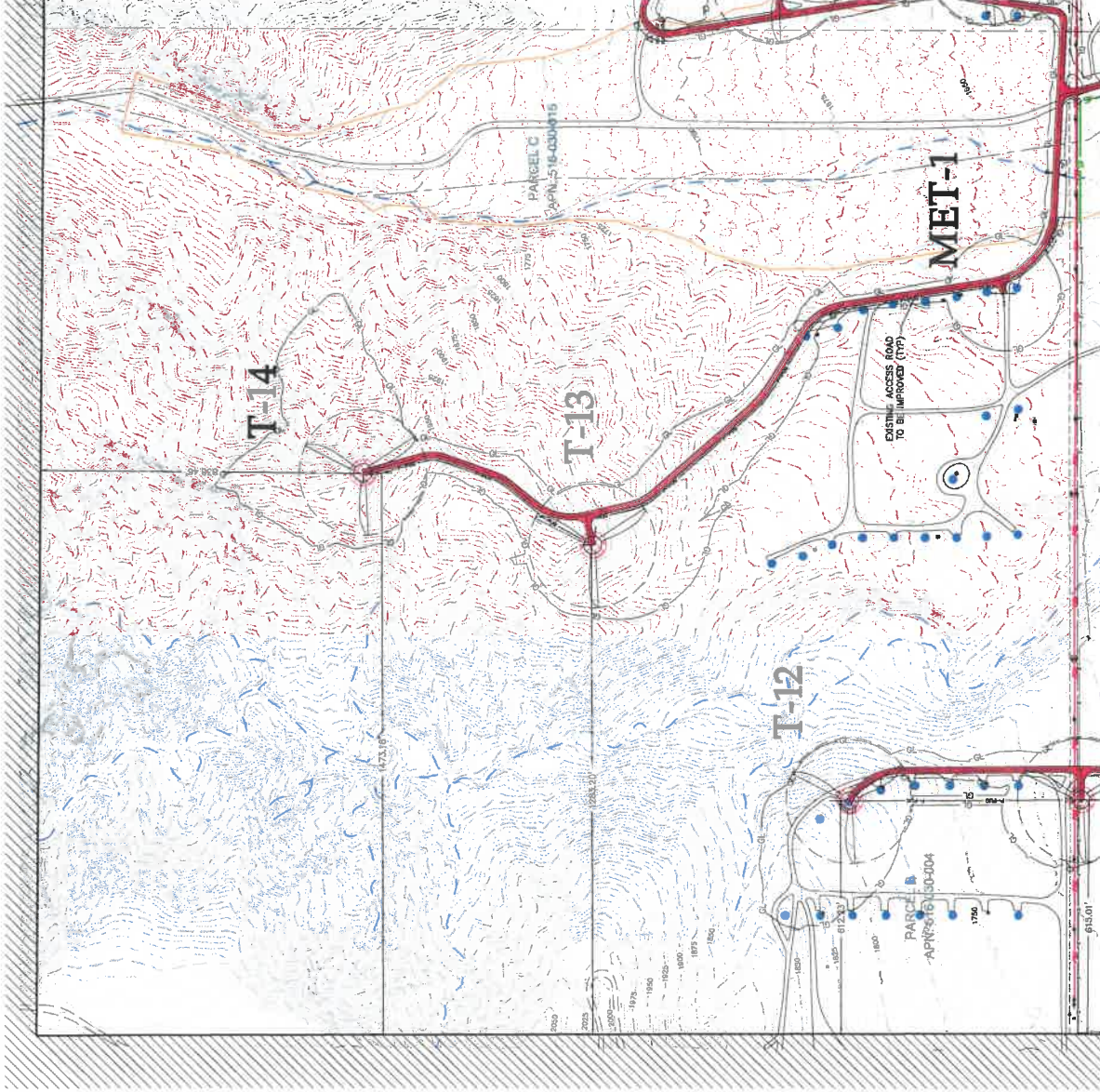
² Setback waivers will be provided for these parcels.

SAFETY AND SCENIC SETBACK TABLE

Aerial Photo	Code Requirement	Proprietary	Required Distance, ft ¹	Required Height, ft ²	ACTUAL SETBACK (FT) ³											WCTD									
					T-1	T-2	T-3	T-4	T-5	T-6	T-7	T-8	T-9	T-10	T-11		T-12	T-13	T-14	T-15					
14160141	14160141	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A	
14160142	14160142	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160143	14160143	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160144	14160144	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160145	14160145	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160146	14160146	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160147	14160147	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160148	14160148	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160149	14160149	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160150	14160150	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160151	14160151	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160152	14160152	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160153	14160153	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160154	14160154	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160155	14160155	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160156	14160156	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160157	14160157	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160158	14160158	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160159	14160159	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160160	14160160	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160161	14160161	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160162	14160162	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160163	14160163	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160164	14160164	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160165	14160165	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160166	14160166	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160167	14160167	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160168	14160168	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160169	14160169	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160170	14160170	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160171	14160171	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160172	14160172	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160173	14160173	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160174	14160174	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160175	14160175	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160176	14160176	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160177	14160177	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160178	14160178	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160179	14160179	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160180	14160180	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160181	14160181	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160182	14160182	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160183	14160183	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160184	14160184	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160185	14160185	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160186	14160186	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160187	14160187	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160188	14160188	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160189	14160189	Flightline	N/A	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	M/A	N/A
14160190	14160190	Flightline	N/A																						

LEGEND:

	PROPOSED TURBINE LOCATION
	PROPOSED TURBINE NUMBER
	UNPAVED INTERNAL PROJECT ACCESS ROAD
	PROPOSED PERIMETER SEDIMENT CONTROL
	PROPOSED SURFACE DRAINAGE COLLECTION LINE
	PROPOSED GRADING LIMITS
	EXISTING FENCE
	EXISTING EASEMENT LINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING GRAVEL ROAD
	EXISTING DIRT ROAD
	EXISTING OVERHEAD POWER
	EXISTING 12KV OVERHEAD POWER
	EXISTING STREAM LINES (MHO DATA)
	EXISTING 5' CONTOURS
	EXISTING TURBINE TO BE REMOVED
	EXISTING COMMUNICATION STRUCTURE TO BE REMOVED
	PROPOSED CULVERT
	AREA OF TEMPORARY DISTURBANCE
	AREA OF NEW PERMANENT DISTURBANCE
	RIVERSIDE COUNTY FLOODPLAIN



SEE SHEET 11

SEE SHEET 12

Westwood
 6025 157th AVE., SUITE 100
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Drawn:	AW
Checked:	SD
Design:	AW
As-Built Drawing:	
Project:	PA18-0001
Sheet:	12
Prepared for:	

Painted Hills Wind, LLC
 1169 St Quintino Blvd, Suite 160
 San Diego, CA 92108



Painted Hills Wind Energy Repowering Project

Riverside County, California

Civil Site Plan T-12, T-13, T-14, MET-1

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Date: 06/13/2018
 Sheet: 10 of 18

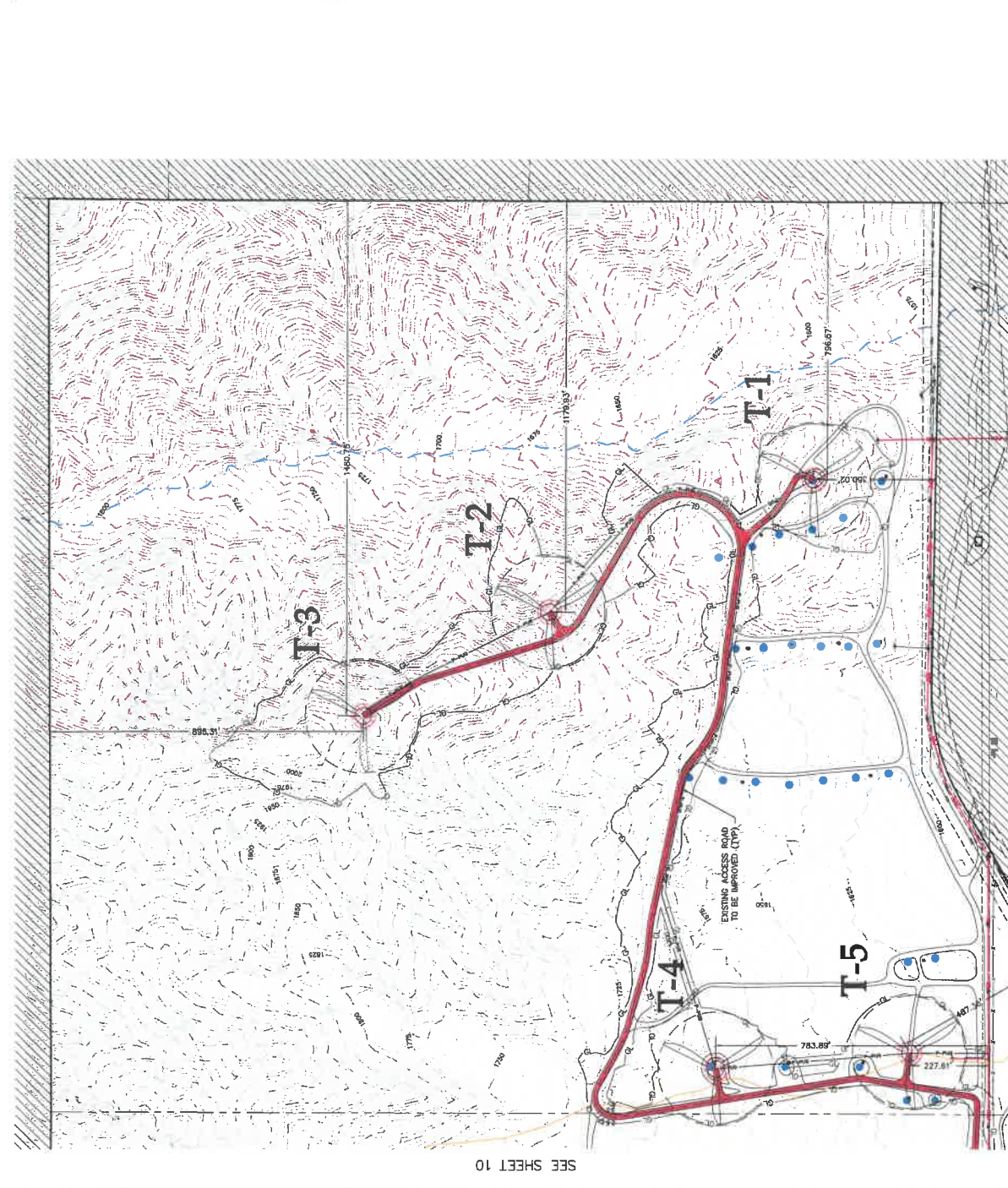
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14	15	16

KEY MAP

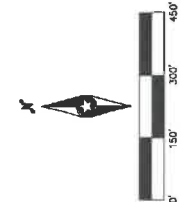
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 - PROPOSED TURBINE NUMBER
 - UNPAVED INTERNAL PROJECT ACCESS ROAD
 - PROPOSED PERIMETER SEDIMENT CONTROL
 - PROPOSED 12KV UNDERGROUND COLLECTION LINE
 - PROPOSED TRACKING LIMITS
 - EXISTING SECTION LINE
 - EXISTING EASEMENT LINE
 - EXISTING RIGHT-OF-WAY LINE
 - EXISTING GRAVEL ROAD
 - EXISTING DIRT ROAD
 - EXISTING OVERHEAD POWER
 - EXISTING 12KV OVERHEAD POWER
 - EXISTING STREAM LINES (MHD DATA)
 - EXISTING 5' CONTOURS
 - EXISTING TURBINE TO BE REMOVED
 - EXISTING COMMUNICATION STRUCTURE TO BE REMOVED
 - PROPOSED COLLECTOR
 - AREA OF TEMPORARY DISTURBANCE
 - AREA OF NEW PERMANENT DISTURBANCE
 - RIVERSIDE COUNTY FLOODPLAIN



SEE SHEET 10

SEE SHEET 13

Painted Hills Wind, LLC
 11605 El Camino Real, Suite 160
 San Diego, CA 92120



Painted Hills Wind Energy Repowering Project
 Riverside County, California

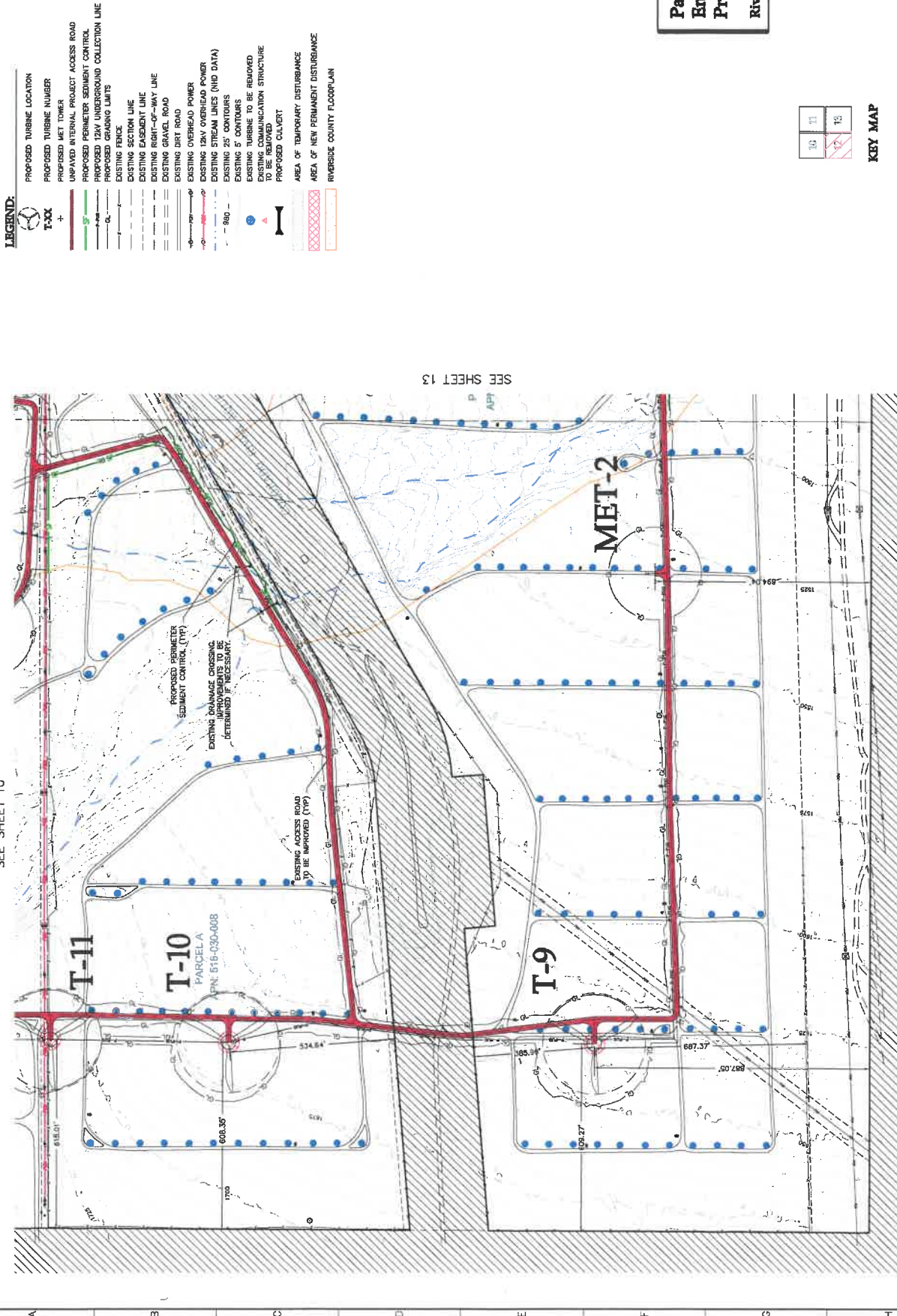
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Date: 06/13/2018
 Sheet: 11 of 18
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10	T-1
12	T-5

KEY MAP



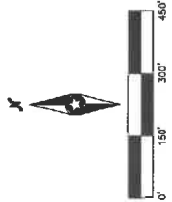
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- PROPOSED TURBINE NUMBER
- UNPAVED INTERNAL PROJECT ACCESS ROAD
- PROPOSED PERIMETER SEDIMENT CONTROL EQUIPMENT CONTROL
- PROPOSED GRAVEL ROAD
- EXISTING FENCE
- EXISTING SECTION LINE
- EXISTING EASEMENT LINE
- EXISTING GRAVEL ROAD
- EXISTING DIRT ROAD
- EXISTING OVERHEAD POWER
- EXISTING 12KV OVERHEAD POWER
- EXISTING STREAM LINES (MID DATA)
- EXISTING 5' CONTOURS
- EXISTING TURBINE TO BE REMOVED
- EXISTING COMMUNICATION STRUCTURE TO BE REMOVED
- PROPOSED CULVERT
- AREA OF TEMPORARY DISTURBANCE
- AREA OF NEW PERMANENT DISTURBANCE
- RIVERSIDE COUNTY FLOODPLAIN

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Drawn:	AW
Checked:	AW
Design:	AW
As-Built Drawing:	
Project:	Painted Hills
Sheet:	13
Prepared:	for

**Painted Hills
 Wind, LLC**
 1485 B1 Camino Real, Suite 150
 San Diego, CA 92108



**Painted Hills Wind
 Energy Repowering
 Project**
 Riverside County, California

Civil Site Plan T-9,
 T-10, T-11, MET-2

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Date: 06/13/2018
 Sheet: 12 of 18
 001470-005701.dwg

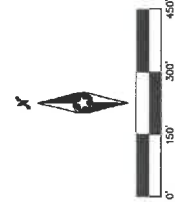
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12	13

KEY MAP

SEE SHEET 13

Drawn by:	AWP
Checked by:	AWP
Approved by:	AWP
Project No.:	110111
Revision:	
Prepared for:	Painted Hills Wind, LLC
Prepared on:	06/13/2018

Painted Hills Wind, LLC
 11655 El Comodoro Road, Suite 100
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Painted Hills Wind Energy Repowering Project
 Riverside County, California

Civil Site Plan T-6, T-7, T-8

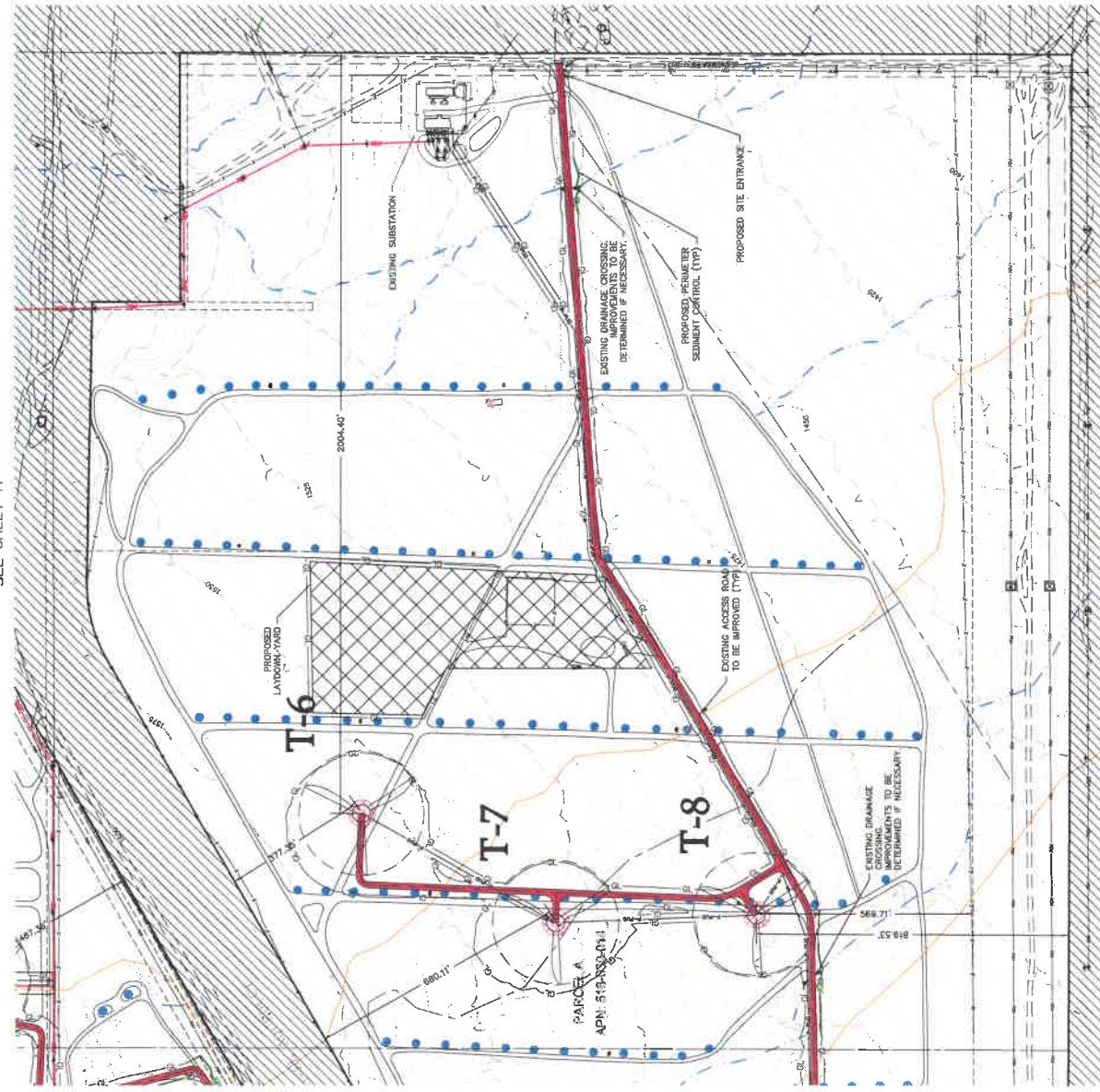
**ISSUED FOR PERMITTING
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Date: 06/13/2018
 Sheet: 13 of 18
 00121701-005P01.dwg

- LEGEND:**
- PROPOSED TURBINE LOCATION
 - PROPOSED TURBINE NUMBER
 - UNPAVED INTERNAL PROJECT ACCESS ROAD
 - PROPOSED MET TOWER
 - PROPOSED PROTECTED SEDIMENT CONTROL
 - PROPOSED 12KV UNDERGROUND COLLECTION LINE
 - PROPOSED BRADING LIMITS
 - EXISTING FENCE
 - EXISTING SECTION LINE
 - EXISTING EASEMENT LINE
 - EXISTING RIGHT-OF-WAY LINE
 - EXISTING GRAVEL ROAD
 - EXISTING DIRT ROAD
 - EXISTING OVERHEAD POWER
 - EXISTING 12KV OVERHEAD POWER
 - EXISTING STREAM LINES (MID DATA)
 - EXISTING 5' CONTOURS
 - EXISTING TURBINE TO BE REMOVED
 - EXISTING COMMUNICATION STRUCTURE TO BE REMOVED
 - PROPOSED COLLECTOR
 - AREA OF TEMPORARY DISTURBANCE
 - AREA OF NEW PERMANENT DISTURBANCE
 - RIVERSIDE COUNTY FLOORPLAN

KEY MAP

13	11
12	15

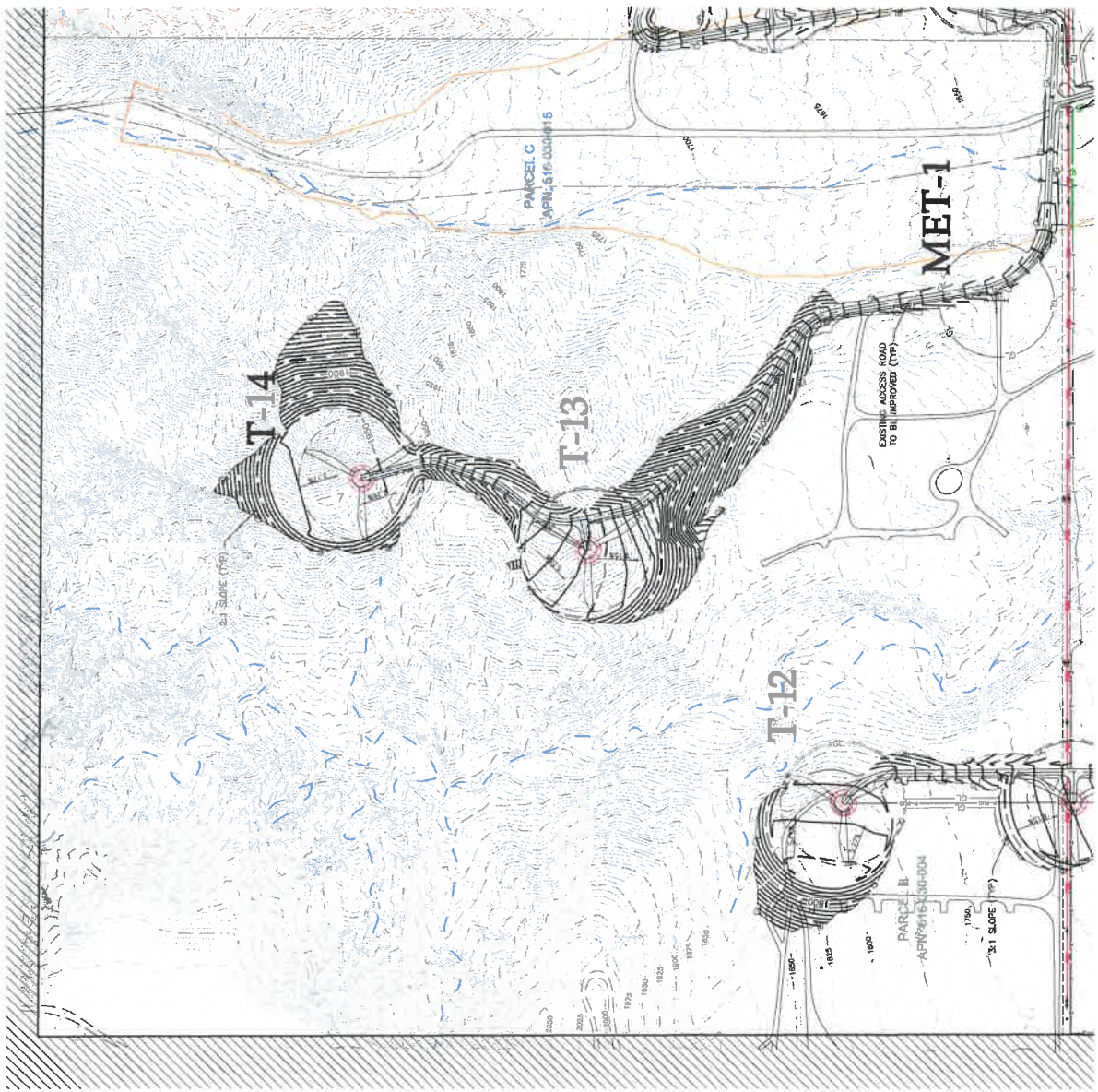


SEE SHEET 11

SEE SHEET 12

1 2 3 4 5 6 7 8

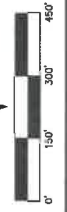
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- PROPOSED TURBINE LOCATION
 - PROPOSED TURBINE NUMBER
 - PROPOSED MET TOWER
 - PROPOSED 25' CONTOURS
 - PROPOSED 50' CONTOURS
 - PROPOSED 80' CONTOURS
 - EXISTING 25' CONTOURS
 - EXISTING 50' CONTOURS
 - EXISTING 80' CONTOURS
 - UNPAVED INTERNAL PROJECT ACCESS ROAD
 - PROPOSED PERIMETER SEDIMENT CONTROL
 - PROPOSED 12KV UNDERGROUND COLLECTION LINE
 - PROPOSED GRADING LIMITS
 - EXISTING FENCE
 - EXISTING SECTION LINE
 - EXISTING EASEMENT
 - EXISTING BICYCLE-WAY LINE
 - EXISTING GRAVEL ROAD
 - EXISTING DIRT ROAD
 - EXISTING STREAM LINES (NHD DATA)
 - EXISTING OVERHEAD POWER
 - EXISTING 12KV OVERHEAD POWER
 - OUT OF PROJECT BOUNDARY
 - PROPOSED CULVERT
 - RIVERSIDE COUNTY FLOODPLAIN



SEE SHEET 15

SEE SHEET 16

Painted Hills Wind, LLC
11405 31 Camino Real, Suite 160
San Diego, CA 92120



Painted Hills Wind Energy Repowering Project
Riverside County, California

Grading Plan

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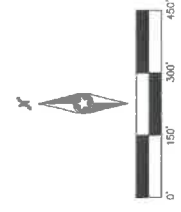
Date: 06/13/2018
Sheet: 14 OF 18

15	16
15	17

KEY MAP

Drawn by:	AVT
Checked by:	SB
Entered by:	AVT
As-Built Description:	
Project No.:	14055
Prepared for:	

Painted Hills Wind, LLC
 1465 El Comito Road, Suite 100
 San Diego, CA 92108



Painted Hills Wind Energy Repowering Project
 Riverside County, California

Grading Plan

**ISSUED FOR PERMITTING
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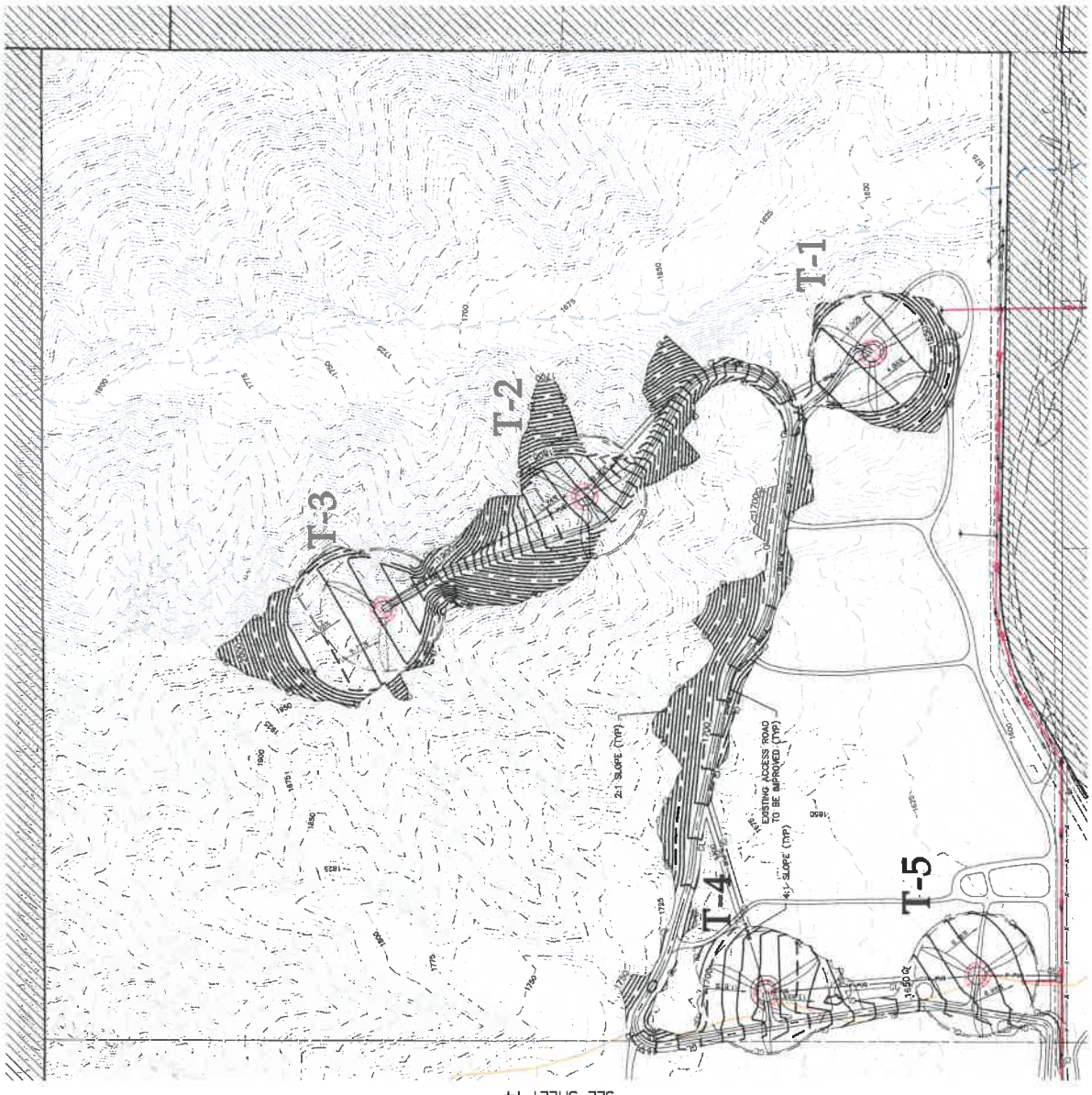
Date: 06/13/2018
 Sheet: 15 of 18

001410-005702.dwg

- LEGEND:**
- PROPOSED TURBINE LOCATION
 - PROPOSED TURBINE NUMBER
 - PROPOSED NET TOWER
 - PROPOSED 25' CONTOURS
 - PROPOSED 30' CONTOURS
 - EXISTING 25' CONTOURS
 - EXISTING 30' CONTOURS
 - UNPAVED INTERNAL PROJECT ACCESS ROAD
 - PROPOSED PERIMETER SEGMENT CONTROL
 - PROPOSED 12x6 UNDERGROUND COLLECTION LINE
 - PROPOSED 12x6 UNDERGROUND LIMITS
 - EXISTING EASEMENT LINE
 - EXISTING EASEMENT LINE
 - EXISTING RIGHT-OF-WAY LINE
 - EXISTING GRAVEL ROAD
 - EXISTING DIRT ROAD
 - EXISTING STREAM LINES (MND DATA)
 - EXISTING OVERHEAD POWER
 - EXISTING 12kV OVERHEAD POWER
 - OUT OF PROJECT BOUNDARY
 - PROPOSED CULVERT
 - RIVERSIDE COUNTY FLOODPLAIN

14	16
17	17

KEY MAP

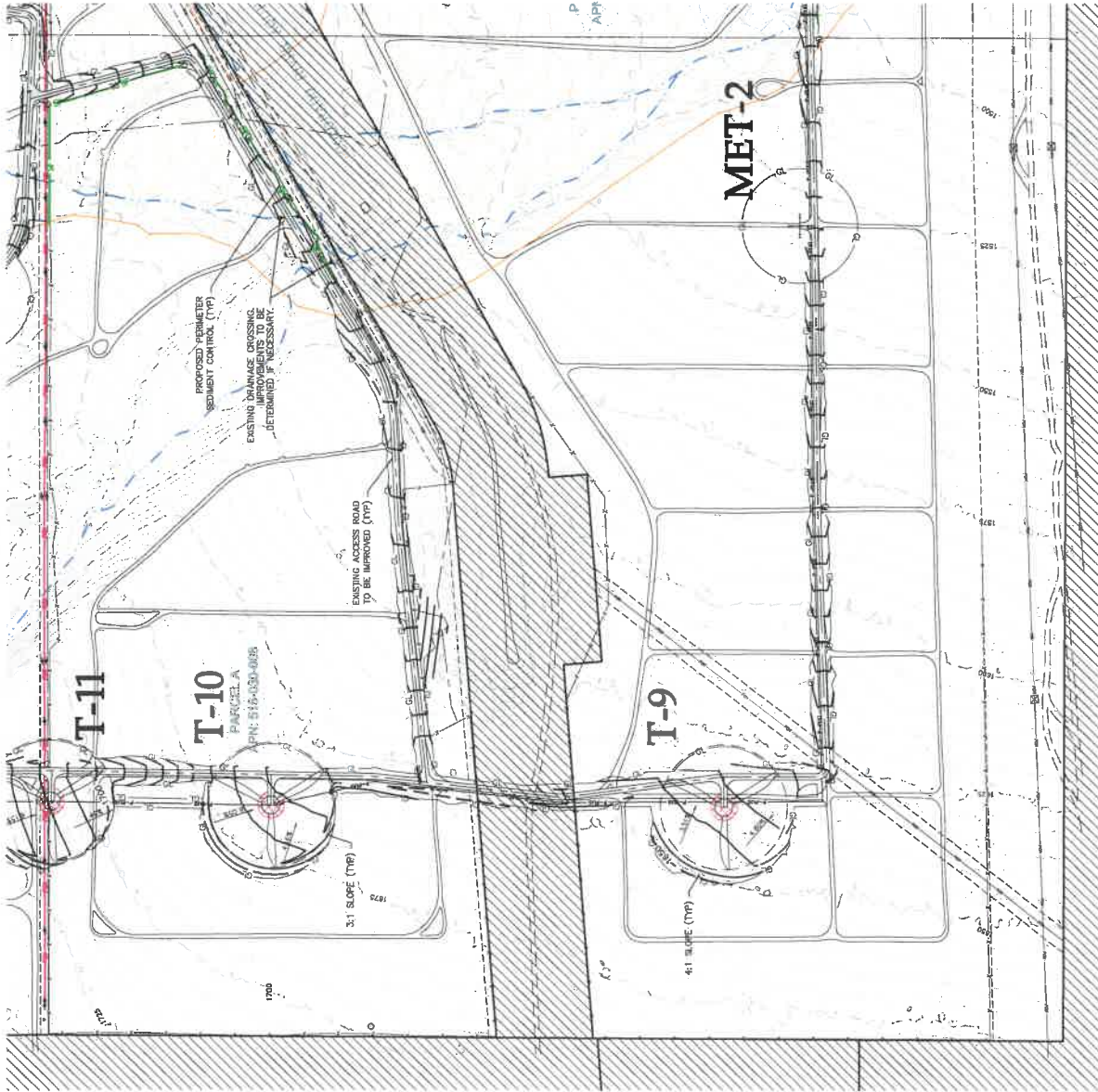


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SEE SHEET 14

SEE SHEET 17

SEE SHEET 14



SEE SHEET 17

LEGEND:

- PROPOSED TURBINE LOCATION
- PROPOSED TURBINE NUMBER
- PROPOSED MET NUMBER
- PROPOSED 25' CONTOURS
- PROPOSED 5' CONTOURS
- EXISTING 25' CONTOURS
- EXISTING 5' CONTOURS
- UNPAVED INTERNAL PROJECT ACCESS ROAD
- PROPOSED PERIMETER SEDIMENT CONTROL
- PROPOSED 12kV UNDERGROUND COLLECTION LINE
- EXISTING FENCE
- EXISTING SECTION LINE
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING ROAD
- EXISTING DIRT ROAD
- EXISTING STREAM LINES (MID DATA)
- EXISTING OVERHEAD POWER
- EXISTING 12kV OVERHEAD POWER
- OUT OF PROJECT BOUNDARY
- PROPOSED CULVERT
- RIVERSIDE COUNTY FLOODPLAIN

14	15
16	17

KEY MAP

Checked:	AWP
Checked:	GR
Checked:	ATP
Approved:	AWP
Approved:	GR
Approved:	ATP

Prepared for:

**Painted Hills
 Wind, LLC**
 1485 El Camino Real, Suite 160
 San Diego, CA 92130



**Painted Hills Wind
 Energy Repowering
 Project**

Riverside County, California

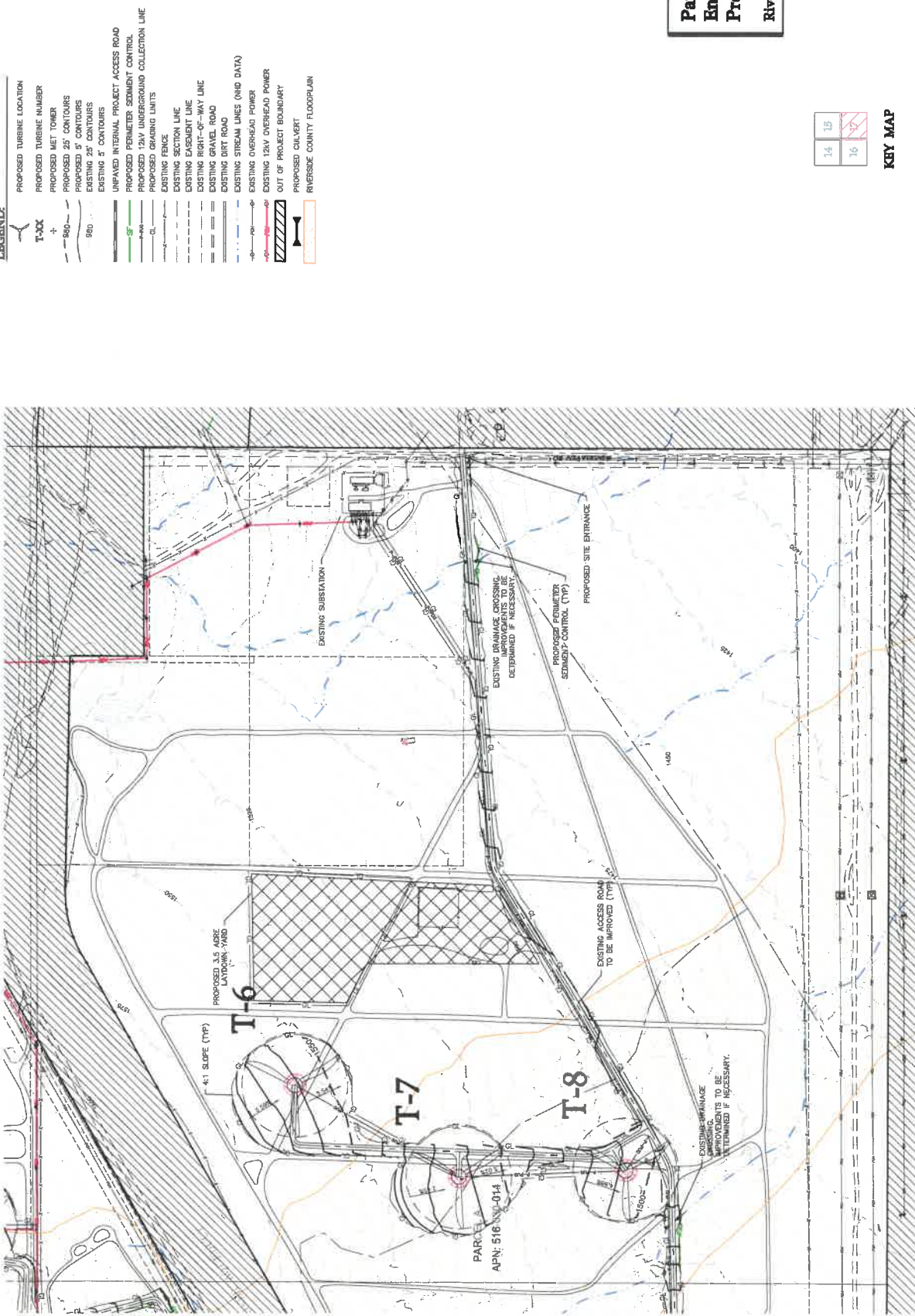
Grading Plan

**ISSUED FOR PERMITTING
 NOT FOR CONSTRUCTION**

Date: 06/19/2018
 Sheet: 16 OF 18

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SEE SHEET 15



LEGEND:

- PROPOSED TURBINE LOCATION
- PROPOSED TURBINE NUMBER
- PROPOSED MET TOWER
- PROPOSED 25' CONTOURS
- PROPOSED 5' CONTOURS
- EXISTING 5' CONTOURS
- UNPAVED INTERNAL PROJECT ACCESS ROAD
- PROPOSED PERIMETER SEDIMENT CONTROL
- PROPOSED 12AV UNDERGROUND COLLECTION LINE
- PROPOSED GRADING LIMITS
- EXISTING FENCE
- EXISTING SECTION LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING GRAVEL ROAD
- EXISTING DIRT ROAD
- EXISTING STREAM LINES (MID DATA)
- EXISTING OVERHEAD POWER
- EXISTING 12AV OVERHEAD POWER
- OUT OF PROJECT BOUNDARY
- PROPOSED CHILVERT
- RIVERSIDE COUNTY FLOODPLAIN

SEE SHEET 16

Painted Hills Wind, LLC
 11405 21 Camino Bank, Suite 100
 San Diego, CA 92120



Painted Hills Wind Energy Repowering Project

Riverside County, California

Grading Plan

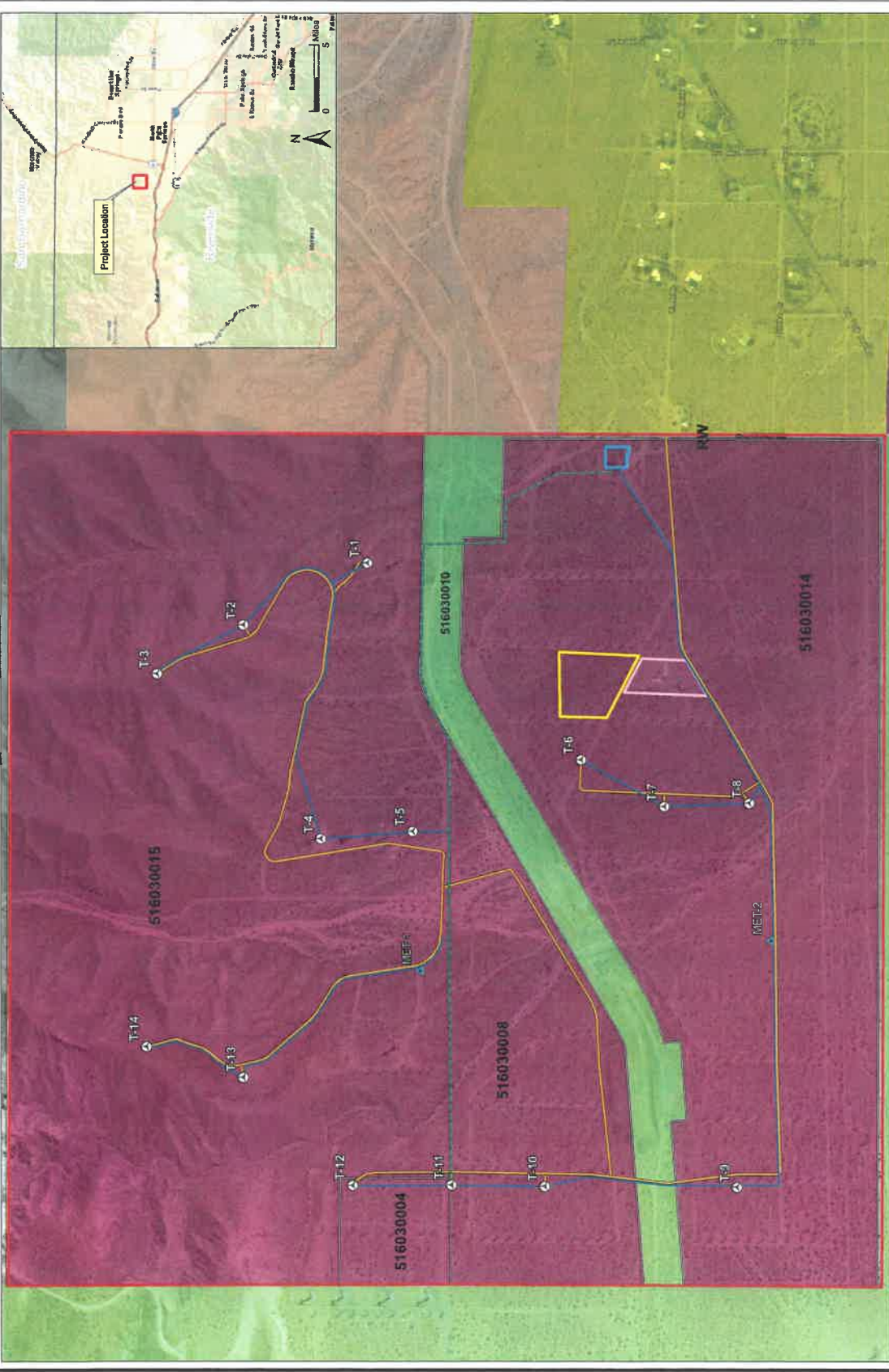
14	15
16	17

KEY MAP

ISSUED FOR PERMITTING
 NOT FOR CONSTRUCTION

Date: 06/13/2018
 Sheet: 17 OF 18

0018-PH-000PROJ.dwg



Data Source(s): ESRI, Westwood (2018).

- Legend**
- MET Towers
 - Proposed Turbines
 - Existing Turbines
 - Overhead Collection Line
 - UG Collection Line
 - Project Boundary
 - Project Access Roads
 - Existing Laydown Yard to Remain
 - Laydown Yard Expansion
 - Parcels
 - Existing Substation to Remain
 - R-1
 - R-R
 - W-2
 - WE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 08965C, PANEL NOS. 0970G, 0890G AND 0890G, DATED AUGUST 28, 2008, SHOWS THAT THE PROJECT SITE FALLS WITHIN ZONE X, WHICH IS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



Painted Hills Wind Energy Repowering Project

Riverside County, California

Notice of Completion & Environmental Document Transmittal 2018101062

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Painted Hills Wind Energy Repowering Project

Lead Agency: County of Riverside Contact Person: Jay Olivas, Planner IV
Mailing Address: 77-588 El Duna Court Phone: 760-863-7050
City: Palm Desert Zip: 92211 County: Riverside

Project Location: County: Riverside City/Nearest Community: Painted Hills/Whitewater
Cross Streets: Windhaven Road and Westside Drive/ Super Creek Zip Code: 92282
Longitude/Latitude (degrees, minutes and seconds): 33 ° 56 ' 24 " N / 116 ° 37 ' 24 " W Total Acres: 600
Assessor's Parcel No.: 516-030-004, -008, -014, and -015 Section: 1 Twp.: 3 Range: 3E Base: S. Bern.
Within 2 Miles: State Hwy #: SR-62, I-10 Waterways: Whitewater River
Airports: None Railways: None Schools: None

Document Type:

CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[X] Mit Neg Dec Other:

Local Action Type:

[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Other: WECS Permit

Development Type:

[] Residential: Units Acres
[] Office: Sq.ft. Acres Employees
[] Commercial: Sq.ft. Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type Wind MW Approx. 45
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

Project Issues Discussed in Document:

[X] Aesthetic/Visual [] Fiscal [X] Recreation/Parks [X] Vegetation
[X] Agricultural Land [X] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [X] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [X] Growth Inducement
[] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[X] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Land Use: Commercial wind energy facility; Zoning: Wind Energy (W-E); GP Designation: Open Space Rural (OS-RUR)

Project Description: (please use a separate page if necessary)

The Project 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. 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #7 _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region #6 _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date October 25, 2018 Ending Date November 23, 2018

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>Painted Hills Wind, LLC</u>
Address: <u>78-075 Main Street, #G-203</u>	Address: <u>11512 El Camino Real, #100</u>
City/State/Zip: <u>La Quinta, CA 92253</u>	City/State/Zip: <u>San Diego, CA 92130</u>
Contact: <u>Collin Ramsey</u>	Phone: <u>858-764-3720</u>
Phone: <u>949-373-8329</u>	

 Signature of Lead Agency Representative: *Col Rj* *ON BEHALF OF JAY OLIVAS, PROJECT PLANNER* Date: 10/24/2018

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: CEQ180059

Project Case Type (s) and Number(s): Commercial WECS Permit No. 180001

Variance Case No. 180003

Lead Agency Name: Riverside County Planning Department

Address: 77-588 El Duna Court, Suite H, Palm Desert, California 92211

Contact Person: Jay Olivas, Project Planner

Telephone Number: 760.863.7050

Applicant's Name: Painted Hills Wind, LLC

Applicant's Address: 11455 El Camino Real, Suite 160, San Diego, California 92130

I. PROJECT INFORMATION

A. Project Description:

Project Location

The approximately 600-acre Painted Hills Wind Energy Repowering Project (Project) is located within Section 1 of Township 3 South, Range 3 East, in an unincorporated area of Riverside County, California. It is generally bounded by the Super Creek Mine and undeveloped foothills (i.e., Painted Hills) to the north, rural single-family residential uses and State Route (SR-) 62 to the east, existing wind energy conversion system (WECS) facilities and Interstate (I-) 10 to the south, and an existing WECS facility and the unincorporated Whitewater area to the west. The Project site is also located within the San Gorgonio Wind Resource Area (SGWRA) and the County of Riverside (County) San Gorgonio Pass Wind Energy Policy Area, an area that maintains winds that support economically viable wind energy projects and in which wind turbines are an established use. Regional and local vicinity maps are provided on Figure 1.

Project Overview

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 (herein the "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.

The following section describes the key Project construction components and operations and maintenance (O&M) activities that compose the Project. A preliminary layout of the Project is provided on Figure 2.

Project Components

Wind Energy Conversion Systems

Since wind turbine technology is continually improving, and the cost and availability of specific types of turbines vary from year to year, the final turbine make and model have not yet been selected. However, maximum characteristics of turbines for the Project are described as follows:

- Fourteen wind turbines, ranging from 2.0 MW to 4.2 MW in nameplate capacity per turbine
- Tubular steel towers
- Rotor diameter – approximately 427 feet (approximately 213-foot blades)
- Base – approximately 18 feet
- Hub height – approximately 309 feet
- Total height of turbine (highest point) – approximately 499 feet

The dimensions above represent the maximum expected installed for the Project. Technical/physical specifications for the proposed turbines have been provided, ensuring that they reflect the most conservative estimate of proposed turbine-related impacts. All proposed turbines would be three-bladed, upwind, horizontal-axis wind turbines. Each turbine would be mounted on a concrete pedestal supported by a permanent concrete foundation. Each turbine would have a turbine rotor and nacelle mounted on top of its tubular tower.

The turbines would be connected to the collector substation through an electrical collection system. Turbines would be arranged within the Project site in accordance with applicable industry siting recommendations for optimum energy production.

Consistent with Federal Aviation Administration rules established in Advisory Circular 70/7460-1L: Obstruction Marking and Lighting, all turbine components (including towers, nacelles, and rotors) would be painted or finished using low-reflectivity, neutral white colors. Exterior lighting installed on turbines would be restricted and would only include Federal Aviation Administration aviation warning lights.

The wind turbines would have a three-blade rotor. The diameter of the circle swept by the blades (rotor swept zone) would be no more than 427 feet. The wind turbines' control system includes provisions to safely stop the rotor by pitching the blades to a stall position under all foreseeable upset conditions. The turbines also would be equipped with a parking brake to keep the rotor stationary while maintenance or inspection is performed.

A step-up transformer would be used at each wind turbine to boost voltage to the appropriate medium voltage to deliver power within the Project site. The transformer may either be contained within the wind turbine unit itself or may be pad-mounted next to the base of the wind turbine. Electrical cables in an underground electrical collection system would transmit electricity from the transformer to a collector substation, where the collector substation main power transformers would boost the medium voltage to high voltage to deliver power to the point of interconnection located at the SCE Devers Substation 115 kV switchrack, and for ultimate distribution to the customer base.

Each turbine would be installed in an area designated as the turbine pad, which would include the subterranean 60- to 70-foot-diameter steel-reinforced concrete turbine foundation, and a crane pad to

provide the appropriate working surface and strength for safe operation of the high-capacity crawler crane required to erect each turbine. Each turbine pad would require an approximately 2.0- to 2.5-acre temporary construction area, including a 60-foot by 100-foot crane pad.

The proposed wind turbines would include built-in safety measures to comply with Occupational Safety and Health Administration (OSHA) and American National Standards Institute (ANSI) requirements. Each wind turbine would be equipped with a lightning rod atop the nacelle. Sensitive parts in the nacelle, such as the anemometer, wind vane, and the controller, are protected from noise or surge spike due to lightning by an upgraded shielded protection system. Each of the blades would have lightning shielding to protect the blades from damage caused by lightning. The wind turbine-mounted protection would be tied to a bare copper grounding cable installed around the foundation for lightning and electrical protection. A fire detection system within each wind turbine would interface with the SCADA system.

Electrical Collection System

There are two options under consideration for the Project's electrical system:

Option 1: The Project's electrical system would consist of new, underground 12-kilovolt (kV) collector circuits ultimately connecting the new turbines to the existing Southern California Edison (SCE)-owned 115 kV Venwind substation (Venwind) located inside the Project boundary on Assessor's Parcel Number (APN) 516-030-014. The proposed locations for these facilities are shown on Figure 2.

All or a portion of these new Project collector circuits may tie directly into an existing 12 kV bus at Venwind. Alternatively, one or more of these new circuits may tie directly into the existing, SCE-owned, 12 kV overhead collection system located inside the Project boundary. This system, which is currently used by the existing wind turbines to be decommissioned, is also connected to Venwind's 12 kV bus. The 12 kV bus, in turn, is connected to the Venwind 12 kV to 115 kV transformer which connects to SCE's 115 kV transmission line inside the Project boundary. The 115 kV transmission line ultimately connects to the Project's point of interconnection at the 115 kV switchrack inside the SCE-owned, existing Devers Substation located approximately 2 miles east of the Project.

Option 2: The Project's electrical system would consist of new, underground 34.5 kV electrical collector circuits that would collect the electrical energy generated from the Project's turbines into a new, Project-owned collector substation which would be located within an approximately 0.7-acre portion of the existing, laydown area. This substation would then step up the electrical energy from 34.5 kV to 115 kV by way of a new collector substation transformer. The stepped-up electrical energy would then be transmitted from this collector substation via a new, approximately 0.25-mile long, Project-owned overhead 115 kV transmission line where it would tie into Venwind or a nearby point on a segment of the SCE-owned 115kV Devers Transmission line located within the Project boundary. This tie-line would be constructed inside the Project boundary and within an existing access road that leads from the laydown and maintenance yard to Venwind.

Underground circuits would be direct buried within a trench with at least 4 feet of cover. Fiber-optic cables for wind turbine generator management and control would be installed within these same collection trenches as would bare copper or copper-clad neutral ground wire. These trenches would be located adjacent to Project access roads to the maximum extent possible. Vaults and splice boxes would be placed underground at locations as needed.

Supervisory Control and Data Acquisition System and Communication Systems Collection System

The supervisory control and data acquisition (SCADA) system would be installed at the Project to collect operating and performance data from each turbine and to enable remote operation of the wind turbines. The wind turbines would be linked to a central computer located on-site or in a nearby, existing operations center by a fiber-optic network. The SCADA system's fiber-optic cables would be co-located with the

Project's collection circuits to the greatest extent possible. The SCADA system would be capable of sending signals to a cellphone, tablet, computer, or other personal communication device to alert operations staff of any operational issues. The SCADA system would also be connected to the California Independent System Operator and SCE. Personnel located at an off-site O&M facility would monitor the wind turbines with the SCADA system.

Meteorological Towers

Up to two new permanent met towers would be erected within the Project site to monitor and document wind conditions. These towers would be up to 309 feet high and would be equipped with applicable FAA-compliant marking or lighting for aviation safety. Up to three new temporary met towers would also be erected within the Project site as part of the Project's wind turbine power curve testing campaign that would occur prior to commercial operations. These temporary met towers would be constructed atop targeted wind turbine locations (prior to the erection of those wind turbines) to collect turbine site specific wind data that would be used to calibrate these locations prior to performing power curve testing. These towers would also be up to 309 feet high and equipped with applicable FAA-compliant marking or lighting for aviation safety. The permanent met towers would be free-standing lattice towers constructed atop a concrete foundation. The temporary met towers would be guyed-lattice towers constructed atop a relatively smaller, temporary concrete foundation.

Access Roads

Where feasible, the existing network of permanent access roads would be retained and reused for the new wind turbines. In addition to the existing roads, permanent access and maintenance roads would be constructed to provide access and circulation within the Project. These access roads would consist of 12- to 16-foot-wide permanent roads to provide access to each wind turbine, meteorological (met) tower, 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 36 feet wide to accommodate cranes and larger construction equipment.

Access roads would consist of compacted native material but may also require approximately four to six inches of aggregate and/or geosynthetic material to provide the soil strength needed for construction. The disturbed areas outside the final roadway width would be graded and compacted for use during construction and then de-compacted and stabilized at the conclusion of construction. 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.

Temporary Laydown and Parking

An existing staging/storage area would be expanded and used for construction parking and as a temporary laydown yard to stage wind turbine components, construction equipment, and construction materials. Steel construction containers would be used to securely store specialized equipment. This area is located strategically within the Project area to optimize construction activities while also minimizing off-site visual impacts to the extent feasible. After construction, all temporary disturbances and construction containers associated with the temporary laydown and parking area would be removed, and these areas would be restored.

A temporary work area for each wind turbine site would be used for the crane pad, equipment laydown, and other construction-related needs. Within this temporary work area, a crane pad is required for supporting the large tower erection crane. The crane pad would consist of a compacted native soil or compacted aggregate base gravel area. The topsoil from the crane pads, if any, would be used at adjacent locations during restoration activities.

Project Adjacent, Off-Site Improvements

The Project would be required to improve Windhaven 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.

Project Construction

Decommissioning of Existing Turbines

The decommissioning stage of the Project would consist of dismantling and removing the existing wind turbine generators, removing turbine access roads not required for the Project, and removing ancillary equipment that would not be used by the Project. The decommissioning process for the Project is expected to follow the following steps:

- The contractor would mobilize staff and equipment to perform the work, including setting up a field office, hiring personnel, and arranging for utilities, along with other general decommissioning requirements.
- Construction permits would be obtained, and a stormwater pollution prevention plan (SWPPP), a spill prevention control and countermeasure plan, and other documents, as required by County regulations, would be submitted prior to the start of decommissioning field operations. These documents include a Project health and safety plan, revegetation plan, site reclamation and monitoring plan, construction notification plan, noxious weed and invasive species control plan, dust control plan, and traffic control plan for the decommissioning phase of the Project.
- Cranes and other construction equipment sufficient to dismantle and remove the existing wind turbines would be mobilized to the site.
- Gearboxes, transformers, and hydraulic systems would be drained of fluids, which would be put into appropriate containers and would be transported and disposed of in accordance with all state and federal environmental regulations.
- The contractor would dismantle and remove the rotor, nacelle, towers, and transformers and transport these components off site. It is anticipated that the towers and nacelle would be reduced to manageably sized pieces on site to facilitate movement off site to recycling facilities. Blades would be cut up into manageable and appropriately sized pieces to be hauled to an appropriate recycling facility or to an approved disposal site. If the resale market for used wind turbines and components is viable, some of the turbines and components, such as blades, may be transported off site intact for resale.
- All underground cables would be de-energized and abandoned in place.
- Overhead SCE-owned distribution lines and associated electrical components that would not be used by the Project would be removed.
- Crane paths, to the extent unused for Project construction, would be de-compacted, regraded, and restored to as close as reasonably possible to pre-construction condition.
- The use of temporary staging areas during decommissioning would be kept to a minimum. If temporary staging areas are required, they would also likely be used for the construction phase of the Project, after which they would be restored and re-vegetated after use.
- The Project site would be cleaned, and any remaining debris would be removed and disposed of off-site.

Construction Access

The primary construction access and haul route into the Project would be from Seely Road to 16th Avenue to Windhaven Road. Construction contractors would post signs on public roads, alerting the public of increased heavy construction traffic. When possible, delivery times would be planned around local peak travel periods to avoid congestion.

Flagging/Staking

Environmentally sensitive areas would be staked, flagged or fenced to display boundaries, so that sensitive ecological and archaeological resources would be avoided. The applicant would provide training to construction personnel in regards to these environmentally sensitive areas, avoidance measures, and the importance of identified exclusion areas that should be avoided.

Clearing and Grading

Each turbine construction work area would require an approximately 2.0- to 2.5-acre area to be cleared and graded depending on the Project site topography. Upon completion of construction, gravel with a minimum 12-foot width would be placed around each approximately 18-foot diameter reinforced concrete turbine pedestal to provide truck access. The balance of the cleared area would be revegetated. Clearing and grading would result in approximately 813,500 cubic yards of cut and 329,620 cubic yards of fill, with the net volume to be redistributed throughout the Project site. The Project's limits of grading are shown on Figure 2.

Construction of the Project would rely on existing roads to the extent possible. Any new roads would minimize excessive grading and impacts to road embankments, ditches and drainages. Except as described in the section on impacts to jurisdictional waters, roads would avoid dry washes and drainage bottoms, and would be designed to minimize surface water runoff and erosion and use the flow of the natural contours. The cut and fill required for the access roads would be balanced to the extent feasible to minimize the amount of materials that would need to be brought onto or removed from the Project site. Temporary disturbance areas would be reseeded with native species in accordance with the applicable requirements.

Turbine Foundation Construction and Tower Erection

Permanent turbine foundations would be buried underground and would include scour protection provisions as necessary. After turbine erection has been completed, with the exception of the approximately 18-foot-diameter foundation pedestal and the turbine access road, the cleared area would be revegetated. To support the construction crane for turbine erection, a compacted-soil crane pad with a maximum slope of 1% would be required.

The turbine foundation design would be based on site-specific geotechnical investigations; prior to confirming the final turbine locations, soil borings would be collected for each turbine site to ensure sufficient soil bearing capacity necessary to provide a stable foundation for the crane. During the construction phase, a licensed geotechnical engineer would then analyze and recommend specific construction techniques for foundational strength at each turbine. Reinforced concrete foundations would be placed for the turbines according to the manufacturer's and geotechnical engineer's recommendations.

Construction of Underground Electrical Collection

Underground electrical collection would have a 24-foot-wide temporary disturbance area that coincides with the temporary impacts associated with new roads and where possible constructed within new roads and existing roads to minimize impacts. The underground electrical collection system would be placed within a 48-inch-deep and at least 12-inch-wide cable trench generally located along the length of the proposed turbine access roads. Electrical cables would be installed first and the trench would be partially backfilled before placing communications cables. The topsoil in the trench would be removed and set aside. During backfill, the topsoil would be replaced as the uppermost layer.

Project Collector Substation – Option 2 Only

Construction of the collector substation would begin with clearing and removing any obstructing materials and equipment from the portion within existing laydown area where the substation is to be constructed. This area would then be excavated to frame and pour foundations. Structural footings and underground utilities, along with electrical conduit and grounding grid would be installed, followed by

aboveground structures and equipment. A chain-link fence would be constructed around the new collector substation for security and to restrict unauthorized persons and wildlife from entering the facility. The location of the substation is shown on Figure 2.

Permanent Meteorological Tower Foundation Construction and Tower Erection

Construction work areas would be cleared for each permanent meteorological tower location. These work areas would vary in size due to topography, requiring an approximately 1.0- to 1.5-acre area around each permanent tower to be cleared and leveled. The construction work area is necessary for foundation excavation and construction, assembly of met tower sections, and staging of the construction crane, which would hoist the lattice tower sections into place. The construction work area would not be paved.

Permanent met tower foundations would be buried underground and would include scour protection provisions as necessary. Once erected, the permanent met tower would be enclosed within an approximately 25-foot x 25-foot graveled and fenced area. All other cleared areas associated with construction would be revegetated. Similar crane pads would be used for met tower installation as for turbine installation; site specific soil borings would be collected and a geotechnical analysis would be done to ensure a stable foundation. Reinforced concrete foundations would be placed for the towers according to the manufacturer's and geotechnical engineer's recommendations.

Temporary Meteorological Tower Foundation Construction and Tower Erection

Temporary met towers would be installed by crane at specified turbine locations that would have already been graded and prepared for turbine construction. Therefore, no incremental site preparation work would be required. These towers would require much smaller concrete foundations than the permanent meteorological towers since they would be supported by guy wires. Upon collecting sufficient, site-specific wind data, these towers would be removed.

Temporary Laydown and Parking Area

An approximately 4-acre, centrally located temporary laydown and parking area would be constructed adjacent to an approximately 2-acre existing laydown area during decommissioning and construction. This combined area may be graveled depending on soil conditions and would be removed upon completion of construction and revegetated in accordance with the applicable requirements. If stockpiled materials are stored in the temporary staging area, the staging area may be secured as necessary to control access and limit damage or theft.

Road Construction

Due to the length of the turbine blades and heavy turbine components, existing Project access roads may require upgrades and modifications to accommodate blade delivery and large delivery trucks and cranes. The Project includes the construction of new access roads and improvements to existing access roads within the Project boundary. Temporary access roads between turbine sites would be constructed at up to 36-foot widths to allow for a large crane. Permanent access roads between turbines would be 16 feet wide.

Depending on the soil subsurface, surface soils may need to be excavated and replaced with gravel and/or sand to sufficiently establish a stable road base. Roads would be located away from drainage bottoms, steep slopes, and erodible soils if practicable and would be designed to maintain current surface water runoff patterns and prevent erosion. Soil erosion would be controlled at culvert outlets with appropriate structures. Catch basins, roadway ditches, and culverts would be cleaned and maintained regularly. If road grade and/or runoff patterns result in added erosion, control measures would be installed to minimize the added erosion. Exact locations of cut and fill, grading, and culvert locations would be developed and provided as part of the grading plans.

Facility Testing and Commissioning

As facilities are constructed, commissioning would take place to ensure all facilities are operating per applicable specifications. Each wind turbine would be tested and commissioned individually along with associated equipment. Upon all inspections being completed and certifications being provided by third-party inspectors, the Project would be fully operational and able to deliver energy to the electric grid.

Project Operations

O&M activities for the Project would remain similar to the O&M activities conducted for the existing facility. Regularly scheduled maintenance of the Project would generally include lubrication of mechanical parts, cleaning of blades, and changing of fluids, performed in conformity with the manufacturer's guidelines. Occasionally, major overhauls or component replacements would be required, necessitating use of cranes or other equipment similar to that used during construction. Maintenance personnel would be on site on a regular basis to service turbines, replace parts, and perform other maintenance duties. No increase in the number of maintenance personnel is expected.

Final Decommissioning and Reclamation

Decommissioning would involve removing the turbines, support towers, met towers, transformers, and foundations and would be similar to decommissioning of existing turbines as described above. Generally, turbines, electrical components, and towers are either refurbished and resold or recycled for scrap. All unsalvageable materials would be disposed of at authorized sites in accordance with federal, state, and local laws and regulations in effect at the time of final decommissioning.

Site reclamation after decommissioning would include removing turbine and met tower foundations, importing topsoil, and restoring the areas consistent with County requirements set forth at the time of decommissioning. Such future requirements may include revegetation of the previously impacted areas, or similar types of restoration activities. Underground collection system cables would be cut to three feet below grade and abandoned in place.

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

C. Total Project Area: Approximately 600 acres (total permanent disturbed acreage = 36.33 acres and temporary disturbed acreage = 3.74 acres).

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: 14 new, modern turbines			

D. Assessor's Parcel No(s): 516-030-004, 516-030-008, 516-030-014, 516-030-015

E. Street References: North of I-10 and 16th Avenue, west of SR-62 and Windhaven Avenue, and east of Whitewater Canyon Road. The Project site is roughly bisected by Super Creek Road.

F. Section, Township & Range Description or reference/attach a Legal Description: Section 1, of Township 3 South, Range 3 East.

Brief description of the existing environmental setting of the Project site and its surroundings: The Project site primarily encompasses desert terrain that rises in elevation from east to west and south to north and is currently developed with wind turbines, dirt access roads, and transmission lines supported by tall steel lattice structures and the SCE-owned Venwind substation. Photographs of the Project site are provided on Figure 3.

The Project site features approximately 291 older wind turbines spaced throughout the site within approximately 31 rows. Rows include as little as two wind turbines and as many as approximately 24 wind turbines. These existing wind turbines range between 100 feet and 285 feet in height. Low, mounded desert shrubs and tufts of low golden grasses surrounded by pockets of exposed tan soils separate wind turbine rows. Narrow washes occasionally run between rows of turbines. Each row of wind turbines is accessible from a parallel dirt access road. While limited, some on-site storage of wind turbine components (e.g., blades, tower sections) occurs on the Project site.

An electrical transmission line corridor traverses the southern extent of the Project site in an east–west direction. Two parallel electrical lines are installed in the corridor and are supported by large, geometric steel lattice towers. The towers are accessible from a 20-foot-wide dirt access road that runs through the middle of the corridor. An additional transmission line is installed in a northeast–southwest alignment on the Project site. The electrical line is supported by narrow wood poles and parallels Windhaven Road, running from the Venwind substation south toward another local substation located off site. An underground, high-pressure distribution natural gas line owned by Southern California Gas Company traverses the southeastern corner of the Project site.

The Project site is surrounded by operational wind energy development to the west, north, and south (Figure 4). The land use designation of the Project site and land to the north is Open Space Rural (OS-RUR) (zoned by the City of Desert Hot Springs as Open Space Mountain Reserve [OS/MR]), and the property to the south is designated Rural Desert (RD) (zoned Rural Residential [R-R]). There are scattered residences to the east, within the Rural Residential (R-R) land use designation, (zoned One- Family Dwelling [R-1] and Controlled Development Area [W-2]). The closest habitable residence is greater than 2,000 feet from the nearest proposed WECS. The area to the west of the Project site is open space, with the Open Space Conservation Habitat (OS-CH) land use designation (zoned R-R). The Colorado River Aqueduct, owned and operated by the Metropolitan Water District (MWD), bisects the Project site.

The Project is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) and is more specifically located within the Upper Mission Creek/Big Morongo Canyon and Whitewater Canyon Conservation Area. The Project was reviewed by the County of Riverside Environmental Programs Division in conjunction with the Coachella Valley Conservation Commission (CVCC) to address the CVMSHCP as discussed under Checklist Item 5.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Project would be consistent with the following policies related to wind energy resources and included within the County's General Plan Land Use Element (County of Riverside, 2017a):

LU 16.1 Prohibit commercial wind turbines within the Rural Community Foundation Component areas and within the Rural Residential land use designation. Prohibit commercial wind turbines within the Community Development Foundation Category, except within the areas designated Public Facilities (Edom Hill and the area around Devers Substation) within the mapped Policy Area providing for wind energy development in the Western Coachella Valley Area Plan.

Consistency Analysis: Consistent. The Project is located outside the Rural Community and Rural Residential foundation components.

LU 16.2 Require wind turbines to address through project design the alignments of multipurpose trails as designated on Figure [C-6] of the Circulation Element.

Consistency Analysis: Consistent. The Project does not affect nearby trails and therefore complies with LU 16.2.

LU 16.3 Require wind turbines to address through project design Riverside County Regional Parks and sensitive environmental areas. Setbacks will be determined on a project by project basis.

Consistency Analysis: Consistent. The Project reduces setbacks through proposed Variance Case No. 180003.

LU 16.7 Geotechnical considerations, such as potential landslides and mudflows, shall be reviewed with all commercial wind energy developments. Geotechnical reports submitted for review shall adequately address avoidance of hazards and, if avoidance is not feasible, propose mitigation according to good engineering practices.

Consistency Analysis: Consistent. County Geologic Report No. 180021 addresses geotechnical impacts to a level deemed appropriate by a licensed geotechnical engineer.

LU 16.8 Wildlife and natural vegetation impacts of proposed commercial wind turbine development shall be considered, including endangered species avoidance and mitigation, bird migration flyways, and may include appropriate consultation with state and federal agencies.

Consistency Analysis: Consistent. The Project was reviewed by Environmental Programs and CVCC to address biological impacts and was found to be reduced to a level below significance.

LU 16.9 Restrict placement of commercial wind turbine arrays within 2,000 feet of residential development for arrays with 10 or fewer wind turbines and restrict placement of commercial wind turbine arrays within 3,000 feet or greater of residential development for arrays with more than 10 wind turbines, unless the

applicant supplies documentation that the machines are designed according to proven engineering practices and will not violate applicable County of Riverside noise standards including excessive low frequency or pure tone noise.

Consistency Analysis: Consistent. The nearest residence is more than 2,400 feet away from the nearest proposed turbine location.

- LU 16.10 Require wind turbines to operate at less than 65 dBA [A-weighted decibels] and not more than 60 dBA when installed adjacent to noise-sensitive land uses.

Consistency Analysis: Consistent. The submitted Noise Study indicated compliance with county noise standards for commercial WECS and the Project is required to comply with Advisory Notification Document (AND) Planning 16 – Operational Noise.

- LU 16.11 Ensure that site designs and operation provide for adequate security and safety to lessen the possibilities and impacts of accidents, vandalism, and environmental hazards.

Consistency Analysis: Consistent. The Project would be conditioned to comply with security and safety measures as indicated by Condition of Approval (COA) Planning 90-3 – Perimeter Fence.

- LU 16.12 Require the design and location of commercial wind energy developments to mitigate visual impacts. Issues which may be included in the review may be, but are not necessarily limited to, the following list, depending on turbine types, densities, and siting:

- a. Color of turbines;
- b. Location and design of associated facilities such as roads, fencing, non-Public Utilities Commission regulated utility lines, substations and maintenance buildings to minimize intrusion or disruption of the landscape;
- c. Minimizing of disturbed ground and roadway, and restoring of the surface to natural vegetation;
- d. Prohibition of brand names or advertising associated with wind turbines visible from any scenic highway or key viewpoints;
- e. Need for interpretation and/or visitors center located at the end of the view shed of turbines.

Consistency Analysis: Consistent. The Project was designed and located so as to mitigate visual impacts. The color of turbines would be light grey; the location and design of associated facilities have been designed to minimize intrusion and disturbance; the Project would rely on existing roads to the extent possible; and the Project does not include brand names or advertising;

- LU 16.13 Require design measures for commercial wind energy development on sites near official or eligible State or County Scenic Highways designated (Figure C-9, Circulation Element) by Riverside County, and sites within those areas identified as “critical” and “very critical” by Environment Impact Report No. 158. Issues which may be included in the review may be, but are not necessarily limited to, the following list, depending on turbine types, densities, and siting:

- b. Wind turbines should be set back from scenic highways and viewpoints; set back individual turbines far enough from scenic highways and key

viewpoints so they do not obscure or overwhelm distinctive skylines; set back large turbines from small important landmarks so that they do not overwhelm the landform.

- c. Coordinate color schemes for all developments; avoid mixing colors within a particular array unless to subordinate a particular turbine type or to provide safety markings; limit use of color patterns as accent for key clusters or individual turbines; consider aviation safety coloration and lighting as may be required by the FAA.

Consistency Analysis: Consistent. The Project would not interrupt or obstruct the existing long views of the Coachella Valley available to the southeast and east. Due to the location of the Project site and setbacks of new wind turbines from SR-62, new wind turbines would not be viewed in line with San Jacinto Peak, a prominent visual resource in the Project region. Additionally, as viewed from SR-111, new wind turbines on the Project site would be compatible with existing wind energy facilities in northwestern Coachella Valley.

2. **Circulation:** The Project would be consistent with the following policies related to the Project and included within the County's General Plan Circulation Element:

- C2.4 The direct project related traffic impacts of new development proposals shall be mitigated via conditions of approval requiring the construction of any improvements identified as necessary to meet level of service targets.

Consistency Analysis: Consistent. The Project would be required to improve Windhaven 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.

3. **Multipurpose Open Space:** The Project would be consistent with the following policies related to wind energy resources and included within the County's General Plan Multipurpose Open Space Element:

- OS 10.1 Provide for orderly and efficient wind energy development in a manner that maximizes beneficial uses of wind resources and minimizes detrimental effects to the residents and the environment of the county.

Consistency Analysis: Consistent. 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.

- OS 10.2 Continue the County's Wind Implementation Monitoring Program (WIMP) in order to study the evolution of wind energy technology, identify means to solve environmental and community impacts, and provide for an ability to respond with changes in the County's regulatory structure.

Consistency Analysis: Consistent. The Project would be conditioned to pay WIMP fees.

4. **Safety:** The Project would be consistent with the following policies related to the Project and included within the County's General Plan Safety Element:

S 2.1 Minimize fault rupture hazards through enforcement of Alquist-Priolo Earthquake Fault Zoning Act provisions and the following policies:

- a. Require geologic studies or analyses for critical structures, and lifeline, high-occupancy, schools, and high-risk structures, within 0.5 miles of all Quaternary to historic faults shown on the Earthquake Fault Studies Zones map.
- b. Require geologic trenching studies within all designated Earthquake Fault Studies Zones, unless adequate evidence, as determined and accepted by the Riverside County Engineering Geologist, is presented. The County of Riverside may require geologic trenching of non-zoned faults for especially critical or vulnerable structures or lifelines.

S 2.2 Require geological and geotechnical investigations in areas with potential for earthquake-induced liquefaction, landsliding or settlement, for any building proposed for human occupancy and any structure whose damage would cause harm, except for accessory buildings.

Consistency Analysis: Consistent. Consistent with Mitigation Measure (MM) GEO-1, the site design and engineering shall be conducted in conformance with all recommendations as specified in both the Geotechnical/Geologic Feasibility Study – Geologic Report No. 180021 and the Geologic Feasibility Investigation (Appendix E.1 and E.2), as well as those applicable recommendation specified in any subsequently prepared geotechnical/soils reports for the Project. Recent field surveys conducted in September 2018 by a geotechnical professional confirmed that, with the incorporation of Project-specific engineering considerations, the Project can be constructed and operated on-site without posing a risk to life or property.

5. **Noise:** The Project would be consistent with the following policies related to wind energy resources and included within the County's General Plan Noise Element:

N 5.1 Enforce the Wind Implementation Monitoring Program (WIMP).

Consistency Analysis: Consistent. The Project would be conditioned to pay WIMP fees in accordance with Planning-6 – WIMP Fees.

N 5.2 Encourage the replacement of outdated technology with more efficient technology with less noise impacts.

Consistency Analysis: Consistent. The wind turbines would be of the newest technology available.

6. **Housing:** The County's General Plan Housing Element does not contain any policies related to wind energy resources or the Project.

Consistency Analysis: While no policies outlined in the Housing Element apply, the Project would not conflict with the County's General Plan Housing policies.

7. **Air Quality:** The Project would be consistent with the following policies related to wind energy resources and included within the County's General Plan Air Quality Element:

AQ 20.19 Facilitate development and siting of renewable energy facilities and transmission lines in appropriate locations.

Consistency Analysis: Consistent. The Project would be situated on an existing commercial wind energy facility. The nearest residence is more than 2,400 feet away from the nearest proposed turbine location.

AQ 26.1 The County shall implement programs and requirements to achieve the following objectives related to reducing greenhouse gas emissions derived from energy generation:

- a. Encourage the installation of solar panels and other energy-efficient improvements.
- b. Facilitate residential and commercial renewable energy facilities (solar array installations, individual wind energy generators, etc.).
- c. Facilitate development of renewable energy facilities and transmission lines in appropriate locations.
- d. Facilitate renewable energy facilities and transmission line siting.
- e. Provide incentives for development of local green technology businesses and locally produced green products.
- f. Provide incentives for investment in residential and commercial energy efficiency improvements.
- g. Identify lands suitable for wind power generation or geothermal production and encourage development of these alternative energy sources.

Consistency Analysis: Consistent. 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 renewable electric energy and thereby reducing greenhouse gas emissions.

8. Healthy Communities: The County's General Plan Healthy Communities Element does not contain any policies related to wind energy resources or the Project.

Consistency Analysis: While no policies outlined in the Healthy Communities Element apply, the Project would not conflict with the County's General Plan Health Community policies.

B. General Plan Area Plan(s): Western Coachella Valley Plan Area

C. Foundation Component(s): Open Space (unincorporated Riverside County)

D. Land Use Designation(s): Open Space Rural (OS-RUR)

E. Overlay(s), if any: San Gorgonio Pass Wind Energy Policy Area

F. Policy Area(s), if any: San Gorgonio Pass Wind Energy Policy Area

G. Adjacent and Surrounding:

1. **Area Plan(s):** Western Coachella Valley Area Plan; The Pass Area Plan
2. **Foundation Component(s):** Rural, Open Space, Rural Community
3. **Land Use Designation(s):** Rural Desert, Conservation Habitat, Estate Density Residential
4. **Overlay(s), if any:** San Gorgonio Pass Wind Energy Policy Area
5. **Policy Area(s), if any:** San Gorgonio Pass Wind Energy Policy Area

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** None.
2. **Specific Plan Planning Area, and Policies, if any:** Not within a specific plan.

I. Existing Zoning: Wind Energy Resource (W-E) Zone

J. Proposed Zoning, if any: W-E (no change from existing)

K. Adjacent and Surrounding Zoning: R-R, W-2, R-1, and W-E (County of Riverside); OS/MR and I-E (City of Desert Hot Springs)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

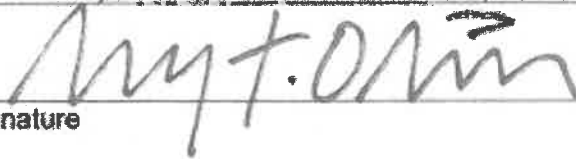
I find that although the Project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the Project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the Project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the Project would not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the Project would not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and would be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the Project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the Project as revised.

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

Signature



October 24, 2018

Date

Jay Olivas
Project Planner
Printed Name

For: Charissa Leach, PE
Assistant TLMA Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan, Figure C-8 “Scenic Highways;” Visual Resources Study by Dudek dated July 23, 2018 (Appendix A).

Findings of Fact: Under its existing condition, the Project site includes a commercial wind energy facility and would continue to operate as such. Visual simulations that depict the Project and potential visual change to the landscape were created and included on Figures 4a through 4m.

a-b) In addition to SR-62 (an officially designated state scenic highway) and SR-111 (an eligible state scenic highway), County-eligible scenic highways are located in the Project area and provide opportunities to motorists for scenic views (Figure 4a). Motorists on SR-62, SR-111, I-10, and local roads are provided opportunities for scenic views of the Coachella Valley landscape and surrounding mountainous terrain. As viewed from the southbound travel lanes of SR-62, the new wind turbines on the Project site would not interrupt or obstruct the existing long views of the Coachella Valley available to the southeast and east. Due to the location of the Project site and setbacks of new wind turbines from SR-62, new wind turbines would not be viewed in line with San Jacinto Peak, a prominent visual resource in the Project region. Additionally, as viewed from SR-111, new wind turbines on the Project site would be compatible with existing wind energy facilities in northwestern Coachella Valley. Further, because modern wind turbine development is a familiar element in the existing viewshed, the Project would not have a substantial effect upon a scenic highway corridor within which the Project is located, nor would it have an adverse effect on existing views available from either Old Morongo Road or Whitewater Canyon Drive.

Regarding recreational receptors in the Project area, the visual landscape throughout the Project area has been previously altered by existing commercial wind facilities (including those wind turbines currently located on and adjacent to the Project site). As such, large existing wind turbines are commonplace elements in the trail and recreational experience.

From residential properties in the Bonnie Bell area to the west of the Project site, the higher elevation terrain to the east of Whitewater River and tall and dense vegetation within and adjacent to the Whitewater River floodplain obscure views of the site (Figures 4h, 4j, and 4l). Private yard landscaping also aids in the screening of the Project site from residential properties in Bonnie Bell. The natural vegetation and private yard landscaping is concentrated around the handful of homes in the community of Bonnie Bell that are generally located east of Whitewater Canyon Road and approximately 1.6 miles north of Whitewater Cutoff. Although existing wind turbine tower sections, hubs, and blades are visible from Whitewater Canyon Road to the north and south of Bonnie Bell, these features are generally blocked from view on residential properties by intervening vegetation and terrain. The new wind turbines on the Project site would be setback from the rocky and mountainous horizontal ridgeline that rises to the east above Bonnie Bell and Whitewater Canyon and would be partially obscured from view (Figures 4i, 4k, and 4m).

Similarly, for those residents living in the Painted Hills area, although the massing and scale of the new wind turbines would be noticeably larger than the existing wind turbines on the Project site, the new wind turbines would generally display a similar massing and scale as other modern wind turbine development in the Project area, including the newer commercial wind facility southeast of the site. Specifically, the modern wind turbine development dots the landscape to the south and southeast of the Project site and is visible from Old Morongo Road and nearby 16th Avenue (Figures 4d and 4e). As a result, the anticipated massing and scale contrast between the existing wind turbines on the Project site and the new wind turbines would be tempered by the presence of existing modern wind turbine development in the Project area. Additionally, the Project proposes light grey turbine finish and is conditioned to provide color and finish samples prior to building permit issuance as indicated by COA Planning 80-1 – Color and Finish.

Overall, the new wind turbines would not substantially obstruct or interrupt existing views to mountain peaks available to highway motorists and would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view. The installation of up to 14 new wind turbines on a Project site currently developed with approximately 291 wind turbines, within a region that has been previously developed with wind turbines, would not result in substantial damage to existing scenic resources. Therefore, impacts associated with scenic resources 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
2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Geographic information system (GIS) database; County of Riverside Ordinance No. 655 (Regulating Light Pollution).

Findings of Fact:

a) The Project site is located approximately 40 miles from the Palomar Observatory and is located within Zone B as identified by the Mt. Palomar Lighting Ordinance No. 655 (Zone B encompasses a 45-mile radius around the Observatory). Due to the presence of intervening natural topography and human-made development, the Project site is not within the immediate viewshed of the observatory; notwithstanding, the Project would still be conditioned to comply with Ordinance No. 655 as indicated by AND Planning 12 – Mt. Palomar Lighting Area.

In addition, as indicated by AND Planning 6 – FAA Rules Compliance, on-site nighttime lighting associated with the Project would be limited to FAA-required obstruction lighting, which consists of slowly pulsing red lights affixed atop some of the new wind turbines. Such lighting would be intermittent and would not be required on every wind turbine. Although the FAA has yet to determine which of the new wind turbines will require obstruction lighting, it is estimated that the between 4 and 10 of the wind turbines would include lighting. Based on the distance between the Project site and Palomar Observatory, no adverse effects on the observatory are expected. Therefore, impacts 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
3. Other Lighting Issues				
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Visual Resources Study (Appendix A).

Findings of Fact:

a-b) Due to their proposed height, some of the new wind turbines and met towers installed on the Project site would be affixed with FAA obstruction lighting. The obstruction lights would alert aircraft pilots to the presence of particularly tall objects on the Project site. The addition of slowly pulsing red lights affixed atop some of the new wind turbines installed on the Project site would represent increased color contrast when compared to existing conditions. Obstruction lighting would also be a regular source of nighttime lighting in the area that could be received at nearby residences, the closest of which is located approximately 2,400 feet from the nearest proposed wind turbine on the Project site.

While obstruction lighting would operate near residential uses, existing wind turbine development is prevalent in the Project area, along the I-10 corridor, and along the southern segment of the SR-62 corridor. Existing wind turbines located near both the Project site and the Painted Hills area include wind turbines with FAA-required obstruction lights. Thus, the addition of the new wind turbines with obstruction lights would not represent a new, previously unrepresented source of nighttime lighting in the Project area.

In terms of glare, support poles associated with the approximately 0.25-mile long overhead transmission line associated with Option 2 would be constructed of wood or steel. At certain times of the day and depending on the angle of the sun and inbound light, steel support poles may reflect inbound sunlight and create perceptible glare in the surrounding area. However, several existing electrical distribution and transmission lines supported by similar steel materials and located in the Project area. As such, the installation of a limited number of steel support poles and an associated transmission line in an area that currently supports similar uses would not represent a new, previously unrepresented source of daytime glare in the Project area. In addition, the Project will comply with AND Planning 9 – Lighting Hooded & Directed, as well as AND Planning 6 – FAA Rules Compliance. Therefore, impacts associated with nighttime lighting and daytime glare 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
AGRICULTURE & FOREST RESOURCES Would the Project				
4. Agriculture				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Figure OS-2, Agricultural Resources; Department of Conservation Farmland Mapping and Monitoring Program Important Farmland Finder; Riverside County Williamson Act FY 2015/2016 (Sheet 1 of 3) Map.

Findings of Fact:

a-d) The existing Project site is currently used as a commercial wind energy facility and is zoned W-E. The Project site is not located on or adjacent to any lands identified by the state as Important Farmland or by the County as a locally important agricultural resource, and no agricultural operations occur in the Project area. In addition, the Project site is not under a Williamson Act contract. The Project site would continue to support a commercial wind energy facility and would not impact the ability of any distant agricultural businesses to continue operations as normal. Therefore, no impacts to agriculture resources 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
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Figure OS-3a, Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas; Figure OS-3b, Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas.

Findings of Fact:

a-c) The existing Project site is currently used as a commercial wind energy facility and is zoned W-E. No forestland or timberland occurs on the Project site, and the Project would not impact the ability of any distant timberland production businesses to operate. Therefore, no impacts to forestland or timberland resources 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
AIR QUALITY Would the Project				
6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the Project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Air Quality and Greenhouse Gas Emissions Technical Report (Appendix B).

Findings of Fact:

a) Conflict with Applicable Air Quality Plan

The Project site is located within the Salton Sea Air Basin (SSAB) under the jurisdiction of the South Coast Air Quality Management District (SCAQMD), which is the local agency responsible for the administration and enforcement of air quality regulations for the area. The SCAQMD has established the following criteria for determining consistency with the Air Quality Management Plan (AQMP), which is currently in the 2016 AQMP, in Chapter 12, Sections 12.2 and 12.3, in the SCAQMD CEQA Air Quality Handbook:

Consistency Criterion No. 1 states that a proposed project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay the timely attainment of air quality standards of the interim emissions reductions specified in the AQMP. As address below, the Project would not result in an exceedance of SCAQMD thresholds for any criteria air pollutant during either Project construction or operations. Therefore, the Project would not result in an increase in the frequency or severity of existing air quality violations and would not conflict with Consistency Criterion No. 1 of the SCAQMD CEQA Air Quality Handbook.

Consistency Criterion No. 2 states the Project would not exceed the assumptions in the AQMP or increments based on the year of Project buildout and phase. While striving to achieve the National Ambient Air Quality Standards (NAAQS) for ozone (O₃) and particulate matter less than or equal to 2.5 microns in diameter (PM_{2.5}) and the Canadian Ambient Air Quality Standards (CAAQS) for O₃, PM₁₀, and PM_{2.5} through a variety of air quality control measures, the 2016 AQMP also accommodates planned growth in the SSAB. Proposed projects are considered consistent with and would not conflict with or obstruct implementation of the AQMP if the growth in socioeconomic factors (e.g., population and employment) is consistent with the underlying regional plans used to develop the AQMP (per Consistency Criterion No. 2 of the SCAQMD CEQA Air Quality Handbook). The Project is located entirely within the W-E zone. County Code of Ordinances Title 17, Section 17.2(D), specifies the uses permitted in the W-E zone as follows: "Commercial wind energy conversion system (WECS) and WECS arrays with no limit as to rated power output are permitted provided a commercial WECS permit has been granted pursuant to the provisions of Section 18.41 of this ordinance."

The County Zoning Ordinance, Section 18.41, codifies requirements for commercial WECS. As described in Section 18.41a(2), WECS arrays having a total power output of more than 100 kW are permitted in the W-E zone, provided a commercial WECS permit is granted pursuant to the County Zoning Ordinance, Section 18.41. Thus, the Project is consistent with the zoning of the Project site. Additionally, the Project would not directly or indirectly promote population growth or increase trips in the region. Therefore, the Project would not exceed the assumptions of the 2016 AQMP and the Project would meet Consistency Criterion No. 2 of the SCAQMD CEQA Air Quality Handbook.

Based on these considerations, the Project would not conflict with or obstruct implementation of the AQMP.

b) Violate Air Quality Standard

Project construction would result in the temporary addition of pollutants to the local airshed caused by on-site sources (i.e., off-road construction equipment and soil disturbance) and off-site sources (i.e., on-road haul trucks, vendor trucks, and worker vehicle trips). Construction emissions were

calculated for the estimated worst-case day over the construction period associated with each phase and reported as the maximum daily emissions estimated during each year of construction (2018 through 2020).

Construction of the Project would generate air pollutant emissions from entrained dust, off-road equipment, and vehicle emissions. Entrained dust results from the exposure of earth surfaces to wind from the direct disturbance and movement of soil, resulting in PM₁₀ and PM_{2.5} emissions. The Project would be required to comply with SCAQMD Rules 403 and 403.1 to control dust emissions generated during the grading activities. Standard construction practices that would be employed to reduce fugitive dust emissions include watering of the active sites three times per day depending on weather conditions. The Project would also employ an off-road speed limit of 15 miles per hour. Internal combustion engines used by construction equipment, vendor trucks (i.e., delivery trucks), and worker vehicles would result in emissions of volatile organic compounds (VOCs), oxides of nitrogen (NO_x), carbon monoxide (CO), PM₁₀, and PM_{2.5}.

As provided in the Air Quality and Greenhouse Gas Emissions Technical Report (Appendix B) and summarized in Table 1, the estimated daily emissions generated during Project construction would not exceed SCAQMD Thresholds for VOC, NO_x, CO, SO_x, PM₁₀, or PM_{2.5}. Construction-generated emissions would be temporary and would not represent a long-term source of criteria air pollutant emissions. Therefore, impacts related to construction emissions exceeding regional thresholds would be less than significant.

Table 1
Estimated Maximum Daily Construction Criteria Air Pollutant Emissions

Year	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
	Pounds per Day					
2018	5.71	48.94	37.43	0.08	41.28	6.51
2019	8.50	88.91	51.73	0.11	52.77	11.52
2020	4.58	40.51	35.39	0.08	40.13	5.80
Maximum Daily Emissions	8.50	88.91	51.73	0.11	52.77	11.52
SCAQMD Threshold	75	100	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

Notes: VOC = volatile organic compound; NO_x = oxides of nitrogen; CO = carbon monoxide; SO_x = sulfur oxides; PM₁₀ = coarse particulate matter; PM_{2.5} = fine particulate matter; SCAQMD = South Coast Air Quality Management District.

See Appendix B for complete results.

The values shown are the maximum summer or winter daily emissions results from the California Emissions Estimator Model (CalEEMod). These emissions reflect CalEEMod "mitigated" output, which accounts for compliance with SCAQMD Rules 403 and 403.1 (Fugitive Dust), including watering of the Project site and unpaved roads three times per day, and restricting vehicle speed on unpaved roads to 15 miles per hour.

c) Cumulatively Considerable Net Increase in Criteria Pollutant

If a project's emissions would exceed the SCAQMD significance thresholds, it would be considered to have a cumulatively considerable contribution. Conversely, projects that do not exceed the project-specific thresholds are generally not considered to be cumulatively significant. The SSAB has been designated as a federal and state nonattainment area for O₃ and PM₁₀. The nonattainment status is the result of cumulative emissions from various sources of air pollutants and their precursors within the SSAB, including motor vehicles, off-road equipment, and commercial and industrial facilities. Construction of the Project would generate VOC and NO_x emissions (which are precursors to O₃) and emissions of PM₁₀. However, as presented in Table 1, Project-generated construction emissions would not exceed the SCAQMD emission-based significance thresholds for VOC, NO_x, CO, SO₂, PM₁₀, or PM_{2.5}. Similarly, because Project operations would consist of O&M

activities that are almost identical to existing O&M activities, the Project would not generate an increase in emissions during operations.

In regards to potential cumulative localized impacts, future projects would be subject to CEQA and would require air quality analysis and, where necessary, mitigation if the project would exceed SCAQMD thresholds. Identical to the Project, criteria air pollutant emissions associated with construction activity of future projects would be reduced through implementation of control measures required by the SCAQMD. Cumulative PM₁₀ emissions would be reduced because all future projects would be subject to SCAQMD Rules 403 and 403.1 (Fugitive Dust), which sets forth general and specific requirements for all construction sites in the SCAQMD.

Based on the previous considerations, the Project would not result in a cumulatively considerable increase in emissions of nonattainment pollutants.

d-e) Expose Sensitive Receptors

Localized Significance Thresholds Analysis

Sensitive receptors are those individuals more susceptible to the effects of air pollution than the population at large. The nearest sensitive-receptor land use (an existing residential use) is located approximately 600 feet from the closest area of construction disturbance. As such, the localized significance threshold (LST) receptor distance was assumed to be 328 feet (100 meters).

An LST analysis has been prepared to determine potential impacts to nearby sensitive receptors during Project construction. As indicated in the discussion of the thresholds of significance (Section 2.4, Significance Criteria and Methodology), the SCAQMD also recommends the evaluation of localized nitrogen dioxide (NO₂), CO, PM₁₀, and PM_{2.5} impacts as a result of construction activities to sensitive receptors in the immediate vicinity of the Project site. The impacts were analyzed using methods consistent with those in the SCAQMD's *Final Localized Significance Threshold Methodology* (2009). According to the *Final Localized Significance Threshold Methodology*, "off-site mobile emissions from the Project should not be included in the emissions compared to the LSTs" (SCAQMD, 2009). Hauling of soils and construction materials associated with the Project construction are not expected to cause substantial air quality impacts to sensitive receptors along off-site roadways. Emissions from the trucks would be relatively brief in nature and would cease once the trucks pass through the main streets.

Construction activities would result in temporary sources of on-site fugitive dust and construction equipment emissions. The maximum allowable daily emissions that would satisfy the SCAQMD localized significance criteria are presented in Table 2 and compared to the maximum daily on-site emissions generated by Project construction. As shown in Table 2, construction activities would not generate emissions in excess of site-specific LSTs. Therefore, health impacts associated with LSTs would be less than significant.

Table 2
Localized Significance Thresholds Analysis for Project Construction

Maximum On-Site Emissions	NO ₂	CO	PM ₁₀	PM _{2.5}
	Pounds per Day			
Construction Emissions	73.20	45.99	13.69	8.73
SCAQMD LST	238	2,565	35	10
LST Exceeded?	No	No	No	No

Source: SCAQMD 2009.

Notes: NO₂ = nitrogen dioxide; CO = carbon monoxide; PM₁₀ = coarse particulate matter; PM_{2.5} = fine particulate matter; SCAQMD = South Coast Air Quality Management District; LST = localized significance threshold

See Appendix B for detailed results.

LSTs are shown for 1-acre sites corresponding to a distance to a sensitive receptor of 100 meters.

These estimates reflect control of fugitive dust required by SCAQMD Rules 403 and 403.1, including watering of the Project site and unpaved roads three times per day and restricting vehicle speed on unpaved roads to 15 miles per hour.

Health Impacts of Toxic Air Contaminants

In addition to impacts from criteria pollutants, Project impacts may include emissions of pollutants identified by the state and federal government as toxic air contaminants (TACs). The greatest potential for TAC emissions during construction would be diesel particulate matter (DPM) emissions from heavy equipment operations and heavy-duty trucks during Project construction and the associated health impacts to sensitive receptors. The closest sensitive receptors would be residents approximately 600 feet from the closest area of construction disturbance. As presented in Table 2, maximum daily particulate matter (PM₁₀ or PM_{2.5}) emissions generated by construction equipment operation and from hauling of soil during grading (exhaust particulate matter, or DPM), combined with fugitive dust generated by equipment operation, would be well below the SCAQMD significance thresholds. Project operations would also not emit any new TAC emissions, given that Project operations would consist of O&M activities that are almost identical to existing O&M activities. Therefore, health impacts associated with TACs would be less than significant.

Health Impacts of Carbon Monoxide

Mobile source impacts occur on two scales of motion. Regionally, Project-related vehicle trips could add to regional trip generation and increase the vehicle miles traveled (VMT) within the local airshed and the SSAB. Locally, Project-generated traffic would be added to the County's roadway system near the Project site during Project construction. If such traffic occurs during periods of poor atmospheric ventilation, is composed of a large number of vehicles "cold-started" and operating at pollution-inefficient speeds, and is operating on roadways already crowded with non-Project traffic, there is a potential for the formation of microscale CO hotspots in the area immediately around points of congested traffic.

The Project would have trip generation associated with construction worker vehicles and vendor trucks. 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. The California Code of Regulations, 40 CFR 93.123(c)(5), Procedures for Determining Localized CO, PM₁₀, and PM₂ Concentrations (hot-spot analysis), states that CO, PM₁₀, and PM_{2.5} hot-spot analyses are not required to consider construction-related activities, which cause temporary increases in emissions. Because the Project would not result in long-term operational vehicular trips, an operational CO hotspot evaluation is also not required. Therefore, health impacts associated with CO would be less than significant.

Health Impacts of Other Criteria Air Pollutants

Project construction and operations would result in emissions that would not exceed the SCAQMD thresholds for criteria air pollutants including VOC, CO, sulfur oxides (SO_x), PM₁₀, or PM_{2.5}. VOCs would be associated with motor vehicles and construction equipment. However, as presented in Table 1, Project-generated VOC emissions would not result in the exceedances of the SCAQMD thresholds. VOCs and NO_x are precursors to O₃, for which the SSAB is designated as nonattainment with respect to the NAAQS and CAAQS. The VOC and NO_x emissions associated with Project construction could minimally contribute to regional O₃ concentrations and the associated health impacts. Nonetheless, as emissions thresholds were not exceeded for either pollutant, health effects would be considered less than significant.

Additionally, Project construction would not exceed thresholds for PM₁₀ and would be required to comply with SCAQMD Rules 403 and 403.1, which limits the amount of fugitive dust generated during construction activities. Due to the minimal contribution of particulate matter during construction, health impacts would be considered less than significant. Further, Project construction would not contribute to exceedances of the NAAQS and CAAQS for NO₂. Project construction would be relatively short term, and off-road construction equipment would be operating at various portions of the alignment and would not be concentrated in one portion of the Project site at any one time. In addition, the Project grading will comply with an approved PM₁₀ Dust Control Plan and as indicated by Dust Summarization Plan dated June 15, 2018. Therefore, health impacts associated with NO₂, PM₁₀ and NO_x would be less than significant.

Exposure to Valley Fever

Valley fever is not highly endemic to the County, and within the County, the incident rate in Desert Hot Springs is very low, accounting for only 0.9% of the County's incidents in 2015 (Appendix B). The Project would also employ dust mitigation measures by watering three times per day and limiting speed on unpaved roads to 15 miles per hour. The Project would also be constructed in accordance with the SCAQMD Rules 403 and 403.1, which limit the amount of fugitive dust generated during construction. As previously mentioned, the nearest sensitive-receptor land use (an existing residential use) is located approximately 600 feet from the closest area of disturbance. Therefore, health impacts associated with Valley Fever exposure would be less than significant.

f) Objectionable Odor

Odors would be potentially generated from vehicles and equipment exhaust emissions during Project construction. Potential odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment. Such odors would disperse rapidly from the Project site and generally occur at magnitudes that would not affect substantial numbers of people. Further, Project operations do not include uses or activities associated with the creation of objectionable odors. Therefore, impacts associated with the generation of objectionable odors 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
BIOLOGICAL RESOURCES Would the Project				
7. Wildlife & Vegetation				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Biological Resources Assessment and Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) Consistency Analysis (Appendix C).

Findings of Fact:

a-f) A literature review was conducted to assist in determining the existence or potential occurrence of special-interest plant and animal species within the Survey Area and in the Project vicinity. A records search of the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database Rarefind 5 (2018) and California Native Plant Society's (CNPS's) Online Inventory of Rare and Endangered Plants (v7-18) for the Desert Hot Springs, California, and Whitewater, California, U.S. Geological Survey (USGS) 7.5-minute quadrangles and relevant neighboring quadrangles was conducted on May 23, 2017. A review of the Final Recirculated CVMSHCP (CVAG, 2007) was also

conducted in order to determine CVMSHCP consistency and conservation measures that apply to the Project and to reference vegetation types within the Survey Area. GIS software was used to map the Project location, habitat types, and land uses.

A general field survey within the approximately 492-acre Survey Area was conducted on March 1, 2018. Weather conditions consisted of clear skies, temperatures ranging from 52 to 66 degrees Fahrenheit, and winds ranging from seven to 15 miles per hour. The entire Survey Area was surveyed on foot. Notes were taken on general site conditions, vegetation, and suitability of habitat for various special-interest elements. All plant and animal species observed or otherwise detected during this field survey were noted and are listed in the Biological Resources Assessment and CVMSHCP Consistency Analysis (Appendix C). Appendix C also provides a summary of the special-interest plant and animal species potentially present within the Survey Area.

Coachella Valley Multiple Species Habitat Conservation Plan

The Project is within the area covered by the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The CVMSHCP is a comprehensive, multi-jurisdictional habitat conservation plan focusing on conservation of species and their associated habitats in the Coachella Valley region of the County. The overall goal of the CVMSHCP is to maintain and enhance biological diversity and ecosystem processes within the region while allowing for future economic growth. The CVMSHCP covers 27 sensitive plant and wildlife species (Covered Species), as well as 27 natural communities. Covered Species include listed and non-listed species that are adequately conserved by the CVMSHCP. The overall provisions for the plan are subdivided according to specific resource conservation goals that have been organized according to geographic areas defined as Conservation Areas. These areas are identified for sensitive plant, invertebrate, amphibian, reptile, bird, mammal species, and the following:

- **Core Habitat:** The areas identified in the plan for a given species that are composed of a habitat patch or aggregation of habitat patches that (1) are of sufficient size to support a self-sustaining population of that species, (2) are not fragmented in a way to cause separation into isolated populations, (3) have functional essential ecological processes, and (4) have effective biological corridors and/or linkages to other habitats, where feasible, to allow gene flow among populations and to promote movement of large predators.
- **Essential Habitat:** Certain lands delineated in the Recovery Plan for Bighorn Sheep in the Peninsular Ranges, California (USFWS, 2000).
- **Other Conserved Habitat:** Part of a Conservation Area that does not contain core habitat for a given species, but which still has conservation value. These values may include essential ecological processes, biological corridors, linkages, buffering from edge effects, enhanced species persistence probability in proximate core habitat, genetic diversity, recolonization potential, and flexibility in the event of long-term habitat change.
- **Essential Ecological Process Areas:** Processes that maintain specific habitat types and are necessary to sustain the habitat (in a state usable by Covered Species). Essential ecological processes may include abiotic hydrological processes (both subsurface and surface); erosion; deposition; blowsand movement; substrate development and soil formation; and disturbance regimes such as flooding and fire; and biotic processes such as reproduction, pollination, dispersal, and migration.
- **Biological Corridors:** Wildlife movement area that is constrained by existing development, freeways, or other impediments.
- **Biological Linkages:** Habitat that provides for the occupancy of Covered Species and their movement between larger blocks of habitat over time, potentially over a period of generations. In general, linkages are large enough to include adequate habitat to support small populations of the species and, thus, do not require that an individual of the species transit the entire linkage

to maintain gene flow between populations. What functions as a linkage for one species may provide only a biological corridor or no value for other species.

Each Conservation Area has specific conservation objectives that must be satisfied. Those conservation objectives include how the plan would accomplish the protection of core habitat, essential ecological processes, biological corridors, and linkages in the CVMSHCP Reserve System to ensure that the Covered Species are adequately conserved. The Conservation Area conservation goals are also designed to ensure the persistence of natural communities. The Project is a covered activity under Section 7.3.1 of the CVMSHCP as follows:

New ground disturbance associated with repowering or development of new wind energy facilities shall be treated as a Covered Activity similar to development projects permitted or approved by Local Permittees. Within each Permittee's jurisdiction, existing wind turbines may be replaced with new turbines. If old turbines are removed and the former impact area is restored to a natural condition, an equal new area may be disturbed without counting toward the calculation of net disturbance.

CVMSHCP Upper Mission Creek/Big Morongo Conservation Area

The Survey Area is located entirely within the boundaries of the CVMSHCP. Specifically, the Survey Area lies within the Upper Mission Creek/Big Morongo Canyon Conservation Area (Conservation Area). Within the Conservation Area, the Project would permanently impact approximately 36.33 acres.

Core habitat, other conserved habitat, and essential ecological processes are discussed below as they pertain to the Project:

Core Habitat. Core habitat for the Mohave Desert tortoise (*Gopherus agassizii*) lies within the Survey Area. The population of Mohave Desert tortoise within the Conservation Area is considered to be connected to a larger viable population stretching southwest into the Whitewater Canyon Conservation Area and eastward through the Little San Bernardino Mountains into the Joshua Tree National Park Conservation Area.

The CVMSHCP conservation objective for core habitat within this Conservation Area includes conservation of at least 7,936 acres in the unincorporated portion of the County. Individual Mohave Desert tortoises shall be protected within the area when allowed development occurs.

Per the CVMSHCP, because the Survey Area contains potentially suitable habitat for the Mohave Desert tortoise, a pre-construction survey for this species would be required prior to any ground-disturbing activities. Because the Project may affect Mohave Desert tortoise, a streamlined federal Endangered Species Act (FESA) Section 7 consultation in accordance with the CVMSHCP is recommended for potential Project-related effects to the Mohave Desert tortoise. During construction-related activities, contractors would comply with the avoidance and minimization measures contained in the CVMSHCP protocol.

Other Conserved Habitat. Other Conserved Habitat for the Coachella Valley milkvetch (*Astragalus lentiginosus* var. *coachellae*) and Coachella Valley Jerusalem cricket (*Stenopelmatus cahuillaensis*) is present within the Survey Area. The CVMSHCP conservation objective for Coachella Valley Jerusalem cricket within this Conservation Area includes conservation of at least 419 acres of Coachella Valley Jerusalem cricket habitat in the County portion of the area. No specific conservation objectives for the Coachella Valley milkvetch are included in this Conservation Area.

Based on analysis by the CVCC, conducted during the Joint Project Review (JPR) process, the Project as proposed will place the CVMSHCP Upper Mission Creek/Big Morongo Conservation

Area out of Rough Step in regards to Coachella Valley Jerusalem cricket habitat conservation. In order to mitigate this, Riverside County will condition the Project to restore, at minimum, 3.74 acres of the new temporary disturbance found in Coachella Valley Jerusalem cricket habitat on the Project site, thereby reducing the permanent impacted habitat area to 0.23 acres. Pursuant to a Project condition, the Project Applicant will submit a Restoration Plan for the Project site to Riverside County, to be approved by both the County and CVCC prior to any ground disturbance. While CVCC is in the process of pursuing acquisition of the habitat type in other areas of the Upper Mission Creek/Big Morongo Conservation Area to meet Rough Step, the Project Applicant will still be responsible for the restoration of 3.74 acres to address the issue of Rough Step. The condition will stipulate that if restoration does not occur to the satisfaction of County of Riverside and CVCC, a Transfer of Conservation Goals associated with Conservation Objectives pursuant to Minor Amendments under Section 6.12.3 of the CVMShCP may be possible, but would require approval by the applicable wildlife agencies.

Essential Ecological Processes. The Survey Area includes sand source and the upper part of the fluvial sand transport system that provides blowsand to the Willow Hole Preserve and, to some extent, to the Whitewater Floodplain Preserve. Mission Creek and Morongo Wash, fed by Dry Morongo Canyon, Big Morongo Canyon, and Little Morongo Canyon, convey sediment from the San Bernardino and Little San Bernardino Mountains during storm events. The sediments are deposited in a broad area below the San Andreas Fault, where blowsand habitat is formed and where strong winds carry the sediment eastward to the existing Willow Hole Preserve.

The CVMShCP conservation objectives for sand source and fluvial sand transport within this Conservation Area include conservation of at least 6,488 acres of sand source in the County portion subject to natural erosion processes and conservation of at least 1,259 acres of fluvial sand transport in the County portion.

The Project would avoid impacts to sand source within the Survey Area with the removal of approximately 291 existing turbines, which would create a net increase in sand source and provide additional blow-sand to the Willow Hole and Whitewater Floodplain Preserves. Additionally, the Project would avoid altering the drainages found within the Survey Area resulting in no effect on processes that are responsible for fluvial sand transport.

Special-Status Species

This section discusses special-status species observed or potentially occurring within the limits of the Survey Area. Legal protection for special-interest species varies widely, from the comprehensive protection extended to listed threatened/endangered species, to no legal interest at present. The CDFW, U.S. Fish and Wildlife Service (USFWS), local agencies, and special-interest groups such as the CNPS, publish watch lists of declining species. Species on watch lists can be included as part of the special-interest species assessment. Species that are candidates for state and/or federal listing and species on watch lists are included in the special-interest species list. Inclusion of species described in the special-interest species analysis is based on the following criteria:

- Direct observation of the species or its sign in the Survey Area or immediate vicinity during previous biological studies
- Sighting by other qualified observers
- Record reported by the California Natural Diversity Database, published by the CDFW
- Presence or location information for specific species provided by private groups (e.g., CNPS)
- Survey Area within known distribution of a given species and contains appropriate habitat

The special-interest species analysis revealed 44 special-interest species with the potential to occur within the limits of the Survey Area. Appendix C lists these species with a data summary and determination of the likelihood of each species occurring on the Survey Area.

Threatened/Endangered Species

The following 11 federally/state-listed species and candidates for listing were identified as potentially present (Appendix C) in the Project vicinity:

- Coachella Valley milkvetch: Federally listed endangered and CVMSHCP Covered Species
- Triple-ribbed milkvetch (*Astragalus tricarinatus*): Federally listed endangered and CVMSHCP Covered Species
- Slender-horned spineflower (*Dodecahema leptoceras*): Federally and state-listed endangered
- Casey's June beetle (*Dinacoma caseyi*): Federally listed endangered
- California red-legged frog (*Rana draytonii*): Federally listed threatened
- Sierra Madre yellow-legged frog (*Rana muscosa*): Federally and state-listed endangered
- Mohave Desert tortoise (*Gopherus agassizii*): Federally and state-listed threatened and CVMSHCP Covered Species
- Coachella Valley fringe-toed lizard (*Uma inornata*): Federally listed threatened, state-listed endangered, and CVMSHCP Covered Species
- Golden eagle (*Aquila chrysaetos*): California fully protected species
- Least Bell's vireo (*Vireo bellii pusillus*): Federally and state-listed endangered and CVMSHCP Covered Species
- Peninsular bighorn sheep (*Ovis canadensis nelsonii*) (peninsular Distinct Population Segment): Federally listed endangered and state-listed threatened, California fully protected species, and CVMSHCP Covered Species

Habitat within the Survey Area is considered unsuitable for seven of the 11 species identified above. The Survey Area provides moderate quality habitat for Mohave Desert tortoise, and low-quality habitat for Coachella Valley milkvetch and triple-ribbed milkvetch. Additionally, low-quality foraging habitat for the golden eagle is present within the Survey Area.

Mohave Desert Tortoise

A pre-construction survey for this species would be required prior to any ground-disturbing activities. Because the Project may affect Mohave Desert tortoise, a streamlined FESA Section 7 consultation in accordance with the CVMSHCP is recommended for potential Project-related effects to the Mohave Desert tortoise. During construction-related activities, contractors would comply with the avoidance and minimization measures contained in the CVMSHCP protocol.

Non-Listed Special-Interest Species

Of the 33 other non-listed special-interest species identified and discussed in Appendix C, eight are considered absent based on lack of suitable habitat, 17 are considered to have a low probability of occurrence, and eight species are considered to have a moderate probability for occurrence. The following non-listed special-interest species have a moderate probability to occur within the Survey Area:

- Little San Bernardino Mountains linanthus (*Linanthus maculatus* (*Gilia maculata*))
- Desert beardtongue (*Penstemon pseudospectabilis* ssp. *pseudospectabilis*)
- Coachella giant sand treader cricket (*Macrobaenetes valgum*)
- Coachella Valley Jerusalem cricket
- Orangethroat whiptail (*Aspidoscelis hyperythra*)
- Burrowing owl (*Athene cunicularia*)
- Prairie falcon (*Falco mexicanus*)
- Loggerhead shrike (*Lanius ludovicianus*)

The Project as proposed will place the CVMSHCP Upper Mission Creek/Big Morongo Conservation Area out of Rough Step in regards to Coachella Valley Jerusalem cricket habitat conservation. In order to mitigate this, Riverside County will condition the Project to restore, at minimum, 3.74 acres of the new temporary disturbance found in Coachella Valley Jerusalem cricket habitat on the Project site, thereby reducing the permanent impacted habitat area to 0.23 acres. Pursuant to a Project condition, the Project Applicant will submit a Restoration Plan for the Project site to Riverside County, to be approved by both the County and CVCC prior to any ground disturbance. While CVCC is in the process of pursuing acquisition of the habitat type in other areas of the Upper Mission Creek/Big Morongo Conservation Area to meet Rough Step, the Project Applicant will still be responsible for the restoration of 3.74 acres to address the issue of Rough Step. The condition will stipulate that if restoration does not occur to the satisfaction of County of Riverside and CVCC, a Transfer of Conservation Goals associated with Conservation Objectives pursuant to Minor Amendments under Section 6.12.3 of the CVMSHCP may be possible, but would require approval by the applicable wildlife agencies.

Nesting Birds Species

Nesting bird species, including special-interest species identified in Appendix C, with potential to occur (i.e., prairie falcon, burrowing owl, and loggerhead shrike) are protected by California Fish and Game Code, Sections 3503, 3503.5, and 3800, and by the Migratory Bird Treaty Act (MBTA) (16 USC 703–711). These laws regulate the take, possession, or destruction of the nest or eggs of any migratory bird or bird of prey. However, the USFWS has recently determined that the MBTA should apply only to “affirmative actions that have as their purpose the taking or killing of migratory birds, their nests, or their eggs” and would not be applied to incidental take of migratory birds pursuant to otherwise lawful activities.

The 33 special-interest species identified in Appendix C as having a low to high probability of occurrence in the Survey Area have limited population distribution in Southern California, and development is further reducing their ranges and numbers. These species have no official state or federal protection status, but they merit consideration under CEQA. The Project is not anticipated to have a substantial effect on these non-listed special-interest species.

In addition, to ensure compliance with California Fish and Game Code and to avoid potential impacts to nesting birds, it is recommended that the vegetation removal activities be conducted outside the general bird nesting season (January 15 through August 31). If vegetation cannot be removed outside the bird nesting season, a pre-construction nesting bird survey by an Acceptable Biologist is required prior to vegetation removal (Mitigation Measure (MM)-BIO-1).

Burrowing Owl

A pre-construction burrowing owl survey would be required in the Conservation Area using an accepted protocol (as determined by the Coachella Valley Conservation Commission (CVCC) in coordination with the permittees and the Wildlife Agencies). Prior to construction, an Acceptable Biologist would survey the construction area including a 500-foot buffer, or to the edge of the property if less than 500 feet, for burrows that could be used by burrowing owl. If a burrow is located, the Acceptable Biologist would determine whether an owl is present in the burrow. If the burrow is determined to be occupied, the burrow would be flagged, and a 160-foot buffer during the non-breeding season or 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. The buffer would be staked and flagged. No development activities would be permitted within the buffer until the young are no longer dependent on the burrow.

Avian Use Studies

Golden eagle occupancy and productivity surveys were conducted in 2011 within a 10-nautical-mile spatial buffer of the Project (Appendix C) for a similar project that was located within the boundaries of

the Painted Hills Survey Area. The survey is still considered relevant and adequate because the Survey Areas overlap.

Six golden eagle nests, composed of three territories, were documented with core nesting areas within the Project area's spatial buffer; two were documented to be active for the 2011 breeding season, one of which produced a total of two young. Additionally during additional surveys, three golden eagles, one American kestrel (*Falco sparverius sparverius*), 35 common ravens (*Corvus corax*), four great horned owls (*Bubo virginianus*), two peregrine falcons (*Falco peregrinus*), three prairie falcons, 13 red-tailed hawks (*Buteo jamaicensis*), seven Swainson's hawks (*Buteo swainsoni*), a turkey vulture (*Cathartes aura*), and an unidentified falcon (*Falco* sp.) were observed, making up a total of 83 unique wildlife documentations (Appendix C).

An avian use memorandum was prepared by CH2M Hill (Appendix C) for a similar project within the Survey Area. The memorandum analyzed multiple surveys conducted at various wind turbine facilities within the vicinity of the San Geronio Pass area. The memorandum concluded that the location of the Project in a mid-elevation area, its proximity to recently studied sites with estimated low avian risks, the siting of wind turbines away from open water and riparian vegetation, and the use of tubular monopole tower design that eliminates perching attractants associated with lattice structures and guy wires, constitutes a project designed to avoid impacts to avian species (Appendix C). The current Project description proposes tubular monopole towers and a large reduction in the number of proposed turbines that would reduce risks to avian species by reducing the total rotor-swept area, reducing rotor speeds, and increasing turbine spacing within the site.

Based on the previous studies conducted for golden eagle and general avian use and the Project design, the Project is not anticipated to result in a significant effect to avian species. Due to removal of numerous existing turbines and their replacement with fewer new turbines, avian impacts are expected to be reduced from existing conditions.

Critical Habitat

Vegetation within the Survey Area is best described as *Larrea tridentata* Shrubland Alliance (Creosote Bush Scrub). Dominant species include creosote bush, white bur-sage (*Ambrosia dumosa*), and brittle bush (*Encelia farinosa*). The Survey Area does not lie within any federally designated critical habitat.

Jurisdictional Waters

The U.S. Army Corps of Engineers (USACE) regulates discharges of dredged or fill material into waters of the United States. These waters include wetlands and non-wetland bodies of water that meet specific criteria, including a direct or indirect connection to interstate commerce. The USACE regulatory jurisdiction pursuant to Section 404 of the Federal Clean Water Act (CWA) is founded on a connection, or nexus, between the water body in question and interstate commerce. This connection may be direct (through a tributary system linking a stream channel with traditional navigable waters used in interstate or foreign commerce), or it may be indirect (through a nexus identified in the USACE regulations). In order to be considered a jurisdictional wetland under Section 404, an area must possess three wetland characteristics, each with its unique set of mandatory wetland criteria: hydrophytic vegetation, hydric soils, and wetland hydrology.

The CDFW, under Sections 1600 through 1616 of the California Fish and Game Code, regulates alterations to lakes, rivers, and streams (defined by the presence of a channel bed and banks, and at least an intermittent flow of water) where fish or wildlife resources may be adversely affected.

The Regional Water Quality Control Board (RWQCB) is responsible for the administration of Section 401 of the CWA. Typically, the areas subject to jurisdiction of the RWQCB coincide with those of the USACE (i.e., waters of the United States, including any wetlands). The RWQCB may also assert authority over "waters of the state" under waste discharge requirements pursuant to the Porter-Cologne Act.

Appendix C contains the detailed results of the jurisdictional delineation and assessment of jurisdictional waters prepared for this Project. Based on the results of the wetlands delineation/ jurisdictional assessment, a total of 29.35 acres of potential USACE non-wetland waters of the United States and 30.32 acres of potential CDFW streambed occur within the Survey Area.

The Project would have 0.25 acres of permanent impacts and 2.20 acres of temporary impacts to potential non-wetland USACE waters of the United States and 0.25 acres of permanent impacts and 2.20 acres of temporary impacts to CDFW streambed. The Project would not affect USACE jurisdictional wetlands waters or CDFW riparian habitat.

Project effects to jurisdictional waters would require a CWA Section 404 authorization from the USACE, a Section 401 Water Quality Certification from the RWQCB, and a California Fish and Game Code Section 1602 Streambed Alteration Agreement from the CDFW.

The Project is expected to be authorized under two USACE Nationwide Permits (NWPs): NWP 3 for repair and rehabilitation to the access road; and NWP 51 for impacts associated with the wind turbines. NWPs are designed for projects with minimal adverse effects on the aquatic environment. NWP 3 authorizes the repair, rehabilitation, or replacement of any previously authorized, currently serviceable structure or fill, or of any currently serviceable structure or fill authorized by 33 CFR 330.3, such as roads similar to those that currently exist within the Project. NWP 51 authorizes discharges of dredged or fill material into non-tidal waters of the United States for the construction, expansion, or modification of land-based renewable energy production facilities, such as the Project. For projects in non-tidal waters, the discharge cannot cause the loss of greater than 0.50 acres of waters of the United States.

As part of the Section 401 (USACE), Section 404 (RWQCB), and Section 1600 through 1616 (CDFW) wetland permitting processes, the Project Applicant will coordinate with the USACE, CDFW, and RWQCB prior to any ground disturbance to ensure that impacts to waters of the U.S. and waters of the state are offset to the satisfaction to these resources agencies. This coordination with the USACE, CDFW, and RWQCB regarding the offsetting of Project-related effects would, in turn, assure that potential impacts are less-than-significant.

Habitat Fragmentation and Wildlife Movement

Wildlife movement and habitat fragmentation are important issues in assessing effects to wildlife. Habitat fragmentation occurs when a proposed action results in a single, unified habitat area being divided into two or more areas such that the division isolates the two new areas from each other. Isolation of habitat occurs when wildlife cannot move freely from one portion of the habitat to another or from one habitat type to another. An example is the fragmentation of habitats within and around "checkerboard" residential development. Habitat fragmentation can also occur when a portion of one or more habitats is converted into another habitat, as when scrub habitats are converted into annual grassland habitat because of frequent burning.

Although local wildlife movement may be temporarily disrupted during the vegetation removal and Project construction, this effect would be highly localized, short-term in nature and would not result in a long-term, adverse effect to wildlife movement in the Project area. In addition, the site has been developed with wind energy turbines since the mid 1980's.

Local Policies and Ordinances

With participation in the CVMSHCP, the Project would not conflict with any local policies or ordinances. The Project lies within the Upper Mission Creek/Big Morongo Canyon Conservation Area of the CVMSHCP. The Project is subject to the requirements of the CVMSHCP. In particular, Section 4.4, Required Avoidance, Minimization and Mitigation Measures, of the CVMSHCP (CVCC 2016) describes

certain avoidance, minimization, and mitigation requirements for Covered Activities within the Conservation Area, in addition to Conservation Area-specific measures described in the Conservation Area subsections in Section 4.3 of the CVMSHCP. The measures described in these sections are designed assist Permittees and Project Applicants to reduce/minimize impacts to Covered Species to acceptable levels of significance. Based on the requirements in Sections 4.4 of the CVMSHCP – specifically those pertaining to Mohave Desert tortoise and burrowing owl, the Project would be consistent with the CVMSHCP.

For purposes of overseeing compliance with CVMSHCP requirements and with the Implementing Agreement (IA), a Joint Project Review (JPR) process was instituted by the CVCC for Project impacts within the Upper Mission Creek/Big Morongo Canyon Conservation Area to address temporary and permanent disturbances within the Conservation Area.

As addressed above, in order to mitigate the fact that the Project will place the CVMSHCP Upper Mission Creek/Big Morongo Conservation Area out of Rough Step in regards to Coachella Valley Jerusalem cricket habitat conservation, Riverside County will condition the Project to restore, at minimum, 3.74 acres of the new temporary disturbance found in Coachella Valley Jerusalem cricket habitat on the Project site, thereby reducing the permanent impacted habitat area to 0.23 acres. Pursuant to a Project condition, the Project Applicant will submit a Restoration Plan for the Project site to Riverside County, to be approved by both the County and CVCC prior to any ground disturbance. While CVCC is in the process of pursuing acquisition of the habitat type in other areas of the Upper Mission Creek/Big Morongo Conservation Area to meet Rough Step, the Project Applicant will still be responsible for the restoration of 3.74 acres to address the issue of Rough Step. The condition will stipulate that if restoration does not occur to the satisfaction of County of Riverside and CVCC, a Transfer of Conservation Goals associated with Conservation Objectives pursuant to Minor Amendments under Section 6.12.3 of the CVMSHCP may be possible, but would require approval by the applicable wildlife agencies. In addition, the Project will be conditioned to pay its fair share of CVMSHCP fees in accordance with Ordinance No. 875, as indicated in COA Planning 90-2 – Ord. No. 875 CVMSHCP Fees. Upon successful completion of the JPR process, no adverse effects would occur, and impacts would be less than significant.

Mitigation:

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 1 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.

Monitoring: 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
CULTURAL RESOURCES Would the Project				
8. Historic Resources				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Cultural Resources Assessment (Appendix D).

Findings of Fact:

a-b) A records search was conducted at the California Historical Resources Information System (CHRIS) at the Eastern Information Center (EIC). This search included mapped prehistoric, historical, and built-environment resources; Department of Parks and Recreation (DPR) site records; technical reports; archival resources; and ethnographic references. Additional consulted sources included historical maps of the Project site, the NRHP, the CRHR, the California Historic Property Data File, and the lists of California State Historical Landmarks, California Points of Historical Interest, and the Archaeological Determinations of Eligibility (Appendix D).

In addition to the records search, archaeologists conducted an intensive-level pedestrian survey of the Project site on March 15 and 16, 2018 and spot-checked resources previously recorded within the Project site. Portions of the Project site that might be subjected to ground disturbance were surveyed. The pedestrian survey followed standard archaeological procedures and techniques. The intensive-level survey methods consisted of a pedestrian survey conducted in parallel transects spaced no more than 15 meters apart. Deviations from transects only occurred in areas containing steep slopes, dense vegetation, or impassible natural features. Within each transect, the ground surface was examined for prehistoric artifacts (e.g., flaked stone tools, tool-making debris, stone milling tools, ceramics, fire-affected rock), soil discoloration that might indicate the presence of a cultural midden, soil depressions, features indicative of the current or former presence of structures or buildings (e.g., standing exterior walls, post holes, foundations), and historic artifacts (e.g., metal, glass, ceramics, building materials). Ground disturbances such as burrows, cut banks, and drainages were also visually inspected for exposed subsurface materials.

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. Isolates possess limited research potential and 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)—bisepts 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 associated with the active commercial wind energy facility, would not impact the Colorado River Aqueduct.

No additional cultural or built environment resources have been identified by the records search, Native American Heritage Commission (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. Therefore, impacts associated with historic resources would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: Cultural Resources Assessment (Appendix D).

Findings of Fact:

a-b) Archaeological Resources

As previously addressed, 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. Isolates possess limited research potential and 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 the active commercial wind energy facility, would 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 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 COA 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.

c-d) Human Remains

No formal or informal cemeteries or burial grounds are known to be located on the Project site. However, there is always potential to encounter subsurface, unrecorded cultural resources and remains during ground-disturbing construction activities. In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the San Bernardino County Coroner shall be notified within 24 hours of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined, within two working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the County Coroner determines that the remains are, or are believed to be, Native American, s/he shall notify the NAHC in Sacramento within 48 hours. In accordance with California Public Resources Code, Section 5097.98, the NAHC must immediately notify those persons it believes to be the most likely descended (MLD) from the deceased Native American. The MLD shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains. With the implementation of existing state regulations, impacts associated with human remains 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
GEOLOGY AND SOILS Would the Project				
10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Figure S-2, Earthquake Fault Study Zones; California Department of Conservation, EQ Zapp: California Earthquake Hazards Zone Application; Geotechnical/Geologic Feasibility Study – Geologic Report No. 180021 (Appendix E.1 and E.2.1 and E.2).

Findings of Fact:

a-b) The Project site is located in a seismically active region of Southern California dominated by activity on the San Andreas and related faults. According to the County General Plan, the Banning branch of the San Andreas Fault Zone passes through the northern part of the Project site. The area within and surrounding this fault trace is identified both within an Alquist-Priolo Earthquake Zone and a County fault zone. According to the Geotechnical/Geologic Feasibility Study – Geologic Report No. 180021 (Appendix E.1 and E.2.1 and E.2), the risk associated with ground rupture and strong ground shaking is moderately high on the Project site.

The Project, however, does not include construction of habitable structures that would be occupied by people. All structures constructed on the Project site (e.g., tower foundations, turbine towers) would be required to conform to the seismic requirements of the Uniform Building Code and County building standards. In addition, consistent with MM-GEO-1, the 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. Recent field surveys conducted in September 2018 by a geotechnical professional confirmed that, with the incorporation of Project-specific engineering considerations, the Project can be constructed and operated on-site without posing a risk to life or property.

Further, Project operations, when compared with the existing O&M activities that already occur on the Project site, would not result in additional workers being location on-site for additional durations of time. As such, while the Project would be subject to faulting, the Project would not result in the substantial exposure of people to risk of loss, injury, or death as a result of earthquakes or related events. With the incorporation of mitigation, impacts associated with ground rupture would be less than significant.

Mitigation:

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.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
11. Liquefaction Potential Zone				
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Figure S-3, Generalized Liquefaction; Geotechnical/Geologic Feasibility Study – Geologic Report No. 180021 (Appendix E.1 and E.2).

Findings of Fact:

a) The County General Plan indicates that groundwater is located at depth greater than 300 feet below the surface at the Project site, resulting in the county designation of moderate potential for liquefaction at the Project site. In addition, the Geotechnical/Geologic Feasibility Study – Geologic Report No.

180021 (Appendix E.1 and E.2) indicates that the groundwater level is anticipated at depths greater than 50 feet, and as a result, risk associated with liquefaction is negligible. Therefore, impacts associated with liquefaction 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
12. Ground-shaking Zone				
a) Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Figure S-4, Earthquake-Induced Slope Instability Map, and Figures S-13 through S-21 (showing General Ground Shaking Risk); Geotechnical/Geologic Feasibility Study – Geologic Report No. 180021 (Appendix E.1 and E.2).

Findings of Fact:

a) According to the Geotechnical/Geologic Feasibility Study – Geologic Report No. 180021 (Appendix E.1 and E.2), the risk associated with ground rupture and strong ground shaking is moderately high on the Project site. The Project, however, does not include construction of habitable structures that would be occupied by people. All structures constructed on the Project site (e.g., tower foundations, turbine towers) would be required to conform to the seismic requirements of the Uniform Building Code and County building standards.

In addition, consistent with MM-GEO-1, the 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), as well as those applicable recommendation specified in any subsequently prepared geotechnical/soils reports for the Project. Recent field surveys conducted in September 2018 by a geotechnical professional confirmed that, with the incorporation of Project-specific engineering considerations, the Project can be constructed and operated on-site without posing a risk to life or property.

Further, Project operations, when compared with the existing O&M activities that already occur on the Project site, would not result in additional workers being location on site for additional durations of time. As such, while the Project would be subject to strong ground shaking, the Project would not result in the substantial exposure of people to risk of loss, injury, or death as a result of earthquakes or related events. With the incorporation of mitigation, impacts associated with ground rupture would be less than significant.

Mitigation: MM-GEO-1 is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
13. Landslide Risk				
a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Figure S-5, Regions Underlain by Steep Slope; Geotechnical/Geologic Feasibility Study – Geologic Report No. 180021 (Appendix E.1 and E.2).

Findings of Fact:

a) The Project site primarily encompasses desert terrain that rises in elevation from east to west and south to north. Although the northern portions of the Project site contain hillier terrain, the majority of the Project site and immediately surrounding area has low susceptibility to seismically induced landslides and rockfalls due to the gentle sloping of the broader Project area. In addition, there are no known active landslide areas mapped within or surrounding the Project site, and no evidence (e.g., rockfalls) of recent landslide activities. Therefore, impacts associated with landslides 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
14. Ground Subsidence				
a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in ground subsidence?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Figure S-7, Documented Subsidence Areas Map; Geotechnical/Geologic Feasibility Study – Geologic Report No. 180021 (Appendix E.1 and E.2).

Findings of Fact:

a) According to the County General Plan, the Project area lies within an area that is potentially susceptible to subsidence, but with no areas with documented subsidence in the vicinity of the Project site. There are loose young alluvial materials occupying some of the drainage channels and the channel of Super Creek that may be susceptible to differential settlement caused by strong ground shaking. However, based on the depth to groundwater at the Project location and there being no evidence of prior ground subsidence in the area, no ground subsidence is expected.

In addition, consistent with MM-GEO-1, the 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), as well as those applicable recommendation

specified in any subsequently prepared geotechnical/soils reports for the Project. With the incorporation of mitigation, impacts associated with subsidence would be less than significant.

Mitigation: MM-GEO-1 is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
15. Other Geologic Hazards				
a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-Site Inspection, Project Application Materials, Geotechnical/Geologic Feasibility Study – Geologic Report No. 180021 (Appendix E.1 and E.2).

Findings of Fact:

a) The Project site has existing drainage channels, and mudflows are possible as a result of intense rainfall or thunderstorms. These channels have previously been accounted for and avoided during construction of the existing on-site wind turbines, and the Project would generally stay within previously disturbed areas. The Project would not be affected by other geological hazards such as seiche, tsunami, or volcanic hazard, since the Project is not located near any source which could create these hazards. Therefore, impacts associated with other geologic hazards 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
16. Slopes				
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County 800-Scale Slope Maps, Riverside County Code, Project Application Materials, On-Site Inspection, Geotechnical/Geologic Feasibility Study – Geologic Report No. 180021 (Appendix E.1 and E.2).

Findings of Fact:

a-c) Based on the current design of the Project, the four proposed wind turbines and associated access roads located in the northern portion of the Project site would be on hillside terrain containing slopes greater than 2:1 or higher than 10 feet. These four proposed turbines and associated access roads would require approximately 608,000 cubic yards of cut and 245,000 cubic yards of fill (for a net cut of

363,000 cubic yards) project grading is proposed including northerly expansion of interior service roads within areas of unique topography. While subsurface sewage disposal systems do not traverse the Project site, grading and re-contouring of these area to accommodate the new foundation and wind turbines could result in geotechnical-related effects.

Consistent with MM-GEO-1, the 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), as well as those applicable recommendations specified in any subsequently prepared geotechnical/soils reports for the Project. With the incorporation of mitigation, impacts associated with cut/fill activities would be less than significant.

In addition, all cut/fill activities would be required to comply with all applicable grading requirements set forth by the County. This includes applying for and securing a grading permit and implementation of best management practices (BMPs) and standard design/engineering principles intended to minimize impacts of grading in area containing steeper than normal topography. With the incorporation of mitigation and these County requirements, impacts associated with steep slopes would be less than significant.

Mitigation: MM-GEO-1 is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
17. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: USDA Soil Conservation Service Soil Surveys, Riverside County Code, Project Application Materials, On-Site Inspection, Geotechnical/Geologic Feasibility Study – Geologic Report No. 180021 (Appendix E.1 and E.2).

Findings of Fact:

a-c) The general soil series found at the Project site consists primarily of the Carsitas and Chuckawalla series. According to the USDA Soil Survey of Riverside County, California Coachella Valley Area, the Carsitas series consists of excessively drained soils formed in predominantly coarse textured gravelly or cobbly granitic alluvium which is rapidly permeable. The Chuckawalla series consists of very deep, well-drained soils formed in stratified mixed alluvium. These soils exhibit low plasticity and, thus, are not expansive.

Project construction would be subject to local and state codes and requirements for erosion control and grading. Because construction activities would disturb one or more acres, the Project must adhere to the provisions of the NPDES Construction General Permit. Construction activities subject to this permit

include clearing, grading, and disturbances to the ground such as stockpiling and excavating. The NPDES Construction General Permit requires implementation of a SWPPP, which would include Project construction features (i.e., BMPs) designed to prevent erosion and protect the quality of stormwater runoff. Sediment-control BMPs may include stabilized construction entrances, straw wattles on earthen embankments, sediment filters on existing inlets, or the equivalent.

Additionally, grading activities would be required to conform to the incumbent version of the California Building Code, the County Code, the approved grading plans, and good engineering practices. The Project consists of approximately 813,500 cubic yards of cut and 329,620 cubic yards of fill resulting in a net cut of 483,800 cubic yards. The Project must also comply with SCAQMD Rule 402 (Nuisance) and Rule 403 (Fugitive Dust), which would reduce construction erosion impacts. Rule 403 requires control measures to reduce fugitive dust from active operations, storage piles, or disturbed surfaces so as to not be visible beyond the property line or exceed 20% opacity. Rule 402 requires dust suppression techniques be implemented to prevent dust and soil erosion from creating a nuisance off site. Compliance with these federal, regional, and local requirements would reduce the potential for both on-site and off-site erosion effects to accepted levels. Therefore, impacts associated with soil erosion, topsoil loss, and expansive soils 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
18. Erosion				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Code, Project Application Materials, On-Site Inspection, NPDES Construction General Permit.

Findings of Fact:

a-b) Project construction would be subject to local and state codes and requirements for erosion control and grading. Because construction activities would disturb one or more acres, the Project must adhere to the provisions of the NPDES Construction General Permit. Construction activities subject to this permit include clearing, grading, and disturbances to the ground, such as stockpiling and excavating. The NPDES Construction General Permit requires implementation of a SWPPP, which would include Project construction features (i.e., BMPs) designed to prevent erosion and protect the quality of stormwater runoff. Sediment-control BMPs may include stabilized construction entrances, straw wattles on earthen embankments, and sediment filters on existing inlets or the equivalent.

Additionally, grading activities would be required to conform to the incumbent version of the California Building Code, the County Code, the approved grading plans, and good engineering practices. The Project must also comply with SCAQMD Rule 402 (Nuisance) and Rule 403 (Fugitive Dust), which would reduce construction erosion impacts. Rule 403 requires control measures to reduce fugitive dust from active operations, storage piles, or disturbed surfaces so as to not be visible beyond the property line or exceed 20% opacity. Rule 402 requires dust suppression techniques be implemented to prevent dust and

soil erosion from creating a nuisance off site. Compliance with these federal, regional, and local requirements would reduce the potential for both on-site and off-site erosion effects to accepted levels.

Further, 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. Additionally, where required, the new foundations would include scour protection to prevent on-site erosion impacts. Therefore, impacts associated with deposition, siltation, and water erosion 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
19. Wind Erosion and Blowsand from Project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Figure S-8, Wind Erosion Susceptibility Map; Ordinance No. 460, Article XV, Ordinance No. 484.

Findings of Fact:

a) The Project would be influenced by wind erosion and blowsand issues during the grading phases of Project construction. Blowsand is a maintenance concern as it creates drifting sand dunes and acts as an abrasive on metal, glass, and wood surfaces, such as cars, windows, and siding.

Project operations, when compared with the existing O&M activities that already occur on the Project site, would not result in additional workers being located on-site for additional durations of time. Thus, the safety and quality of life issues associated with blowsand are not relevant to the Project.

Implementation of the Project's Dust Control Plan and adherence with the County's Fugitive Dust and Erosion Control Ordinance would serve to reduce the effects of wind erosion to acceptable less of significance. In addition, Riverside County Ordinance No. 484 requires protective actions from landowners disturbing sandy or sandy loam soils so as to prevent substantial quantities of soil from being deposited on public roads and private property. The Project Applicant would adhere to Ordinance No. 484, implementing protection actions described herein to prevent soil deposition as a result of excavating, leveling, cultivating, plowing, removing natural or planted vegetation or root crops, or by depositing or spreading a substantial quantity of similar soil on said land, or by any other act likely to cause or contribute to wind erosion of said land, or to aggravate an existing wind erosion condition.

As previously addressed, the Project would be required to comply with SCAQMD Rules 403 and 403.1 to control dust emissions generated during the grading activities. Standard construction practices that would be employed to reduce fugitive dust emissions include watering of the active sites three times per day depending on weather conditions. Additionally the Project is required to comply with PM₁₀ Dust

Control Plan and Dust Summarization Sheet dated June 15, 2018. Therefore, impacts associated with wind erosion and blowsand 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
GREENHOUSE GAS EMISSIONS Would the Project				
20. Greenhouse Gas Emissions				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Air Quality and Greenhouse Gas Emissions Technical Report (Appendix B).

Findings of Fact:

a) Greenhouse Gas Emissions

Construction the Project would result in GHG emissions, which are primarily associated with use of off-road construction equipment, on-road vendor trucks, and worker vehicles. According to the Air Quality and Greenhouse Gas Emissions Technical Report (Appendix B), the estimated total GHG emissions during construction of would be approximately 1,221 metric tons of carbon dioxide equivalent (MT CO₂e) over the construction period. Estimated Project-generated construction emissions amortized over 30 years would be approximately 41 MT CO₂e per year. GHG emissions generated during Project construction would be short-term in nature, lasting only for the duration of the construction period, and would not represent a long-term source of GHG emissions. Thus, the amortized construction emissions was added to the operational emissions and compared to the County’s significance thresholds of 3,000 MT CO₂e per year.

The estimated annual Project-generated GHG emissions would be approximately 10 MT CO₂e per year. Estimated annual Project-generated operational emissions and amortized Project construction emissions would be approximately 51 MT CO₂e per year. As such, the Project’s total annual emissions would not exceed the GHG significance threshold of 3,000 MT CO₂e per year. Therefore, impacts associated with the generation of GHG emissions would be less than significant.

b) Conflict with Applicable Greenhouse Gas Reduction Plan

The County’s Climate Action Plan (CAP) is a qualified GHG reduction plan according to CEQA Guidelines, Section 15183.5, and thus can be used in a cumulative impacts analysis to determine significance. As previously discussed, the Project would not exceed the 3,000 MT CO₂e threshold established by the CAP. Additionally, the Project does not conflict with any of the GHG reducing measures or goals within the CAP, and thus, is consistent with the plan. It addition, the Project would not inhibit the County from implementing any of the measures that both do and do not apply to the Project.

SCAG’s 2016 Regional Transportation Strategy/Sustainable Communities Strategy (RTP/SCS), although not directly applicable to the Project, provides direction and guidance by making the transportation choices for future development. As the Project does not alter the current use of the property and does not induce

growth during operation, development of the Project would not conflict with the critical goals of the 2016 RTP/SCS. Therefore, impacts associated with an applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions 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
HAZARDS AND HAZARDOUS MATERIALS Would the Project				
21. Hazards and Hazardous Materials				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials; Environmental Protection Agency; Department of Toxic Substances Control; California Occupational Safety and Health Administration; Resource Conservation and Recovery Act; Riverside County Department of Environmental Health; California Government Code, Section 65962.5.

Findings of Fact:

a-e) During construction of the Project, hazardous and potentially hazardous materials typically associated with construction activities would be routinely transported to/from and used on the Project site. These hazardous materials could include gasoline, diesel fuel, lubricants, and other products used to operate and maintain construction equipment. During construction of the new turbines, standard operating procedures would be followed to ensure that lubricants do not escape the surrounding area. The transport, use, and handling of these materials would be a temporary activity coinciding with short-term Project construction activities. Transmission oils from the turbines would not affect ground level soils because the Project would be routinely monitored by on-site maintenance personnel, who inspect the wind turbines for leaks as part of daily operations activities. Although such materials may be stored on the Project site, any transport, use, and handling of these materials would be conducted by a permitted and licensed service provider.

Any handling, transport, use, or disposal would comply with all applicable federal, state, and local agencies and regulations, including the U.S. Environmental Protection Agency, the Department of Toxic Substances Control (DTSC), the California Department of Transportation, the California Occupational Safety and Health Administration, the Resource Conservation and Recovery Act, and the Riverside County Department of Environmental Health (the Certified Unified Program Agency for Riverside County). Additionally, as mandated by the Occupational Safety and Health Administration, all hazardous materials stored on site would be accompanied by a Material Safety Data Sheet, which would inform on-site personnel about the necessary remediation procedures in the case of accidental release.

In addition, the Project site is not listed as a hazardous materials site pursuant to California Government Code, Section 65962.5 (Cortese List), and no other property in the surrounding area is considered a recognized environmental concern. As such, subsurface construction activities would not expose construction workers or nearby bystanders to contaminated soils.

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 design incorporates modern turbine design, which includes a safety system ensuring that the wind turbine is shut down immediately at the onset of mechanical disorders, and turbine towers incorporate structural elements capable of withstanding large seismic events, high winds, and flooding. In addition, because the nearest new turbine is located over 2,000 feet from the nearest sensitive receptor (a residential land use) and because no schools occur in the broader Project area, potential hazards due to mechanical issues are considered very unlikely.

Further, the Project would not add a substantial number of vehicle trips onto local and regional roadways. As such, the Project would not interfere with emergency responders traveling along roadways during an emergency, nor would the Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, impacts associated with hazards and hazardous materials 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
22. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard for people residing or working in the Project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

d) For a project within the vicinity of a private airstrip, or heliport, would the Project result in a safety hazard for people residing or working in the Project area?

Source: Riverside County Airport Land Use Compatibility Plan Policy Document; Riverside County General Plan, Figure S-20, Airport Locations; GIS database; Airport Land Use Commission transmittal letter dated October 11, 2018.

Findings of Fact:

a-d) 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 the closest public airport to the Project site. The Project site is not identified by Map PS-1, Compatibility Map, of the Riverside County Airport Land Use Compatibility (ALUC) Plan Policy Document. However, although there is considerable distance between the Project site and Palm Springs International Airport, the Project still requires review by the ALUC since new wind turbines would exceed 200-feet in height. At their meeting on October 11, 2018, the ALUC determined that the Project was conditionally consistent, subject to the conditions included in their staff report, and such additional conditions as may be required by the FAA.

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 met towers would be painted with alternate bands of aviation orange and white paint, daytime lighting is not required. Therefore, no impacts associated with airport hazards 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
23. Hazardous Fire Area				
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database.

Findings of Fact:

a) The Project site is located within a hazardous fire area with high to moderate wildfire risk identified by the County General Plan. Although there is little vegetation on the Project site, risk of fire would be further reduced by improving access to the Project site. Therefore, impacts associated with wildland fire 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
HYDROLOGY AND WATER QUALITY Would the Project				
24. Water Quality Impacts				
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a-h) Construction of the Project would be subject to local and state requirements for erosion control and grading. Because construction activities would disturb one or more acres, the Project would still be required to adhere to the provisions of the NPDES Construction General Permit. Construction activities would generally be limited to areas located within the existing turbine footprints. Therefore, short-term impacts to the existing drainage pattern would be minimal because of adherence with local and state requirements for erosion control and grading and the provisions of the NPDES Construction General Permit. Construction activities subject to this permit include clearing, grading, and disturbances to the ground, such as stockpiling and excavating. The NPDES Construction General Permit requires implementation of a SWPPP, which would include Project construction features (i.e., BMPs) designed to prevent erosion and protect the quality of stormwater runoff. Sediment control BMPs may include stabilized construction entrances, straw wattles on earthen embankments, sediment filters on existing inlets, or the equivalent. Collectively, these construction BMPs would help retain stormwater, and any constituents, pollutants, and sediment contained therein, on the Project site, which, in turn, would help prevent water quality impacts to downstream receiving waters.

The Project is located in Zone X, outside of the 100-year flood plain area per FEMA Flood Insurance Rate Map (FIRM) 06065C0880G and 06065C0890G. A portion of the Project site is, however, located within the Special Flood Hazard Area for the 100-year floodplain as shown on the Awareness Maps prepared by the Department of Water Resources and listed in Ordinance 458 Section 5.d. Given that the Project is located outside of any FEMA-designated 100-year flood plain, and based on ongoing discussion with County staff, it is the Project Applicant's intent to further evaluate the portion of the Project site that is recognized by the County and State as being within Special Flood Hazard Area for the 100-year floodplain.

Project construction would nominally alter existing topography and impede existing drainage flows. The Project would involve construction of new wind turbines, permanent access roads, collection lines, and other improvements, any of which could potentially impede drainage flows through the Project area compared with existing conditions. However, the Project would ultimately remove approximately 291 existing turbines from the Project site, replacing them with a maximum of 14 new turbines. Although the new turbines would have a larger footprint, the reduction in the number of old turbines would have a positive effect on surface drainage, given that there would be fewer aboveground structures to possibly impede stormwater flows.

In addition, while new or altered access roads would be required, these roads would be comprised of only pervious materials (e.g., compacted soil, gravel), so the amount of impervious surfaces found on the Project site would not be expected to increase. Further, some segments of the existing access roads would no longer be required following decommissioning of the existing turbines, and as such, these areas would be restored back to a more natural drainage condition. Overall, the use of the Project site is not changing compared with existing conditions, and the amount of on-site impervious surfaces would not be substantially altered. Further, the Project would be required to comply with the conditions of

approval on file as indicated by AND Flood 1 – Flood Hazard Report. Therefore, impacts associated with hydrology and water quality 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
25. Floodplains				
Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.				
NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>		R - Restricted <input type="checkbox"/>	
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Figure S-9, Special Flood Hazard Areas; Figure S-10, Dam Failure Inundation Zone; Riverside County Flood Control District Flood Hazard Report/Condition; GIS database.

Findings of Fact:

a-d) The Project is located in Zone X, outside of the 100-year flood plain area per FEMA FIRM 06065C0880G and 06065C0890G. A portion of the Project site is, however, located within the Special Flood Hazard Area for the 100-year floodplain as shown on the Awareness Maps prepared by the Department of Water Resources and listed in Ordinance 458 Section 5.d. Given that the Project is located outside of any FEMA-designated 100-year flood plain, and based on ongoing discussion with County staff, it is the Project Applicant’s intent to further evaluate the portion of the Project site that is recognized by the County and State as being within Special Flood Hazard Area for the 100-year floodplain.

Project construction would nominally alter existing topography and impede existing drainage flows. The Project would involve construction of new wind turbines, permanent access roads, collection lines, and other improvements, any of which could potentially impede drainage flows through the Project area compared with existing conditions. However, the Project would ultimately remove approximately 291 existing turbines from the Project site, replacing them with a maximum of 14 new turbines. Although the new turbines would have a larger footprint, the reduction in the number of old turbines would have a positive effect on surface drainage, given that there would be fewer aboveground structures to possibly impede stormwater flows.

In addition, while new or altered access roads would be required, these roads would be comprised of only pervious materials (e.g., compacted soil, gravel), so the amount of impervious surfaces found on the Project site would not be expected to increase. Further, some segments of the existing access roads would no longer be required following decommissioning of the existing turbines, and as such, these areas would be restored back to a more natural drainage condition. Overall, the use of the Project site is not changing compared with existing conditions, and the amount of on-site impervious surfaces would not be substantially altered. Further, the Project would be required to comply with the conditions of approval on file as indicated by AND Flood 1 – Flood Hazard Report. Therefore, impacts associated with floodplains 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
LAND USE/PLANNING Would the Project				
26. Land Use				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, GIS Database, Project Application Materials.

Findings of Fact:

a) Under the existing condition, the Project site operates as a commercial wind energy facility and is designated Open Space Rural (OS-RUR) in the Western Coachella Valley Area Plan, and would continue to operate as such upon implementation of the Project. The Project proposes decommissioning and removal of 291 existing wind turbines and installation of up to 14 new wind turbines up to 499 feet in height. The subject land was previously approved under Commercial WECS Permit No 52R1 in 1999. Currently, the Project site is surrounded by operational wind energy development to the west, north and south. Thus, assuming that the County finds the Project to be consistent with the present and planned land use of the Project area, it is expected that the Project would continue to be consistent with Project area’s land use once repowering activities have been completed. Therefore, impacts associated with an altering of the present or planned land use of an area would be less than significant.

b) The Project site is located within the Sphere of Influence for the City of Desert Hot Springs. While there has been no indication from the City of Desert Hot Springs that they desire to annex the Project site in the future, given that the City does have an existing commercial wind energy facility within its boundaries, it is anticipated that the City would find the Project consistent with its land use policies and programs, in the event that it did annex the Project site in the future. As of this date, no comments from the City of Desert Hot Springs have been received in regard to the Project. Therefore, impacts associated with affecting a land use within an adjacent city’s sphere of influence 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
27. Planning				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff Review, GIS Database, Riverside County Code.

Findings of Fact:

a-b) The Project is located entirely within the W-E zone. Section 17.2(D) of County of Riverside Ordinance No. 348 specifies the uses permitted in the W-E zone as follows: "Commercial wind energy conversion system (WECS) and WECS arrays with no limit as to rated power output are permitted provided a commercial WECS permit has been granted pursuant to the provisions of Section 18.41 of this ordinance." The Riverside County Zoning Ordinance Section 18.41 codifies requirements for Commercial WECS. As described in Section 18.41a(2), WECS arrays having a total power output of more than 100 kW are permitted in the W-E zone, provided a commercial WECS permit is granted pursuant to Ordinance No. 348 Section 18.41.

Section 18.27(B) of Ordinance No. 348 requires that variance applications associated with approval of another permit must be filed with the principal application and that they include the Zoning Ordinance provisions for which the variance is requested. The Project Applicant filed a setback variance application concurrently with the Commercial WECS permit application for the Project. This variance application requests variances for those instances of inconsistencies between the actual Project setbacks and the safety setback, wind access setback, and scenic resource protection standards provided in Section 18.41(D)(1) through 18.41(D)(3) and Section 17.3(B)(1) of the Zoning Ordinance (County of Riverside, 2017b).

Overall, the Project is consistent with all scenic resource protection setbacks and requests variances for some of the safety and wind access setbacks. Pursuant to the County's Zoning Ordinance, Section 18.27(A), the County may approve a zoning variance as long as the County can determine that (1) because of special circumstances applicable to a parcel of property, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification; (2) the variance request is limited to modifications of property development standards; (3) any variance granted is subject to such conditions as are necessary so that the adjustment does not constitute a grant of special privileges that is inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated, and that are necessary to protect the health, safety, and general welfare of the community. As such, assuming that the preceding finding can be made and approved by the County decision makers, then a granting of the requested zoning variances would not have an adverse effect on surrounding land uses and would be consistent

with the provisions of the Ordinance No. 348 , which allows for variances to the development standards set forth in Ordinance No. 348 in justifiable circumstances. Therefore, impacts associated with land use consistency and compatibility with Ordinance No. 348 are less than significant.

d-e) In terms of division of an established community, because the immediately surrounding land uses consist largely of other wind energy facilities within Open Space Rural and Rural Desert, industrial-scale mining, undeveloped land, and scattered residences, there are no existing, contiguous residential communities directly adjacent to the Project site, and as such, the Project site does not provide connectivity between any established communities. Typically, division of an established community involves removal of a physical connection between two communities (e.g., removal of an existing bridge) or construction of a large physical barrier between two communities (e.g., construction of a highway, railroad tracks, or flood control channel). The Project does not include any such components. Therefore, impacts associated with existing and proposed zoning, land uses, and General Plan designations, as well as with division of an established community, 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
MINERAL RESOURCES Would the Project				
28. Mineral Resources				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Figure OS-6, Mineral Resources Area; Western Coachella Valley Area Plan, Figure 3, Land Use Plan.

Findings of Fact:

a-d) Under the existing condition, the Project site operates as a commercial wind energy facility and would continue to operate as such upon implementation of the Project. Therefore, the Project would not result in the loss of availability of a known mineral resource. According to Figure OS-6 in the County General Plan Multipurpose Open Space Element, the Project site is located in the vicinity of known or inferred significant mineral resources (MRZ-2 Zones) and areas in which significance of mineral deposits is undetermined (MRZ-3 Zones). However, because the Project site is already developed with wind energy facilities, the Project would not result in substantial impacts associated with the loss of availability of a known mineral resource.

In addition, according to Figure 3 of the Western Coachella Valley Area Plan Land Use Plan, the Project is not identified as a mineral extraction and processing facilities or areas reserved for future mineral extraction and processing. The Project site is approximately 25 miles west of mineral resources (MR)

designation identified within the Western Coachella Valley Area Plan. Therefore, no impacts associated with mineral resources 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
NOISE Would the Project result in				
Definitions for Noise Acceptability Ratings				
Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.				
NA - Not Applicable	A - Generally Acceptable	B - Conditionally Acceptable		
C - Generally Unacceptable	D - Land Use Discouraged			
29. Airport Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the Project expose people residing or working in the Project area to excessive noise levels?				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				
b) For a project within the vicinity of a private airstrip, would the Project expose people residing or working in the Project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Riverside County General Plan, Figure S-20, Airport Locations.

Findings of Fact:

a-b) The Project site is not within the vicinity of a private airstrip. The Project site is not located within an airport land use plan and is outside the Airport Influence Area Boundary of the Palm Springs International Airport. The Project site is located approximately 8.0 miles northwest of the airport. The Project would not expose people residing or working in the area to excessive airport noise levels. Therefore, no impacts associated with airport noise 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
30. Railroad Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Riverside County General Plan, Figure C-1, Circulation Plan.

Findings of Fact:

a) The nearest railway is the Union Pacific Railroad, which is located approximately two miles south of the Project site. Based on this distance, the Project and on-site construction and O&M workers would not be affected by railway noise. Therefore, no impacts associated with railroad noise 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		
31. Highway Noise										
NA	<input checked="" type="checkbox"/>	A	<input type="checkbox"/>	B	<input type="checkbox"/>	C	<input type="checkbox"/>	D	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Figure C-1, Circulation Plan; On-Site Inspection.

Findings of Fact:

a) I-10 is located approximately one mile south of the Project site and one mile west of SR-62. A substantial amount of vehicles travel along the I-10 corridor on any given day (and, to a less extent, along SR-62). However, because of the considerable distance between these highways and the Project site, and due to the ambient noise levels in the Project area attributed to the existing surrounding commercial wind energy facilities, vehicular noise would not be clearly audible on the Project site and on-site construction and O&M workers would not be affected by roadway noise. Therefore, no impacts associated with highway noise 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		
32. Other Noise										
NA	<input checked="" type="checkbox"/>	A	<input type="checkbox"/>	B	<input type="checkbox"/>	C	<input type="checkbox"/>	D	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: N/A

Findings of Fact:

a) The Project is not influenced by other noise issues identified in the County's General Plan. Therefore, no impacts associated with other noise 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
33. Noise Effects by the Project				
a) A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Noise Impact Study (Appendix F).

Findings of Fact:

a, c) Long-Term Operational Noise

A site visit was conducted on August 3 and 4, 2017, to measure existing ambient noise levels in the vicinity of the Project site. CadnaA (Computer Aided Noise Abatement) was used for the wind turbine noise analysis. The CadnaA model was used to model the noise from existing wind turbines from the Project site and surrounding area, as well as the noise from the proposed turbines, and the results are summarized in Table 3.

Table 3
Wind Turbine Noise Modeling Results – Existing versus Proposed Turbines

Receiver ID	Receiver Location/Description	Hourly L_{eq} (dBA)		County WEC Noise Standard (55 dBA) Exceeded?	Change in Noise Level (dB)
		Existing Turbines	Proposed Turbines		
ST2	Sunrise Drive	51	51	No	0
ST3	Bonnie Bell	36	36	No	0
ST4	Fairview Road and Matilija Road	44	44	No	0
ST5	Oceander Street	44	44	No	0
ST6	Esparta Avenue and Sierra Boulevard	41	41	No	0
M1	Country View Road	44	44	No	0
M2	Estrelita Drive	42	42	No	0
M3	Tan Alto Drive	40	40	No	0
M4	Westside Drive	50	50	No	0

As shown in Table 3, predicted noise levels produced by the proposed wind turbines would range from approximately 36 dBA average sound level (L_{eq}) at receiver ST3 to approximately 51 dBA L_{eq} at receiver ST2. The County noise standard of 55 dBA would not be exceeded at any of the modeled receiver locations. Additionally, when rounded to whole numbers, the change in noise level at the receiver

locations as a result of the Project would be zero dB. The Project would not exceed applicable noise standards. Therefore, long-term operational impacts associated with the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies would be less than significant.

b, c) Short-Term Construction Noise

In terms of decommissioning and construction noise, the activities associated with decommissioning of the existing turbines would be similar to construction of the new turbines in terms of the equipment used and activities conducted; thus, potential decommission noise impacts are addressed here along with possible construction noise impacts.

The closest area of disturbance associated with construction of the new turbines would be located approximately 2,400 feet from the nearest sensitive land use (a residence). A structure (ST1) exists a few hundred feet closer to the Project site than the nearest residence. This structure is owned and operated by a subsidiary of the Project Applicant as a project office and not used as a residence; therefore, this location (ST1) is not a noise-sensitive land use.

Table 4 shows the calculated noise levels at nearby noise-sensitive receptors (i.e., the residential properties) during decommissioning and construction phases for the Project, employing the Road Construction Noise Model (RCNM) software and based on construction equipment defaults found in the air quality model CalEEMod for a Project of this size and scope.

**Table 4
Construction/Decommissioning Noise Modeling Summary Results**

Construction Phase	L _{eq} (dBA)	
	Nearest Turbine Construction/ Decommissioning Work Distance (Approximately 2,400 feet)	Typical Turbine Construction/ Decommissioning Work Distance (Approximately Receiver 3,500 feet)
Existing Turbine Decommissioning	49	46
Mobilization/Laydown	52	49
Site Prep/Grading	54	52
Collection Lines	55	53
Access Roads	52	49
New Foundations	55	53
New Turbine Install	51	49

As shown in Table 4, when turbine construction and decommissioning would take place relatively close to the nearest receiver (approximately 2,400 feet away), modeled noise levels would range from approximately 49 dBA L_{eq} to 55 dBA L_{eq}. Typical turbine decommissioning and construction-related noise levels are anticipated to range from approximately 46 to 53 dBA L_{eq} at other residential properties.

The measured noise level at ST1 was approximately 51 dBA L_{eq} as shown in Table 4. Periodically throughout the construction workday, the temporary noise from turbine construction would be above this ambient noise level. More typically, the temporary noise from construction would be below this ambient noise level. While construction activities would temporarily increase daytime noise levels at noise-sensitive receptors, the expected increases would only be temporary and intermittent. The County regulates noise from construction in its County Code of Ordinances (Section 15.04.020) by regulating the allowable hours of construction activity, as detailed above. The hours of construction for the Project would not extend beyond the hours permitted by the County.

In addition to the on-site construction noise, there would be intermittent truck deliveries occurring throughout the workday on off-site access roads (e.g., 16th Avenue, Windhaven Road), delivering turbine components. This temporary off-site noise would not constitute a significant noise impact, though it may be intermittently audible at the nearest residences, located approximately 450 feet or more from Windhaven Road.

Overall, because construction and decommissioning would take place only during permitted hours, and due to the temporary and intermittent nature of the noise and the relatively low levels, noise levels from construction and decommissioning would not exceed significance thresholds. Therefore, short-term operational impacts associated with the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies would be less than significant.

d) Groundborne Vibration

Further, in regards to vibration impacts, the Project is not anticipated to include equipment or activities capable of producing substantial long-term groundborne vibration or groundborne noise levels. The only ground vibration potential would be associated with the short-term decommissioning and construction phases of the Project. Groundborne vibration from construction (and by extension, decommissioning) activities is typically attenuated over short distances. The heavier pieces of construction equipment used on site could include cranes, excavators, bulldozers, graders, loaded trucks, and rollers. Additionally, backhoe-mounted impact hammers (hoe rams) or jackhammers may be utilized during decommissioning of the existing turbines. Based on published vibration data, the anticipated construction equipment would generate a maximum root mean square vibration level of approximately 94 VdB at a distance of 25 feet from the source. The closest existing residences are approximately 2,400 feet from the turbine construction area. At this distance and with the anticipated construction equipment, the root mean square vibration levels would be less than 37 VdB. For access road improvements, heavy equipment such as graders would be used, which would generate a maximum root mean square vibration level of approximately 87 VdB at a distance of 25 feet from the source. The nearest existing residences to any access road work would be at least several hundred feet away. At this distance, the root mean square vibration levels would be far less than the recommended threshold of 80 VdB for human response within residential structures. Vibration from construction equipment would be imperceptible and less than significant at noise-sensitive land uses.

With regards to potential for structural damage, the vibration levels are presented in terms of inches per second peak particle velocity (PPV). Based on published vibration data, the anticipated construction equipment would generate vibration levels of approximately 0.210 inches per second PPV at a distance of 25 feet from the source. At the nearest existing residences located approximately 2,400 or more feet from the nearest heavy construction work, the resultant PPV would be less than 0.0003 inches per second. These levels would be substantially less than the recommended threshold of 0.20 inches per second for potential of architectural damage to normal houses with plastered walls and ceilings. In addition, the Project shall comply with conditions of approval as indicated by AND Planning 16 – Operational Noise. Therefore, impacts associated with groundborne vibration 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
PALEONTOLOGICAL RESOURCES				
34. Paleontological Resources				
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Figure OS-8, Paleontological Sensitivity; Paleontological Resources Assessment (Appendix D); PDP01601 by Dudek dated June 2018.

Findings of Fact:

a) The paleontological records search, geological and paleontological literature review, and Riverside County Land Information System (Appendix D) identify the Project site as having paleontological sensitivities ranging from low to high. No paleontological resources were identified within the Project site as a result of the paleontological records search; however, several localities found within the same older alluvial deposits and Palm Spring Formation that underlie the Project site have been recorded within the broader Project area.

The igneous and metamorphic rocks, coarse-grained Cabazon Fanglomerate, coarse-grained older alluvium, and shallow excavations into younger Quaternary alluvium would not require paleontological monitoring. Excavations greater than 10 feet in younger Quaternary alluvium and all excavations into the Palm Spring Formation should be monitored by a qualified paleontological monitor, as outlined by the Society of Vertebrate Paleontology (SVP) and detailed in MM-PAL-1. With the incorporation of mitigation, impacts associated with paleontological resources would be less than significant.

Mitigation:

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.

Monitoring: The need for future monitoring activities would be identified in the PRIMP.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
POPULATION AND HOUSING Would the Project				
35. Housing				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS Database, Riverside County General Plan Housing Element, CEQA Guidelines.

Findings of Fact:

a-f) The existing Project site operates as a commercial wind energy facility and does not contain existing housing. To operate the existing facilities, the Project Applicant and its affiliates employ approximately 10 people in the broader Project area. Once repowered, a similarly sized operations team would continue to work on the Project and Project site. No additional employees would be required. Thus, the Project would not require relocation of any existing housing or people.

Section 15126.2(d) of the CEQA Guidelines requires that a CEQA document discuss the ways in which a project could foster economic or population growth or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects that would remove obstacles to population growth or may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively.

The purpose of the Project is to transfer power generated by the new turbines to the regional electrical grid in support of the state's need for renewable energy to meet its Renewable Portfolio Standard (RPS). The power generated would be added to the state's electricity grid with the intent that it would displace electricity and associated environmental impacts that would otherwise be produced by fossil-fuel power plants. The Project would supply energy to support existing demand and projected growth, which would otherwise be served from other sources, but would not foster new growth. As such, construction of the infrastructure associated with the Project and the Project's operation would not indirectly encourage new development or induce population growth in the Project area. Therefore, no impacts associated with population growth 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
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
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 (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 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.

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				
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,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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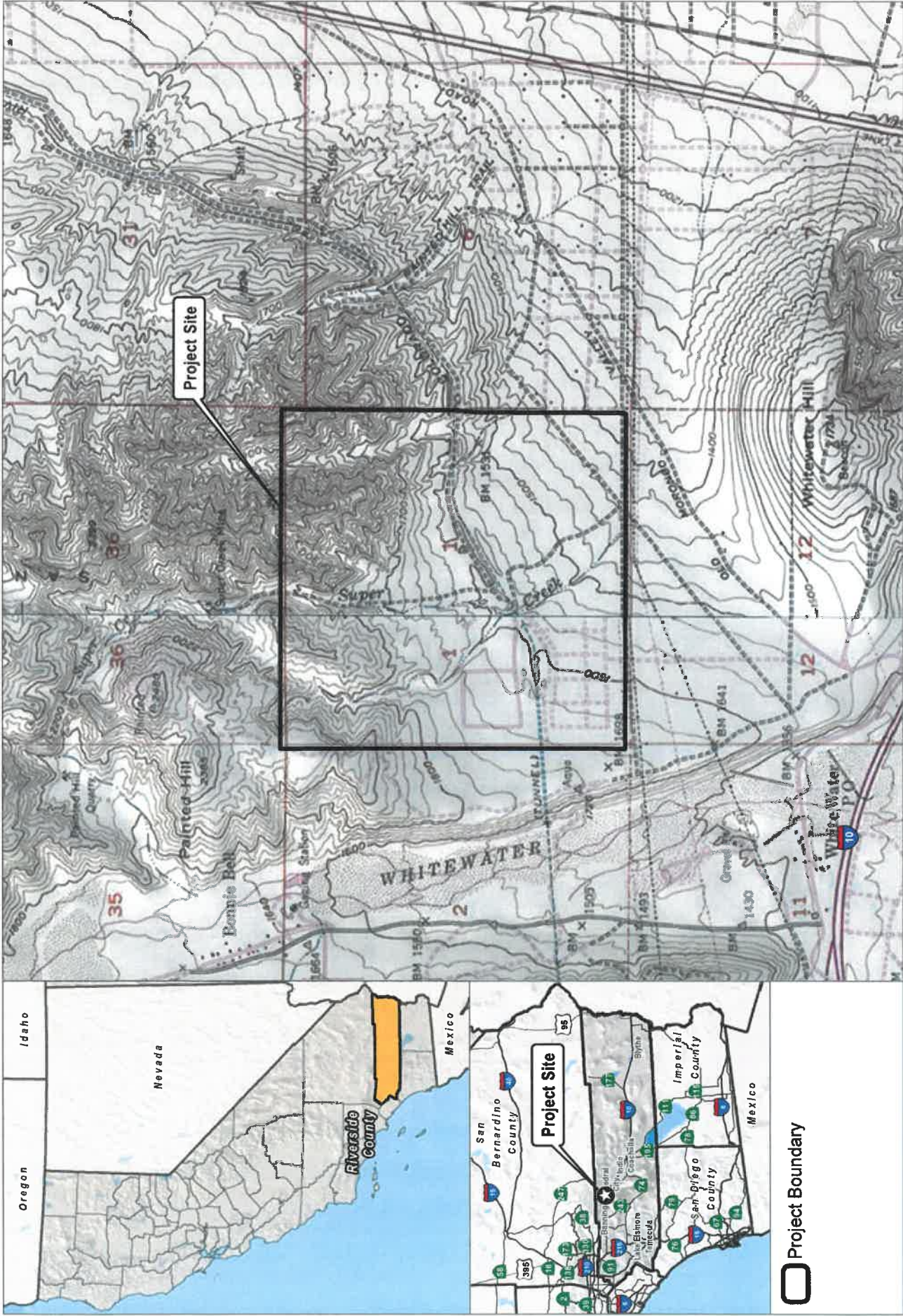


FIGURE 1
Project Location
 Painted Hills Wind Energy Repowering Project

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



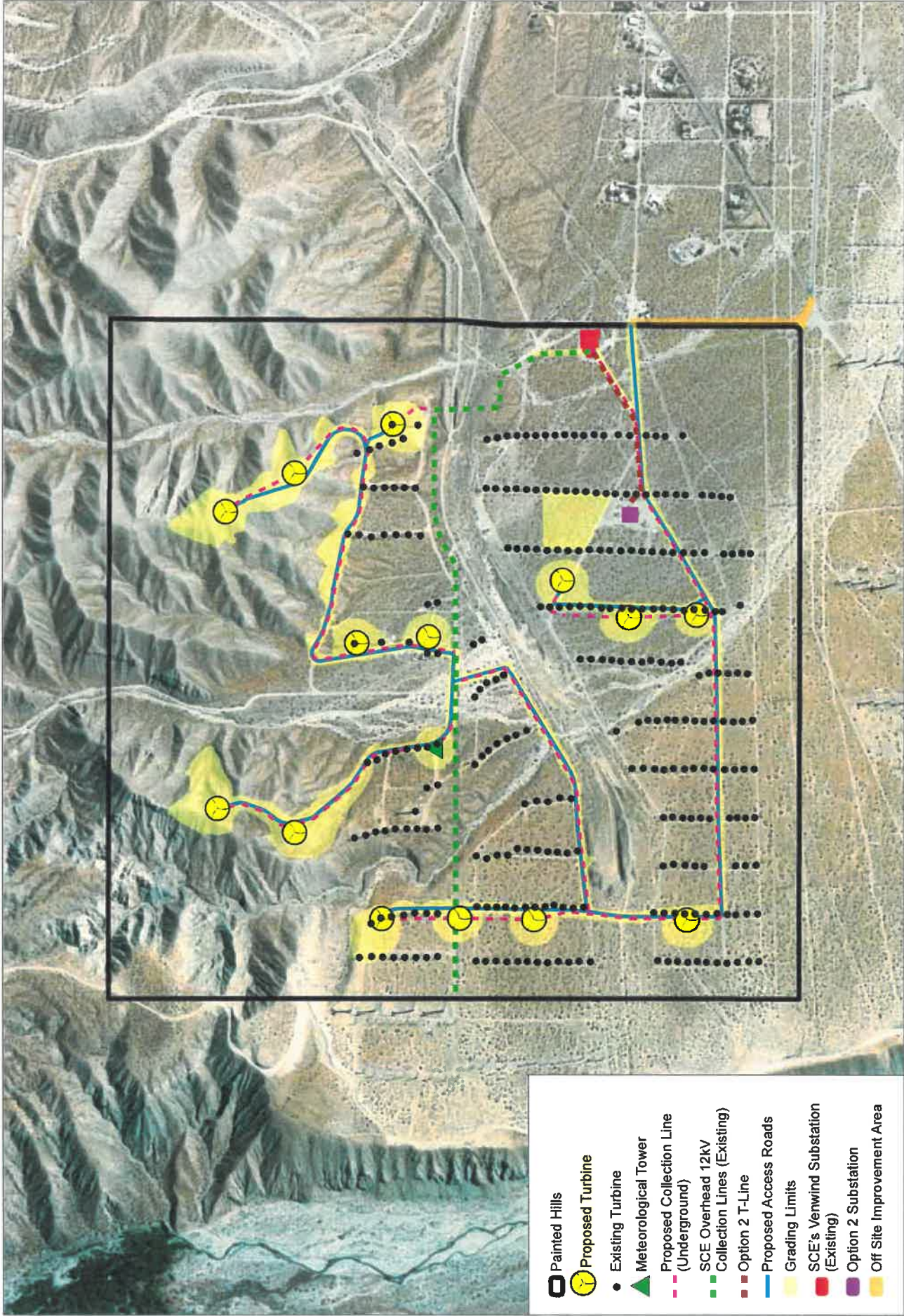


FIGURE 2
Site Plan
 Painted Hills Wind Energy Repowering Project

Photograph A



Photograph B



Photograph C



Photograph D



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



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



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



SOURCE: Dudek 2018

DUDEK

FIGURE 4

Existing Visual Conditions: Surrounding Area

Painted Hills Wind Energy Repowering Project

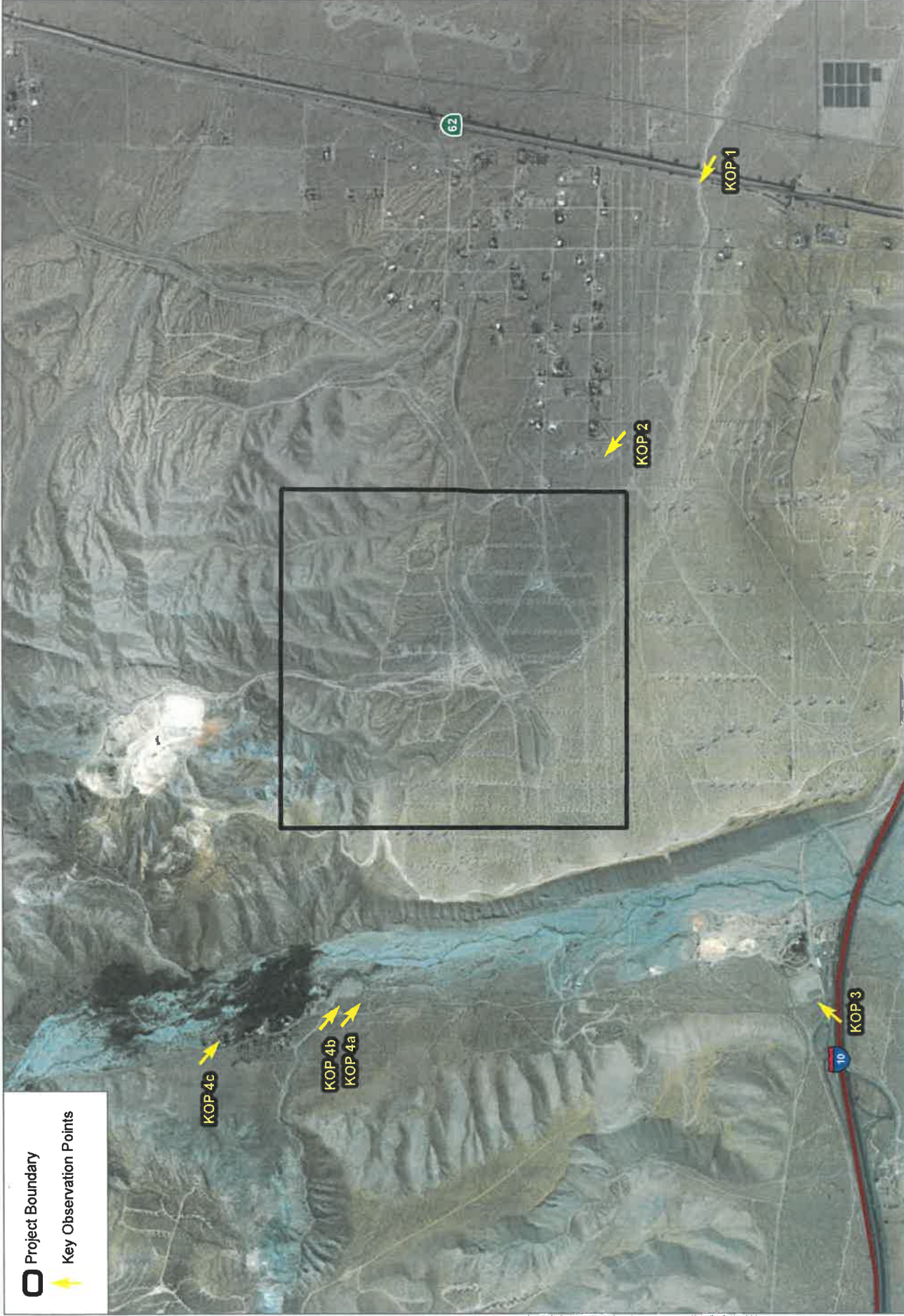
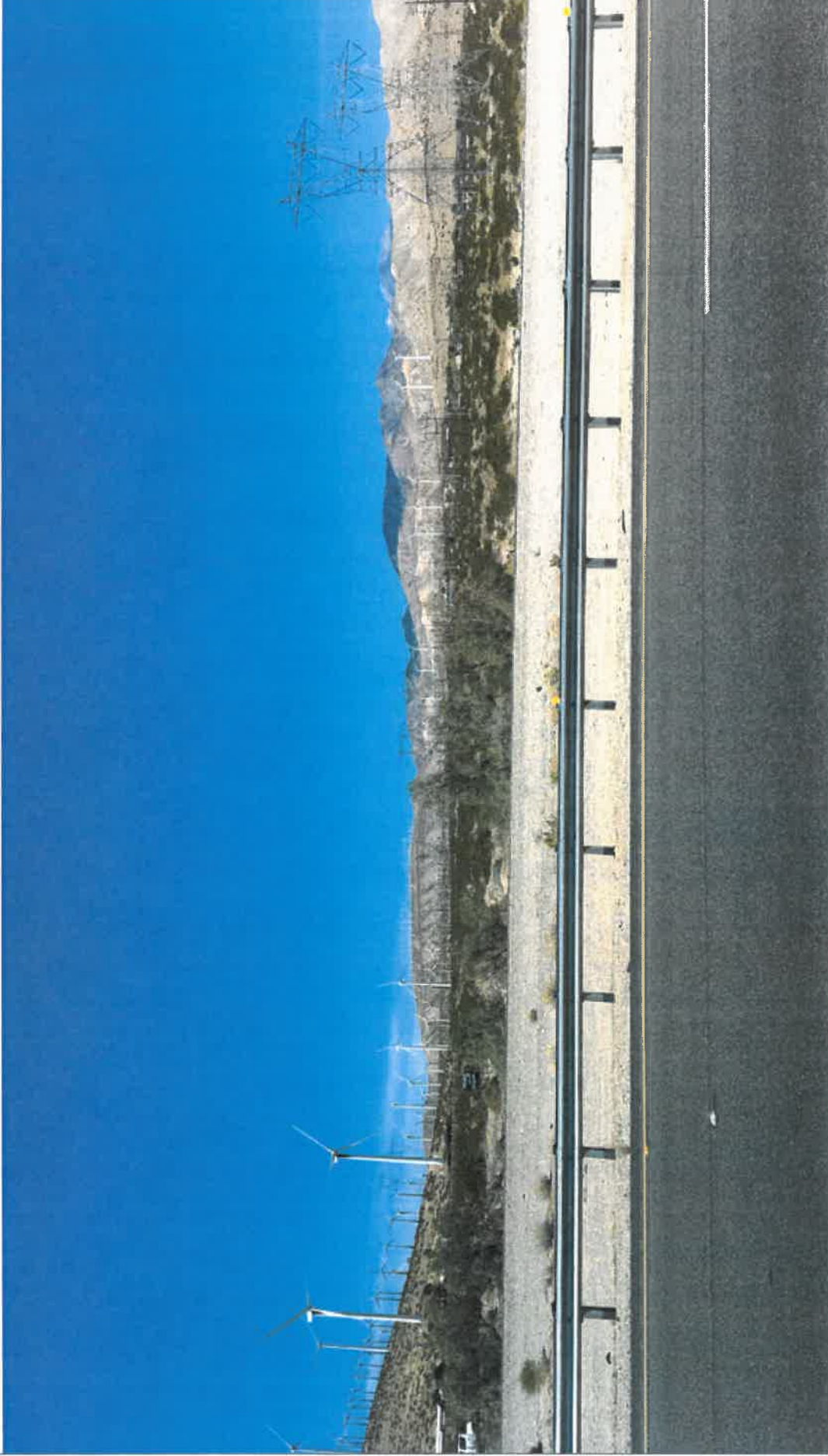


FIGURE 4A
Key Observation Points
 Painted Hills Wind Energy Repowering Project

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

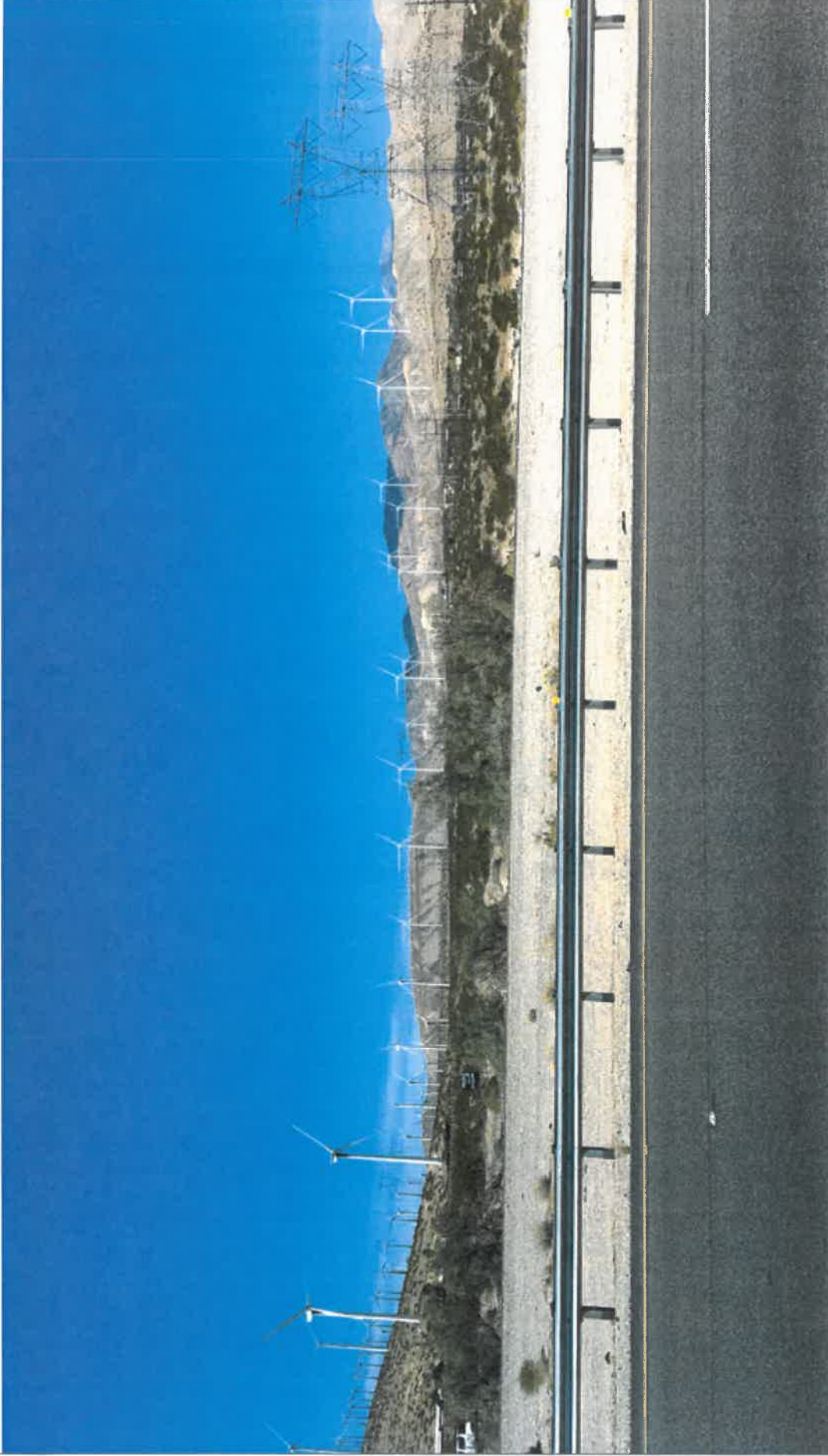


SOURCE: Dudek 2018



FIGURE 4B
Key Observation Point 1: SR-62
Painted Hills Wind Energy Repowering Project

Visual simulation of Project



SOURCE: Dudek 2018

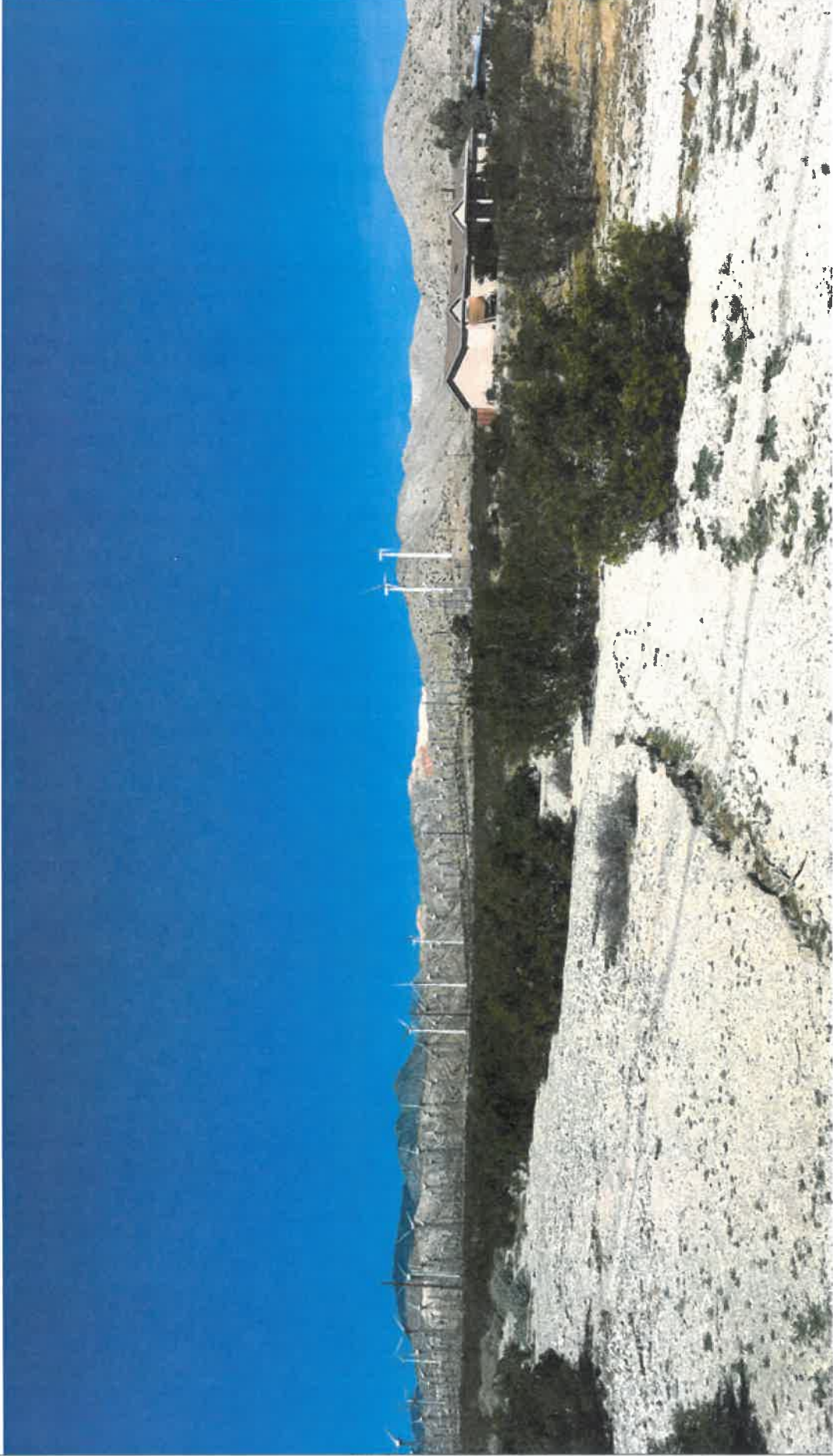


FIGURE 4C

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: Dudgeon, 2018

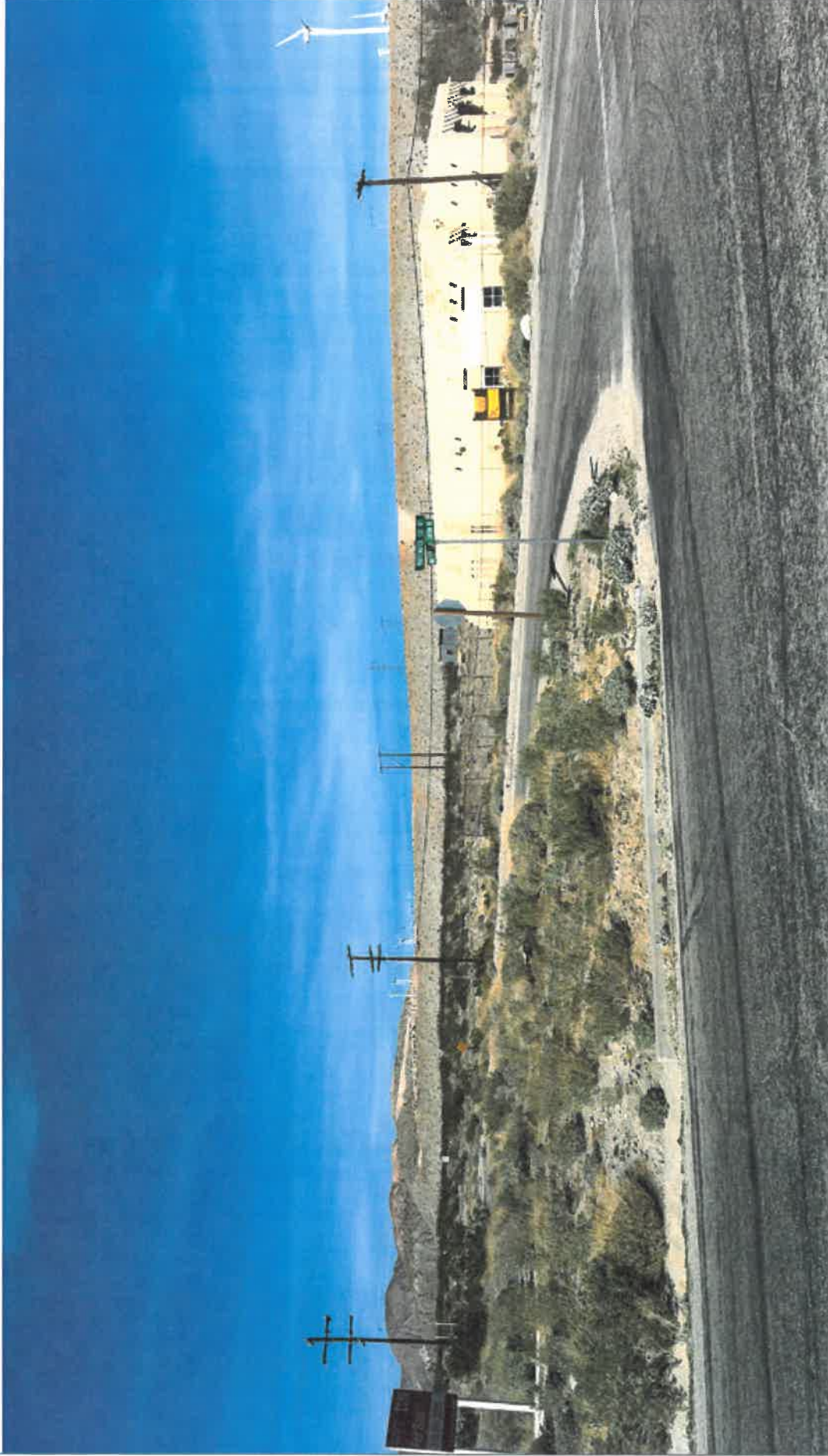


FIGURE 4E

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)

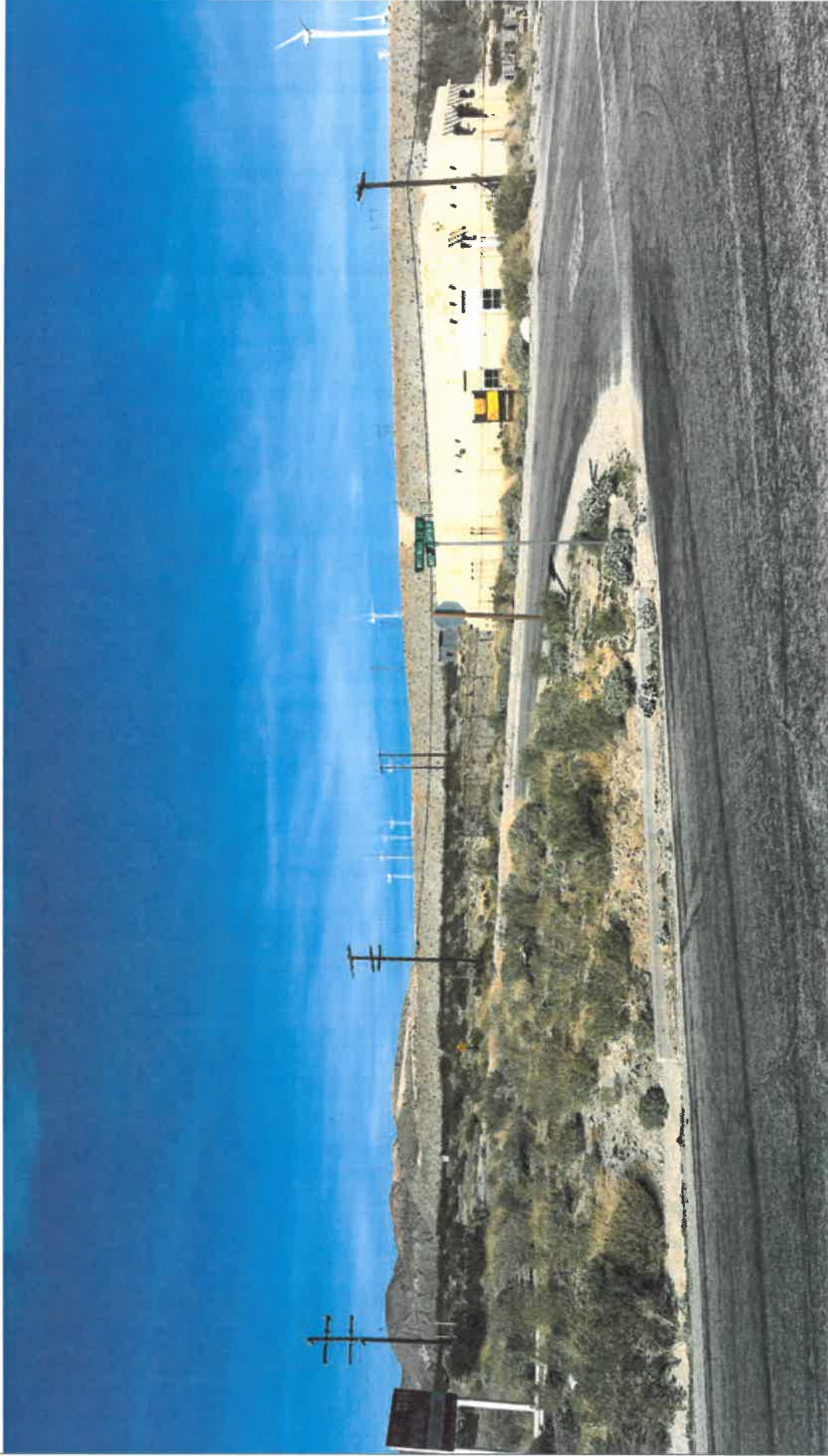


SOURCE: Dudgeon 2018



FIGURE 4F
Key Observation Point 3: Whitewater Cutoff at Whitewater Canyon Road
Painted Hills Wind Energy Repowering Project

Visual simulation of Project



SOURCE: Dudek 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: Dudek 2018

DUDEK

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

Painted Hills Wind Energy Repowering Project

Visual simulation of Project



SOURCE: Dudgeon, 2018



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)



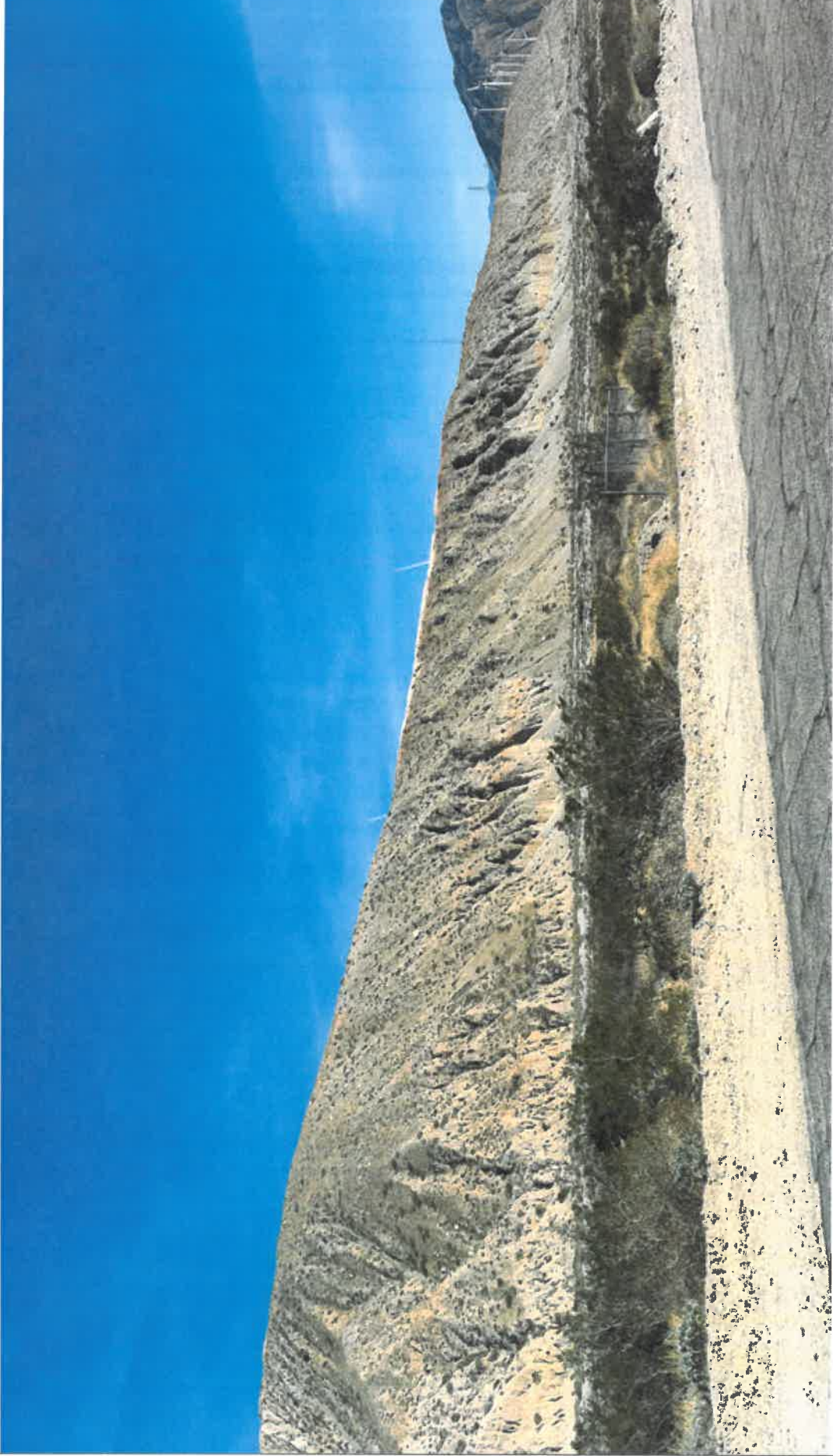
SOURCE: Dudgeon, 2018

DUDEK

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

Painted Hills Wind Energy Repowering Project

Visual simulation of Project



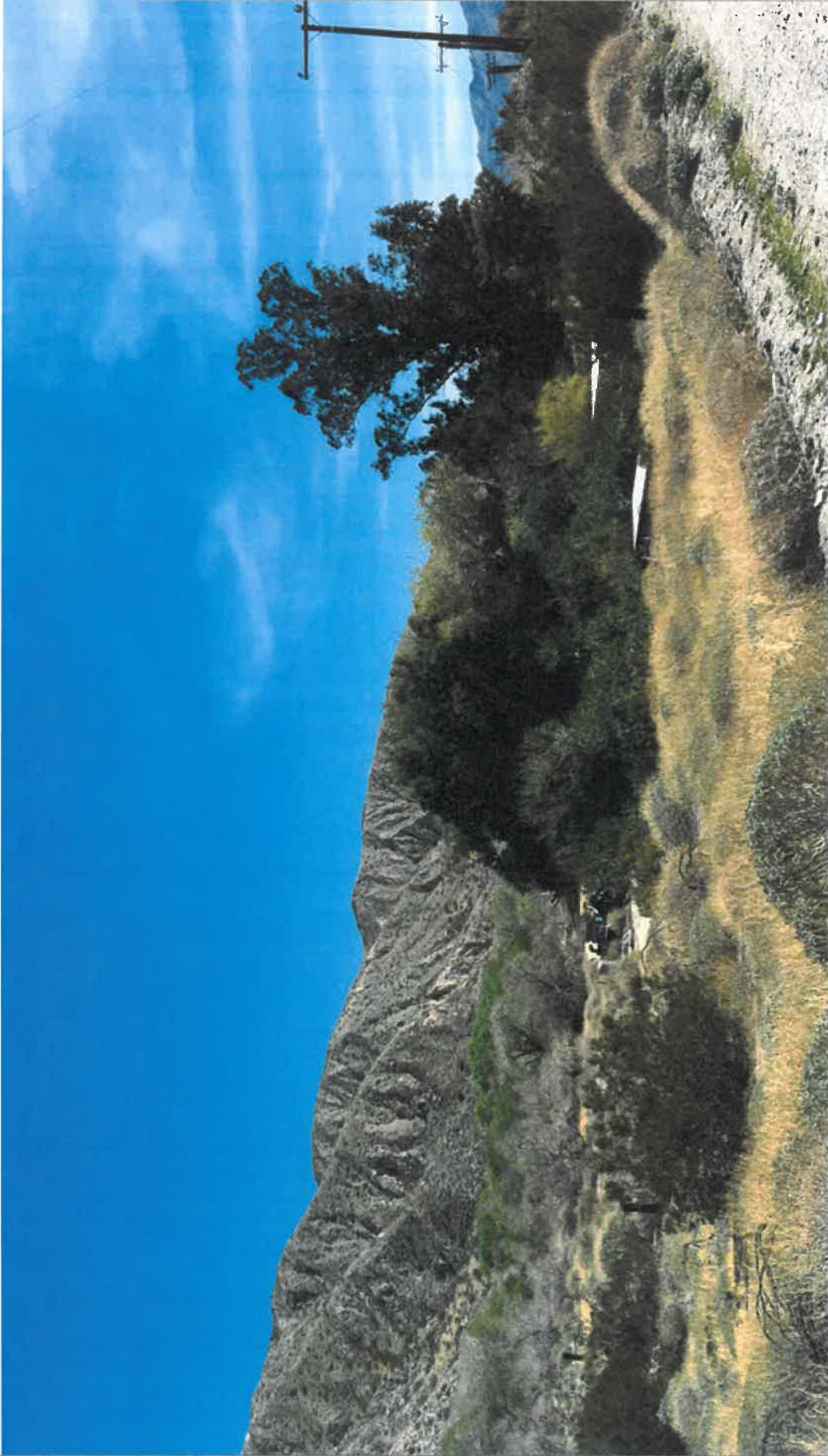
SOURCE: Dudgeon 2018



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

Painted Hills Wind Energy Repowering Project

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



SOURCE: Dufek 2018

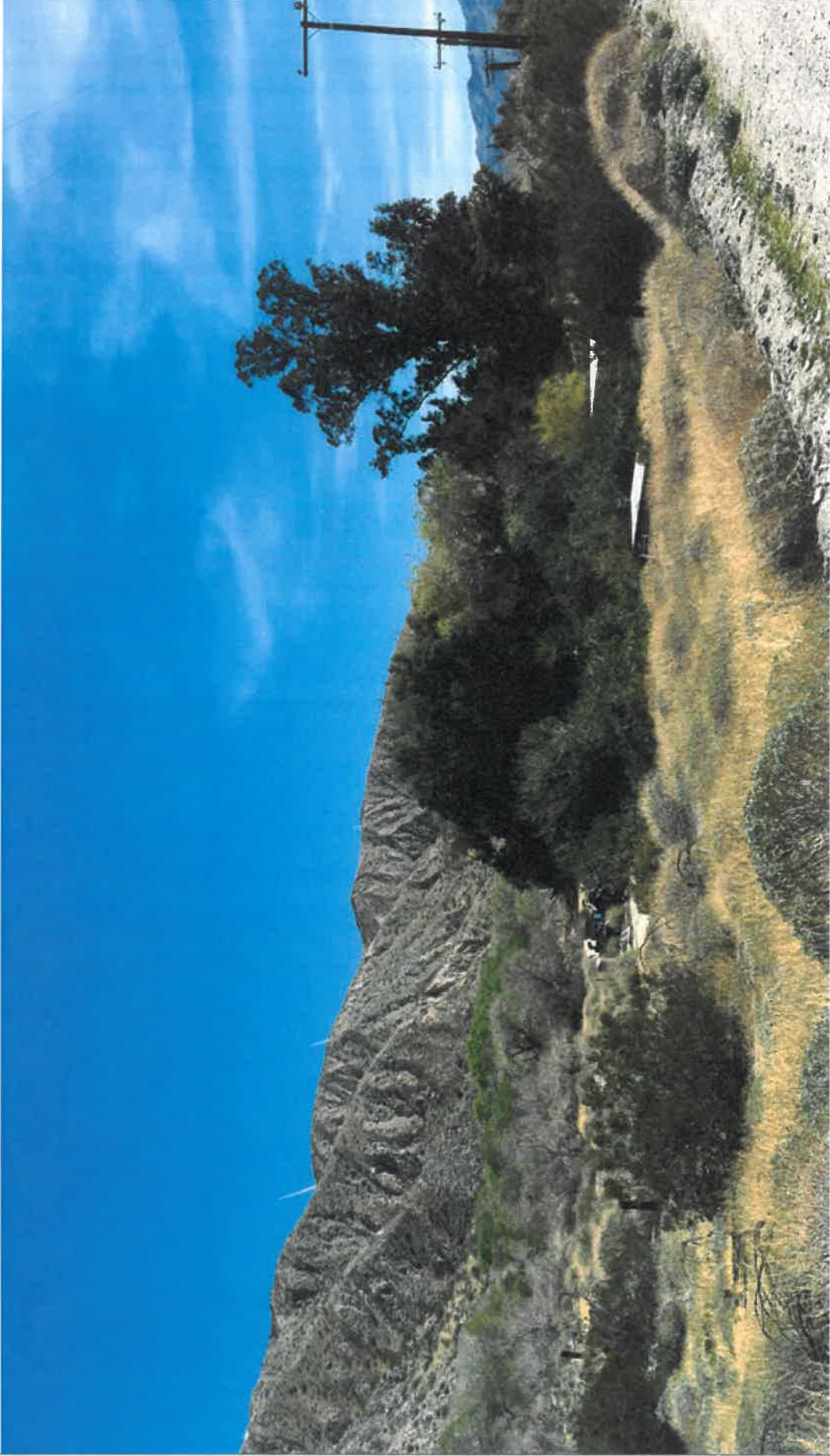
DUDEK

FIGURE 4L

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

Painted Hills Wind Energy Repowering Project

Visual simulation of Project



SOURCE: Dudgeon, 2018



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



11/19/18, 10:58 am

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 mlvenabl@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 - FAA Rules Compliance

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

Planning. 8 Gen - Gen. Setback/Height Req

In no case, shall a building, structure or new electrical substation be closer than fifty (50) feet from any public road right-of-way or lot line. This limitation excludes transmission and distribution poles. No building shall exceed twenty (20) feet in total height unless otherwise approved by the Planning Director, pursuant to an action separate from this permit, pursuant to Section 13.34 of Ordinance No. 348. This height limit shall not apply to meteorological towers, transmission and distribution poles, electrical substations or WECS, provided that no meteorological tower in the W-E zone shall exceed four hundred (400) feet in height, no transmission or distribution poles shall exceed one hundred and fifty (150) feet in height and no electrical substation components shall exceed eighty (80) feet in height.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 9 Gen - Hold Harmless (cont.)

Planning. 9 Gen - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following: (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the COMMERCIAL WECS PERMIT; and, (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the COMMERCIAL WECS PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests. The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY. The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Planning. 10 Gen - Land Division

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

Planning. 11 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. 12 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. 13 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. 14 Gen - Mitigation Measures

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 14 Gen - Mitigation Measures (cont.)

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.

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. 15 Gen - MONITORING REPORTS

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 15 Gen - MONITORING REPORTS (cont.)

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. 16 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.

Planning. 17 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, uniform building code compliance and for other reasons, as approved by the Land Use Division. The Director of the Department of Building and Safety, or his designee, may allow the interconnection of individual WECS, notwithstanding the above, if the Director determines that adequate safe guards exist to ensure compliance with all conditions of approval of this permit, or as approved by the Planning Director.

Planning. 18 Gen - No Outdoor Advertising

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

Planning. 19 Gen - Notice Serving

All notices concerning this permit may be served by mail or in person on the following individual at the following address: Mr. Robert Skaggs, Painted Hills Wind, LLC, 11455 El Camino Real, Ste. 160, San Diego, CA 92130. The above-designated individual and served address may be changed from time to time, but the individual and served address shall remain located within the State of California. No such change shall be effective unless served by registered or certified mail to the Riverside County Planning Director.

Planning. 20 Gen - Operational Noise

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 20 Gen - Operational Noise (cont.)

The permittee shall comply with the following WECS permit operational noise standards: The WECS shall not be operated so that noise is created exceeding an exterior level of 55 db(A). WECS shall not create sound pressure levels in excess of the development criteria contained in Section 18.41d of Ordinance No. 348. All questions regarding the true meaning of these noise and sound pressure level standards shall be referred to the Environmental Health Department's, Office of Industrial Hygiene (hereafter Health Department). In the event noise or sound pressure levels exceed the above standards, the WECS operator shall take the necessary steps to remedy the situation, which may include discontinued operation. b. The Health Department shall investigate WECS noise and sound pressure level complaints while this permit remains within the unincorporated jurisdiction of Riverside County. The Health Department representative may enter the property to investigate any noise complaints upon reasonable notice. At the time of investigation, the operator of the WECS array may be required to temporarily discontinue the operation of as many WECS as needed within the array at no cost to any government agency in order to allow the Health Department representative to make reasonable field evaluations.

Planning. 21 Gen - PHASING PLAN

Phasing of development requirements, such as bonding or WIMP fees, not otherwise provided for, may be approved in conjunction with a phasing plan, as approved by the Planning Director and other affected agencies. Should phasing or development requirements be proposed, the permittee shall submit two (2) marked site plans showing the phasing plan to the Planning Department. PRIOR TO BUILDING INSPECTION APPROVAL and interconnection to the utility grid of each phase, all facilities, improvements and other requirements intended for that phase shall be installed in usable condition, as approved by the Director of the Department of Building and Safety.

Planning. 22 Gen - REPLACE OR MODIFY WECS

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

Planning. 23 Gen - Warning Signs

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

Planning. 24 Gen - WECS TOWER SPECS

The WECS and tower specifications approved under this commercial WECS permit include the following: a. WECS Manufacturer b. Total Height (WECS blade tip at 12:00 position): Up to 499-feet; c. Rotor Diameter: Up to 427-feet; d. Rotor Orientation:

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 24 Gen - WECS TOWER SPECS (cont.)
 Upwind e. Number of Blades: Three (3) f. WECS Tower Design: Solid tubular g. Blade Design: Variable pitch, if stall regulated; no furling; tapered and twisted blades; airfoils designed to stall softly. Any change or alteration in the above WECS and tower specifications will require approval of the Planning Department, pursuant to the appropriate procedures of Ordinance No. 348, or through procedures as may be hereafter amended, prior to issuance of any building permits.

Planning-CUL

Planning-CUL. 1 If Human Remains Found

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 2 PDA06072r2 accepted

County Archaeological Report (PDA) No. 6072r1 submitted for this project (WCS180001) was prepared by Dudek and is entitled: "Cultural Resource Assessment Painted Hills Wind Energy Repowering Project (WECS Permit No. WCS18001, Unincorporated Riverside County California", dated June 2018.

This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant.

Revised County Archaeological Report (PDA) No. 6072r2 submitted for this same project, prepared by the same aforementioned company and individual and bearing the 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,

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2 PDA06072r2 accepted (cont.)

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:

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

ADVISORY NOTIFICATION DOCUMENT

Planning-EPD

Planning-EPD. 1 0015-EPD-CVMSHCP Consistency Analysis JPR (cont.)
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 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.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO180021 ACCEPTED (cont.)
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 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.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO180021 ACCEPTED (cont.)

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.

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

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1 PDP01601 ACCEPTED (cont.)
 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.

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 land divider 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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 STD INTRO 2 (ORD 460/461) (cont.)
referred to the Transportation Department.

Plan: WCS180001

Parcel: 516030004

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

Plan: WCS180001

Parcel: 516030004

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

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), 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, relocation outside of the nesting season (February 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated.

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 (February 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

Plan: WCS180001

Parcel: 516030004

60. Prior To Grading Permit Issuance

Planning-EPD

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

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, at minimum, 3.74 acres of new temporary disturbance 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

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60. Prior To Grading Permit Issuance

Planning-GEO

060 - Planning-GEO. 1 SLOPE STABILITY REPORT (cont.) Not Satisfied

with two (2) original wet-signed slope stability reports. Do not give the reports or application to the Project Planner or 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

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 WATER QUALITY MGMT PLAN 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.

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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

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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 the corners of 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.

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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 36.33 acres of new permanent disturbed acres.

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 Project Area for Commercial WECS Permit No. 180001 is calculated to be 36.33 acres of new permanent

Plan: WCS180001

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90. Prior to Building Final Inspection

Planning

090 - Planning. 2 Gen - Ord. 875 (CVMSHCP Fees) (cont.) Not Satisfied
disturbance. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable, However, in the event Riverside County Ordinance No. 875 is rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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 Luiseño Indians has received your notification pursuant under Assembly Bill 52.

Soboba Band of Luiseño 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 Luiseño 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 Luiseño 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

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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
26569 Community Center Drive Highland California 92346
 **SAN MANUEL**
BAND OF 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.

[Desk] 951-955-8632

[Email] FSierra@rivco.org

How are we doing? *Click the link to tell us*



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County of Riverside California

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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.

Sincerely,

PLANNING DEPARTMENT

A handwritten signature in blue ink that reads "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

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:

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- 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.

Sincerely,

PLANNING DEPARTMENT

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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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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.

Sincerely,

PLANNING DEPARTMENT

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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:

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- 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.

Sincerely,

PLANNING DEPARTMENT

A handwritten signature in blue ink that reads "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

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.
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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.

Sincerely,

PLANNING DEPARTMENT

A handwritten signature in blue ink that reads "Heather Thomson". The signature is written in a cursive, flowing style.

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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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.

Sincerely,

PLANNING DEPARTMENT

A handwritten signature in blue ink that reads "Heather Thomson". The signature is cursive and somewhat stylized.

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)

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.

Sincerely,

PLANNING DEPARTMENT

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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)

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PLANNING DEPARTMENT

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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

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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PLANNING DEPARTMENT

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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 Cahuilla 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

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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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Sincerely,

PLANNING DEPARTMENT

A handwritten signature in blue ink that reads "Heather Thomson".

Heather Thomson, Archaeologist

Email CC: Jay Olivas, jolivas@rivco.org

Attachment: Project Vicinity Map and Project Aerial

WCS180001



Legend

- Blue line: Blueline Streams
- Dotted line: City Areas
- World Street Map



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.

REPORT PRINTED ON... 8/30/2018 2:49:57 PM

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Notes

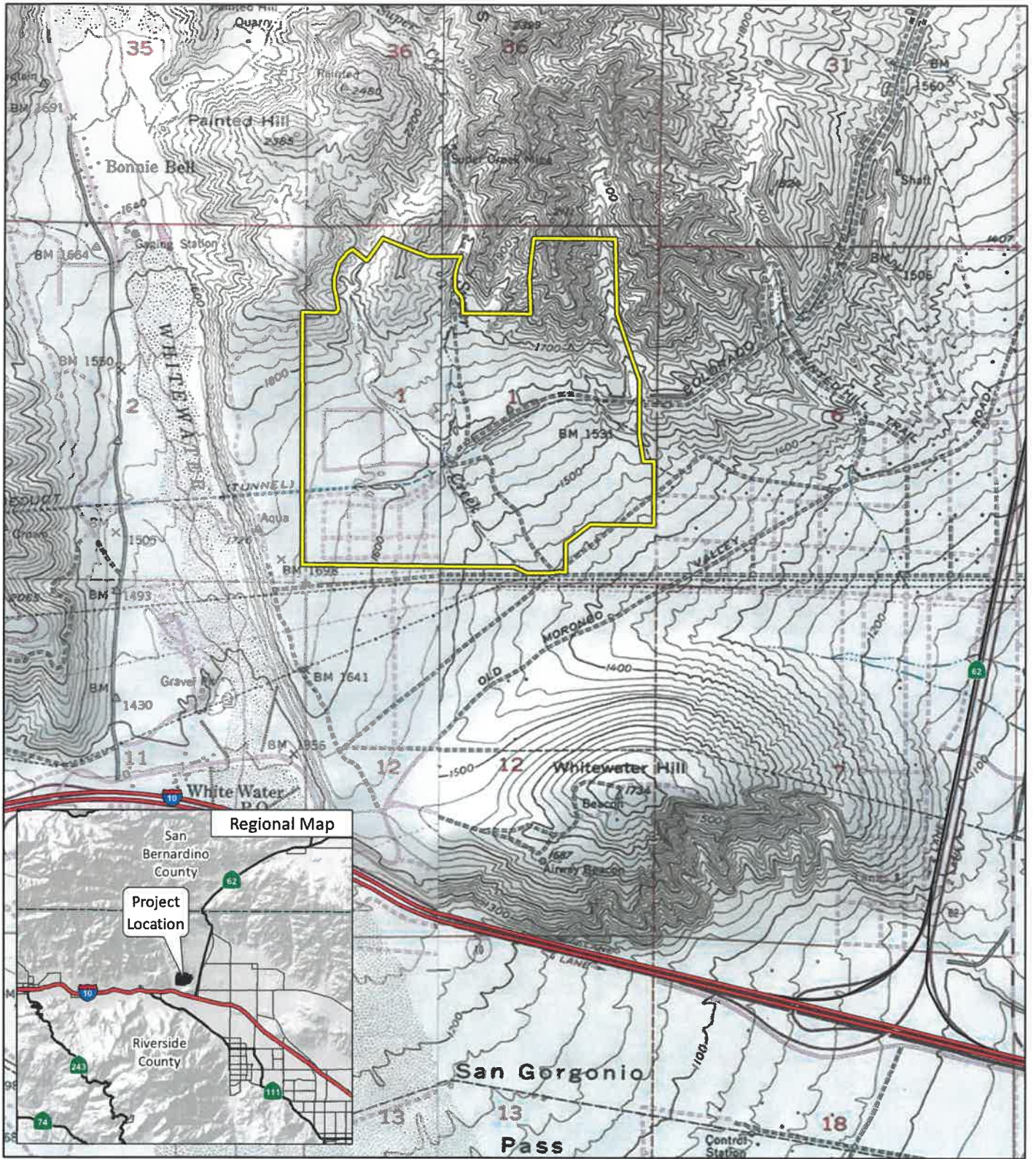


FIGURE 1

LSA

LEGEND

 Survey Area



0 1000 2000
FEET

Painted Hills Wind Energy Repowering Project
Project Location Map

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

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



**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
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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

Mr Jay Olivas
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October 8, 2018

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

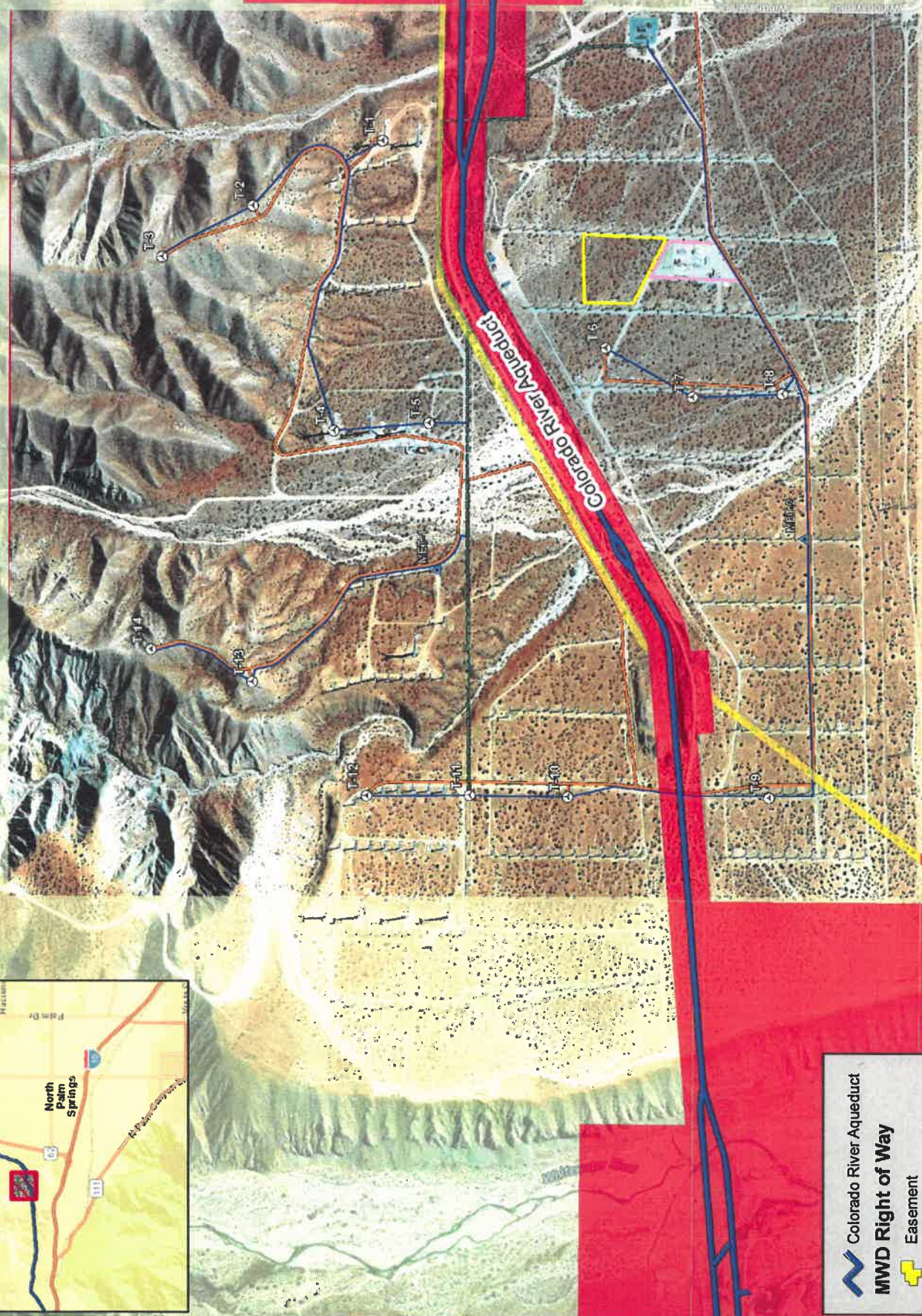
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


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. Zareh

This exhibit is to be used for approximate positioning only. It is not to be used, nor is it intended to be used for engineering, recording or litigation purposes. No warranty of accuracy is implied or guaranteed.



 Colorado River Aqueduct
 MWD Right of Way
 Easement
 Fee

Services Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community © 2018 Microsoft Corporation © 2018 DigitalGlobe © CNES (2018), Distribution Airbus DS © 2018 HERE

The Metropolitan Water District of Southern California
Engineering Services Group

Painted Hills Wind Development
CRA Sta 9590+00 to Sta 9665+30



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.

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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).

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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

Mr Jay Olivas
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October 8, 2018

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,



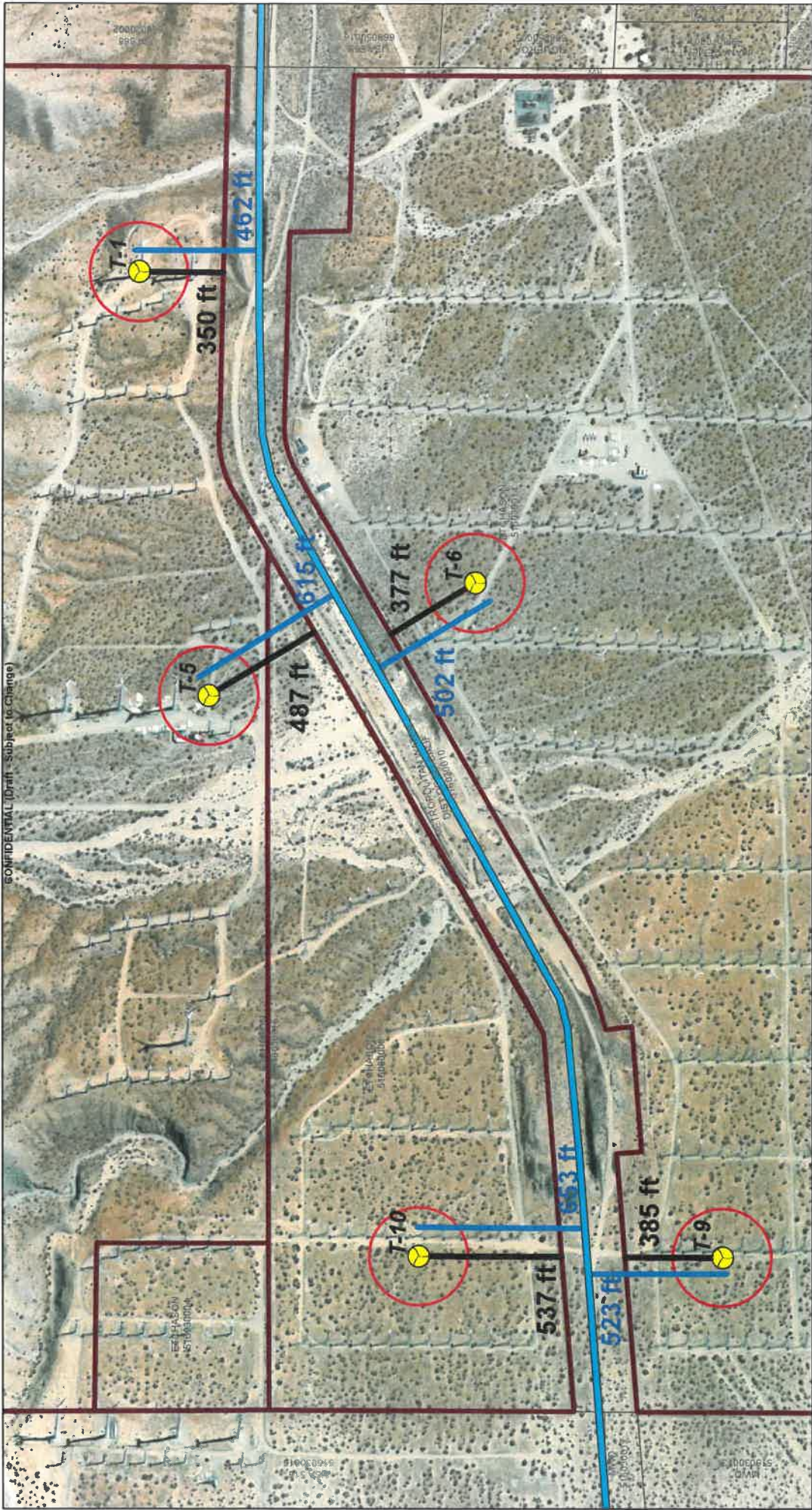
Jennifer Harriger
Team Manager, Environmental Planning Section

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. Zareh



Legend

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



Wind Rose

Dominant wind direction is from the west →



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

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 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** ~~will be less than 500~~ 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

www.rcaluc.org

taller than 200 feet from ground level, will require review by the ALUC and FAA.

The following conditions were added at the October 11, 2018 ALUC hearing.

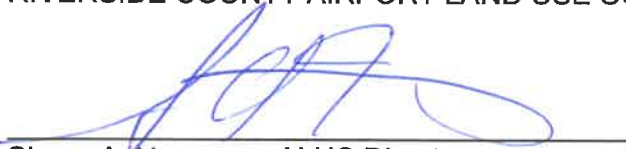
6. The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study Nos. 2018-WTW-8741-OE through 2018-WTW-8754-OE) and has determined that each of the structures shall be marked/lighted in accordance with FAA Advisory circular 70/7460-1 L Change 2, Obstruction Marking and Lighting, white paint/synchronized red lights – Chapters 4, 12, & 13 (Turbines), unless superseded by subsequent FAA determination(s) in writing.
7. In order to ensure proper conspicuity of turbines at night during construction, all turbines should be lit with temporary lighting once they reach a height of 200 feet or greater until such time the permanent lighting configuration is turned on. As the height of the structure continues to increase, the temporary lighting should be relocated to the uppermost part of the structure. The temporary lighting may be turned off for periods when they would interfere with construction personnel. If practical, permanent obstruction lights should be installed and operated at each level as construction progresses. An FAA Type L-810 steady red light fixture shall be used to light the structure during the construction phase. If power is not available, turbines shall be lit with self-contained, solar powered LED steady red light fixture that meets the photometric requirements of an FAA Type L-810 lighting system. The lights should be positioned to ensure that a pilot has an unobstructed view of a least one light at each level. The use of NOTAM (D) to not light turbines within a project until the entire project has been completed is prohibited.
8. Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as normal operation is restored, notify the same number.
9. The maximum height and top point elevations specified below shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.

Turbine Number	Maximum Feet Above Mean Sea Level (AMSL)
Turbine 1	2,154
Turbine 2	2,335
Turbine 3	2,480
Turbine 4	2,184
Turbine 5	2,135
Turbine 6	2,058
Turbine 7	2,031
Turbine 8	2,000
Turbine 9	2,136
Turbine 10	2,166
Turbine 11	2,211
Turbine 12	2,288
Turbine 13	2,387
Turbine 14	2,499

10. **Temporary construction equipment used during actual construction of the structures shall not exceed 499 feet in height and a maximum elevation (above mean sea level) not to exceed the above turbine table above, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.**
11. **Within five (5) days after construction reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the structure.**
12. **To the maximum extent possible, in compliance with FAA guidelines regarding lighting, mitigation measures shall be incorporated into the project that would minimize light pollution to the people on the ground.**

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity
Aeronautical Study Nos. 2018-WTW-8741-OE through 2018-WTW-8754-OE

cc: Painted Hills Wind, LLC, Robert Skaggs (applicant/representative)
Terra-Gen Development, Co., LLC – New York (fee-payer)
Kathleen Ann Guzinski (property owner) (Half Moon Bay address)
James D. Etchason (property owner) (Palm Springs address)
Jason K. Etchason (property owner) (Phoenix address)
Sean D. Etchason (property owner) (Las Vegas address)
Mr. Thomas Nolan, Executive Director, Palm Springs International Airport
ALUC Case File

Y:\AIRPORT CASE FILES\Palm Springs\ZAP1068PS18\ZAP1068PS18.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2018-WTW-8741-OE

Issued Date: 10/09/2018

Robert Skaggs
 Painted Hills Wind, LLC
 11512 El Camino Real
 Suite 370
 San Diego, CA 92130

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Wind Turbine T1
 Location: Palm Springs, CA
 Latitude: 33-56-28.76N NAD 83
 Longitude: 116-37-04.33W
 Heights: 1655 feet site elevation (SE)
 499 feet above ground level (AGL)
 2154 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 L Change 2, Obstruction Marking and Lighting, white paint/synchronized red lights - Chapters 4,12&13(Turbines).

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

This determination expires on 04/09/2020 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.

(b) extended, revised, or terminated by the issuing office.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates and heights. This determination is valid for coordinates within one (1) second latitude/longitude and up to the approved AMSL height listed above (provided the AGL height does not exceed 499 feet). If a certified 1A or 2C accuracy survey was required to mitigate an adverse effect, any change in coordinates or increase in height will require a new certified accuracy survey and may require a new aeronautical study.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

Additional wind turbines or met towers proposed in the future may cause a cumulative effect on the national airspace system. All information from submission of Supplemental Notice (7460-2 Part 2) will be considered the final data (including heights) for this structure. Any future construction or alteration, including but not limited to changes in heights, requires separate notice to the FAA.

Obstruction marking and lighting recommendations for wind turbine farms are based on the scheme for the entire project. ANY change to the height, location or number of turbines within this project will require a reanalysis of the marking and lighting recommendation for the entire project. In particular, the removal of previously planned or built turbines/turbine locations from the project will often result in a change in the marking/lighting recommendation for other turbines within the project. It is the proponent's responsibility to contact the FAA to discuss the process for developing a revised obstruction marking and lighting plan should this occur.

In order to ensure proper conspicuity of turbines at night during construction, all turbines should be lit with temporary lighting once they reach a height of 200 feet or greater until such time the permanent lighting configuration is turned on. As the height of the structure continues to increase, the temporary lighting should be relocated to the uppermost part of the structure. The temporary lighting may be turned off for periods when they would interfere with construction personnel. If practical, permanent obstruction lights should be installed and operated at each level as construction progresses. An FAA Type L-810 steady red light fixture shall be used to light the structure during the construction phase. If power is not available, turbines shall be lit with self-contained, solar powered LED steady red light fixture that meets the photometric requirements of an FAA Type L-810 lighting system. The lights should be positioned to ensure that a pilot has an unobstructed view of at least one light at each level. The use of a NOTAM (D) to not light turbines within a project until the entire project has been completed is prohibited.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (816) 329-2523, or steve.phillips@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-WTW-8741-OE.

Signature Control No: 367548294-386991498

(DNE -WT)

Steve Phillips

Specialist

Attachment(s)

Additional Information

Map(s)

Additional information for ASN 2018-WTW-8741-OE

Aeronautical study indicates that the turbines will be within the radar line of sight for the Palm Springs, CA (PSP) Airport Surveillance Radar (ASR-9) facility. They could cause unwanted primary targets (clutter) and primary-only target drops in the immediate vicinity of the wind turbines. Also, tracked primary-only targets could diverge from the aircraft path and follow wind turbines, when the aircraft is over or near the turbines. However, this would not cause an unacceptable adverse impact on Air Traffic Control operations at this time.

NOTE: A recommendation for white paint/synchronized red lights will be made for all turbines until such time as the proponent confirms that the layout is final (no changes, no additions, no removals) and all turbines can and will be built at their determined location and height. At that time, the proponent may contact this office and request a re-evaluation of the marking and lighting recommendations for the turbines within this project and a portion of the turbines may qualify for the removal of the lighting recommendation.

Sectional Map for ASN 2018-WTW-8741-OE





Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2018-WTW-8742-OE

Issued Date: 10/09/2018

Robert Skaggs
 Painted Hills Wind, LLC
 11512 El Camino Real
 Suite 370
 San Diego, CA 92130

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Wind Turbine T2
 Location: Palm Springs, CA
 Latitude: 33-56-36.23N NAD 83
 Longitude: 116-37-08.88W
 Heights: 1836 feet site elevation (SE)
 499 feet above ground level (AGL)
 2335 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 L Change 2, Obstruction Marking and Lighting, white paint/synchronized red lights - Chapters 4,12&13(Turbines).

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

This determination expires on 04/09/2020 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.

(b) extended, revised, or terminated by the issuing office.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates and heights. This determination is valid for coordinates within one (1) second latitude/longitude and up to the approved AMSL height listed above (provided the AGL height does not exceed 499 feet). If a certified 1A or 2C accuracy survey was required to mitigate an adverse effect, any change in coordinates or increase in height will require a new certified accuracy survey and may require a new aeronautical study.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

Additional wind turbines or met towers proposed in the future may cause a cumulative effect on the national airspace system. All information from submission of Supplemental Notice (7460-2 Part 2) will be considered the final data (including heights) for this structure. Any future construction or alteration, including but not limited to changes in heights, requires separate notice to the FAA.

Obstruction marking and lighting recommendations for wind turbine farms are based on the scheme for the entire project. ANY change to the height, location or number of turbines within this project will require a reanalysis of the marking and lighting recommendation for the entire project. In particular, the removal of previously planned or built turbines/turbine locations from the project will often result in a change in the marking/lighting recommendation for other turbines within the project. It is the proponent's responsibility to contact the FAA to discuss the process for developing a revised obstruction marking and lighting plan should this occur.

In order to ensure proper conspicuity of turbines at night during construction, all turbines should be lit with temporary lighting once they reach a height of 200 feet or greater until such time the permanent lighting configuration is turned on. As the height of the structure continues to increase, the temporary lighting should be relocated to the uppermost part of the structure. The temporary lighting may be turned off for periods when they would interfere with construction personnel. If practical, permanent obstruction lights should be installed and operated at each level as construction progresses. An FAA Type L-810 steady red light fixture shall be used to light the structure during the construction phase. If power is not available, turbines shall be lit with self-contained, solar powered LED steady red light fixture that meets the photometric requirements of an FAA Type L-810 lighting system. The lights should be positioned to ensure that a pilot has an unobstructed view of at least one light at each level. The use of a NOTAM (D) to not light turbines within a project until the entire project has been completed is prohibited.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (816) 329-2523, or steve.phillips@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-WTW-8742-OE.

Signature Control No: 367548295-386991505

(DNE -WT)

Steve Phillips
Specialist

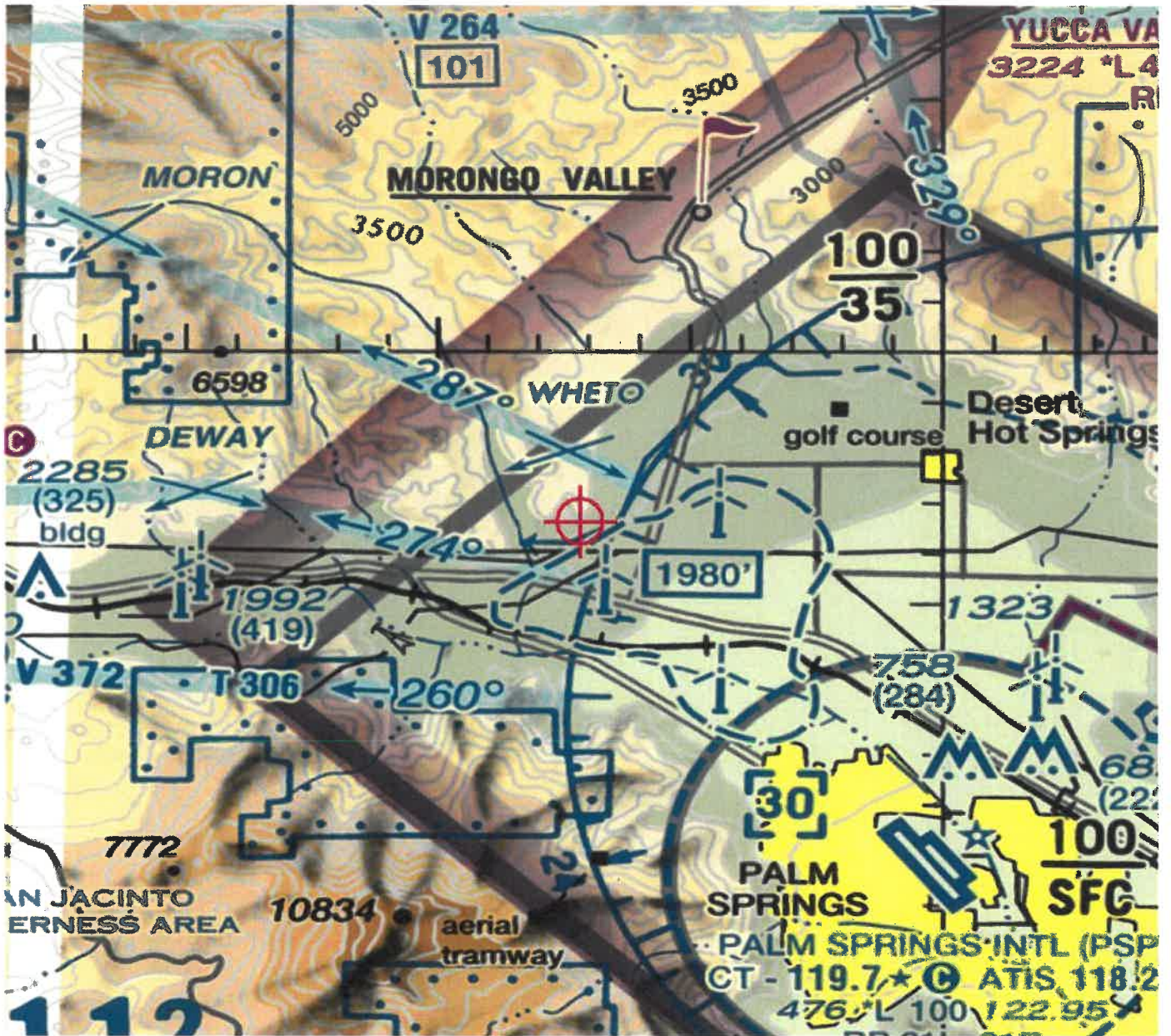
Attachment(s)
Additional Information
Map(s)

Additional information for ASN 2018-WTW-8742-OE

Aeronautical study indicates that the turbines will be within the radar line of sight for the Palm Springs, CA (PSP) Airport Surveillance Radar (ASR-9) facility. They could cause unwanted primary targets (clutter) and primary-only target drops in the immediate vicinity of the wind turbines. Also, tracked primary-only targets could diverge from the aircraft path and follow wind turbines, when the aircraft is over or near the turbines. However, this would not cause an unacceptable adverse impact on Air Traffic Control operations at this time.

NOTE: A recommendation for white paint/synchronized red lights will be made for all turbines until such time as the proponent confirms that the layout is final (no changes, no additions, no removals) and all turbines can and will be built at their determined location and height. At that time, the proponent may contact this office and request a re-evaluation of the marking and lighting recommendations for the turbines within this project and a portion of the turbines may qualify for the removal of the lighting recommendation.

Sectional Map for ASN 2018-WTW-8742-OE





Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2018-WTW-8743-OE

Issued Date: 10/09/2018

Robert Skaggs
 Painted Hills Wind, LLC
 11512 El Camino Real
 Suite 370
 San Diego, CA 92130

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Wind Turbine T3
 Location: Palm Springs, CA
 Latitude: 33-56-41.47N NAD 83
 Longitude: 116-37-12.46W
 Heights: 1981 feet site elevation (SE)
 499 feet above ground level (AGL)
 2480 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 L Change 2, Obstruction Marking and Lighting, white paint/synchronized red lights - Chapters 4,12&13(Turbines).

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

This determination expires on 04/09/2020 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.

(b) extended, revised, or terminated by the issuing office.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates and heights. This determination is valid for coordinates within one (1) second latitude/longitude and up to the approved AMSL height listed above (provided the AGL height does not exceed 499 feet). If a certified 1A or 2C accuracy survey was required to mitigate an adverse effect, any change in coordinates or increase in height will require a new certified accuracy survey and may require a new aeronautical study.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

Additional wind turbines or met towers proposed in the future may cause a cumulative effect on the national airspace system. All information from submission of Supplemental Notice (7460-2 Part 2) will be considered the final data (including heights) for this structure. Any future construction or alteration, including but not limited to changes in heights, requires separate notice to the FAA.

Obstruction marking and lighting recommendations for wind turbine farms are based on the scheme for the entire project. ANY change to the height, location or number of turbines within this project will require a reanalysis of the marking and lighting recommendation for the entire project. In particular, the removal of previously planned or built turbines/turbine locations from the project will often result in a change in the marking/lighting recommendation for other turbines within the project. It is the proponent's responsibility to contact the FAA to discuss the process for developing a revised obstruction marking and lighting plan should this occur.

In order to ensure proper conspicuity of turbines at night during construction, all turbines should be lit with temporary lighting once they reach a height of 200 feet or greater until such time the permanent lighting configuration is turned on. As the height of the structure continues to increase, the temporary lighting should be relocated to the uppermost part of the structure. The temporary lighting may be turned off for periods when they would interfere with construction personnel. If practical, permanent obstruction lights should be installed and operated at each level as construction progresses. An FAA Type L-810 steady red light fixture shall be used to light the structure during the construction phase. If power is not available, turbines shall be lit with self-contained, solar powered LED steady red light fixture that meets the photometric requirements of an FAA Type L-810 lighting system. The lights should be positioned to ensure that a pilot has an unobstructed view of at least one light at each level. The use of a NOTAM (D) to not light turbines within a project until the entire project has been completed is prohibited.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (816) 329-2523, or steve.phillips@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-WTW-8743-OE.

Signature Control No: 367548296-386991501

(DNE -WT)

Steve Phillips
Specialist

Attachment(s)
Additional Information
Map(s)

Additional information for ASN 2018-WTW-8743-OE

Aeronautical study indicates that the turbines will be within the radar line of sight for the Palm Springs, CA (PSP) Airport Surveillance Radar (ASR-9) facility. They could cause unwanted primary targets (clutter) and primary-only target drops in the immediate vicinity of the wind turbines. Also, tracked primary-only targets could diverge from the aircraft path and follow wind turbines, when the aircraft is over or near the turbines. However, this would not cause an unacceptable adverse impact on Air Traffic Control operations at this time.

NOTE: A recommendation for white paint/synchronized red lights will be made for all turbines until such time as the proponent confirms that the layout is final (no changes, no additions, no removals) and all turbines can and will be built at their determined location and height. At that time, the proponent may contact this office and request a re-evaluation of the marking and lighting recommendations for the turbines within this project and a portion of the turbines may qualify for the removal of the lighting recommendation.

Sectional Map for ASN 2018-WTW-8743-OE





Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2018-WTW-8744-OE

Issued Date: 10/09/2018

Robert Skaggs
 Painted Hills Wind, LLC
 11512 El Camino Real
 Suite 370
 San Diego, CA 92130

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Wind Turbine T4
 Location: Palm Springs, CA
 Latitude: 33-56-31.48N NAD 83
 Longitude: 116-37-24.50W
 Heights: 1685 feet site elevation (SE)
 499 feet above ground level (AGL)
 2184 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 L Change 2, Obstruction Marking and Lighting, white paint/synchronized red lights - Chapters 4,12&13(Turbines).

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

This determination expires on 04/09/2020 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.

(b) extended, revised, or terminated by the issuing office.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates and heights. This determination is valid for coordinates within one (1) second latitude/longitude and up to the approved AMSL height listed above (provided the AGL height does not exceed 499 feet). If a certified 1A or 2C accuracy survey was required to mitigate an adverse effect, any change in coordinates or increase in height will require a new certified accuracy survey and may require a new aeronautical study.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

Additional wind turbines or met towers proposed in the future may cause a cumulative effect on the national airspace system. All information from submission of Supplemental Notice (7460-2 Part 2) will be considered the final data (including heights) for this structure. Any future construction or alteration, including but not limited to changes in heights, requires separate notice to the FAA.

Obstruction marking and lighting recommendations for wind turbine farms are based on the scheme for the entire project. ANY change to the height, location or number of turbines within this project will require a reanalysis of the marking and lighting recommendation for the entire project. In particular, the removal of previously planned or built turbines/turbine locations from the project will often result in a change in the marking/lighting recommendation for other turbines within the project. It is the proponent's responsibility to contact the FAA to discuss the process for developing a revised obstruction marking and lighting plan should this occur.

In order to ensure proper conspicuity of turbines at night during construction, all turbines should be lit with temporary lighting once they reach a height of 200 feet or greater until such time the permanent lighting configuration is turned on. As the height of the structure continues to increase, the temporary lighting should be relocated to the uppermost part of the structure. The temporary lighting may be turned off for periods when they would interfere with construction personnel. If practical, permanent obstruction lights should be installed and operated at each level as construction progresses. An FAA Type L-810 steady red light fixture shall be used to light the structure during the construction phase. If power is not available, turbines shall be lit with self-contained, solar powered LED steady red light fixture that meets the photometric requirements of an FAA Type L-810 lighting system. The lights should be positioned to ensure that a pilot has an unobstructed view of at least one light at each level. The use of a NOTAM (D) to not light turbines within a project until the entire project has been completed is prohibited.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (816) 329-2523, or steve.phillips@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-WTW-8744-OE.

Signature Control No: 367548297-386991495

(DNE -WT)

Steve Phillips

Specialist

Attachment(s)

Additional Information

Map(s)

Additional information for ASN 2018-WTW-8744-OE

Aeronautical study indicates that the turbines will be within the radar line of sight for the Palm Springs, CA (PSP) Airport Surveillance Radar (ASR-9) facility. They could cause unwanted primary targets (clutter) and primary-only target drops in the immediate vicinity of the wind turbines. Also, tracked primary-only targets could diverge from the aircraft path and follow wind turbines, when the aircraft is over or near the turbines. However, this would not cause an unacceptable adverse impact on Air Traffic Control operations at this time.

NOTE: A recommendation for white paint/synchronized red lights will be made for all turbines until such time as the proponent confirms that the layout is final (no changes, no additions, no removals) and all turbines can and will be built at their determined location and height. At that time, the proponent may contact this office and request a re-evaluation of the marking and lighting recommendations for the turbines within this project and a portion of the turbines may qualify for the removal of the lighting recommendation.

Sectional Map for ASN 2018-WTW-8744-OE





Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2018-WTW-8745-OE

Issued Date: 10/09/2018

Robert Skaggs
 Painted Hills Wind, LLC
 11512 El Camino Real
 Suite 370
 San Diego, CA 92130

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Wind Turbine T5
 Location: Palm Springs, CA
 Latitude: 33-56-25.98N NAD 83
 Longitude: 116-37-23.93W
 Heights: 1636 feet site elevation (SE)
 499 feet above ground level (AGL)
 2135 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 L Change 2, Obstruction Marking and Lighting, white paint/synchronized red lights - Chapters 4,12&13(Turbines).

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

This determination expires on 04/09/2020 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.

(b) extended, revised, or terminated by the issuing office.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates and heights. This determination is valid for coordinates within one (1) second latitude/longitude and up to the approved AMSL height listed above (provided the AGL height does not exceed 499 feet). If a certified 1A or 2C accuracy survey was required to mitigate an adverse effect, any change in coordinates or increase in height will require a new certified accuracy survey and may require a new aeronautical study.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

Additional wind turbines or met towers proposed in the future may cause a cumulative effect on the national airspace system. All information from submission of Supplemental Notice (7460-2 Part 2) will be considered the final data (including heights) for this structure. Any future construction or alteration, including but not limited to changes in heights, requires separate notice to the FAA.

Obstruction marking and lighting recommendations for wind turbine farms are based on the scheme for the entire project: ANY change to the height, location or number of turbines within this project will require a reanalysis of the marking and lighting recommendation for the entire project. In particular, the removal of previously planned or built turbines/turbine locations from the project will often result in a change in the marking/lighting recommendation for other turbines within the project. It is the proponent's responsibility to contact the FAA to discuss the process for developing a revised obstruction marking and lighting plan should this occur.

In order to ensure proper conspicuity of turbines at night during construction, all turbines should be lit with temporary lighting once they reach a height of 200 feet or greater until such time the permanent lighting configuration is turned on. As the height of the structure continues to increase, the temporary lighting should be relocated to the uppermost part of the structure. The temporary lighting may be turned off for periods when they would interfere with construction personnel. If practical, permanent obstruction lights should be installed and operated at each level as construction progresses. An FAA Type L-810 steady red light fixture shall be used to light the structure during the construction phase. If power is not available, turbines shall be lit with self-contained, solar powered LED steady red light fixture that meets the photometric requirements of an FAA Type L-810 lighting system. The lights should be positioned to ensure that a pilot has an unobstructed view of at least one light at each level. The use of a NOTAM (D) to not light turbines within a project until the entire project has been completed is prohibited.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (816) 329-2523, or steve.phillips@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-WTW-8745-OE.

Signature Control No: 367548298-386991497

(DNE -WT)

Steve Phillips

Specialist

Attachment(s)

Additional Information

Map(s)

Additional information for ASN 2018-WTW-8745-OE

Aeronautical study indicates that the turbines will be within the radar line of sight for the Palm Springs, CA (PSP) Airport Surveillance Radar (ASR-9) facility. They could cause unwanted primary targets (clutter) and primary-only target drops in the immediate vicinity of the wind turbines. Also, tracked primary-only targets could diverge from the aircraft path and follow wind turbines, when the aircraft is over or near the turbines. However, this would not cause an unacceptable adverse impact on Air Traffic Control operations at this time.

NOTE: A recommendation for white paint/synchronized red lights will be made for all turbines until such time as the proponent confirms that the layout is final (no changes, no additions, no removals) and all turbines can and will be built at their determined location and height. At that time, the proponent may contact this office and request a re-evaluation of the marking and lighting recommendations for the turbines within this project and a portion of the turbines may qualify for the removal of the lighting recommendation.





Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2018-WTW-8746-OE

Issued Date: 10/09/2018

Robert Skaggs
 Painted Hills Wind, LLC
 11512 El Camino Real
 Suite 370
 San Diego, CA 92130

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Wind Turbine T6
 Location: Palm Springs, CA
 Latitude: 33-56-15.79N NAD 83
 Longitude: 116-37-18.65W
 Heights: 1559 feet site elevation (SE)
 499 feet above ground level (AGL)
 2058 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 L Change 2, Obstruction Marking and Lighting, white paint/synchronized red lights - Chapters 4,12&13(Turbines).

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

This determination expires on 04/09/2020 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.

(b) extended, revised, or terminated by the issuing office.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates and heights. This determination is valid for coordinates within one (1) second latitude/longitude and up to the approved AMSL height listed above (provided the AGL height does not exceed 499 feet). If a certified 1A or 2C accuracy survey was required to mitigate an adverse effect, any change in coordinates or increase in height will require a new certified accuracy survey and may require a new aeronautical study.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

Additional wind turbines or met towers proposed in the future may cause a cumulative effect on the national airspace system. All information from submission of Supplemental Notice (7460-2 Part 2) will be considered the final data (including heights) for this structure. Any future construction or alteration, including but not limited to changes in heights, requires separate notice to the FAA.

Obstruction marking and lighting recommendations for wind turbine farms are based on the scheme for the entire project. ANY change to the height, location or number of turbines within this project will require a reanalysis of the marking and lighting recommendation for the entire project. In particular, the removal of previously planned or built turbines/turbine locations from the project will often result in a change in the marking/lighting recommendation for other turbines within the project. It is the proponent's responsibility to contact the FAA to discuss the process for developing a revised obstruction marking and lighting plan should this occur.

In order to ensure proper conspicuity of turbines at night during construction, all turbines should be lit with temporary lighting once they reach a height of 200 feet or greater until such time the permanent lighting configuration is turned on. As the height of the structure continues to increase, the temporary lighting should be relocated to the uppermost part of the structure. The temporary lighting may be turned off for periods when they would interfere with construction personnel. If practical, permanent obstruction lights should be installed and operated at each level as construction progresses. An FAA Type L-810 steady red light fixture shall be used to light the structure during the construction phase. If power is not available, turbines shall be lit with self-contained, solar powered LED steady red light fixture that meets the photometric requirements of an FAA Type L-810 lighting system. The lights should be positioned to ensure that a pilot has an unobstructed view of at least one light at each level. The use of a NOTAM (D) to not light turbines within a project until the entire project has been completed is prohibited.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (816) 329-2523, or steve.phillips@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-WTW-8746-OE.

Signature Control No: 367548299-386991507

(DNE -WT)

Steve Phillips

Specialist

Attachment(s)

Additional Information

Map(s)

Additional information for ASN 2018-WTW-8746-OE

Aeronautical study indicates that the turbines will be within the radar line of sight for the Palm Springs, CA (PSP) Airport Surveillance Radar (ASR-9) facility. They could cause unwanted primary targets (clutter) and primary-only target drops in the immediate vicinity of the wind turbines. Also, tracked primary-only targets could diverge from the aircraft path and follow wind turbines, when the aircraft is over or near the turbines. However, this would not cause an unacceptable adverse impact on Air Traffic Control operations at this time.

NOTE: A recommendation for white paint/synchronized red lights will be made for all turbines until such time as the proponent confirms that the layout is final (no changes, no additions, no removals) and all turbines can and will be built at their determined location and height. At that time, the proponent may contact this office and request a re-evaluation of the marking and lighting recommendations for the turbines within this project and a portion of the turbines may qualify for the removal of the lighting recommendation.

Sectional Map for ASN 2018-WTW-8746-OE





Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2018-WTW-8747-OE

Issued Date: 10/09/2018

Robert Skaggs
 Painted Hills Wind, LLC
 11512 El Camino Real
 Suite 370
 San Diego, CA 92130

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Wind Turbine T7
 Location: Palm Springs, CA
 Latitude: 33-56-10.74N NAD 83
 Longitude: 116-37-22.05W
 Heights: 1532 feet site elevation (SE)
 499 feet above ground level (AGL)
 2031 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 L Change 2, Obstruction Marking and Lighting, white paint/synchronized red lights - Chapters 4,12&13(Turbines).

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

This determination expires on 04/09/2020 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.

(b) extended, revised, or terminated by the issuing office.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates and heights. This determination is valid for coordinates within one (1) second latitude/longitude and up to the approved AMSL height listed above (provided the AGL height does not exceed 499 feet). If a certified 1A or 2C accuracy survey was required to mitigate an adverse effect, any change in coordinates or increase in height will require a new certified accuracy survey and may require a new aeronautical study.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

Additional wind turbines or met towers proposed in the future may cause a cumulative effect on the national airspace system. All information from submission of Supplemental Notice (7460-2 Part 2) will be considered the final data (including heights) for this structure. Any future construction or alteration, including but not limited to changes in heights, requires separate notice to the FAA.

Obstruction marking and lighting recommendations for wind turbine farms are based on the scheme for the entire project. ANY change to the height, location or number of turbines within this project will require a reanalysis of the marking and lighting recommendation for the entire project. In particular, the removal of previously planned or built turbines/turbine locations from the project will often result in a change in the marking/lighting recommendation for other turbines within the project. It is the proponent's responsibility to contact the FAA to discuss the process for developing a revised obstruction marking and lighting plan should this occur.

In order to ensure proper conspicuity of turbines at night during construction, all turbines should be lit with temporary lighting once they reach a height of 200 feet or greater until such time the permanent lighting configuration is turned on. As the height of the structure continues to increase, the temporary lighting should be relocated to the uppermost part of the structure. The temporary lighting may be turned off for periods when they would interfere with construction personnel. If practical, permanent obstruction lights should be installed and operated at each level as construction progresses. An FAA Type L-810 steady red light fixture shall be used to light the structure during the construction phase. If power is not available, turbines shall be lit with self-contained, solar powered LED steady red light fixture that meets the photometric requirements of an FAA Type L-810 lighting system. The lights should be positioned to ensure that a pilot has an unobstructed view of at least one light at each level. The use of a NOTAM (D) to not light turbines within a project until the entire project has been completed is prohibited.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (816) 329-2523, or steve.phillips@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-WTW-8747-OE.

Signature Control No: 367548300-386991499
Steve Phillips
Specialist

(DNE -WT)

Attachment(s)
Additional Information
Map(s)

Additional information for ASN 2018-WTW-8747-OE

Aeronautical study indicates that the turbines will be within the radar line of sight for the Palm Springs, CA (PSP) Airport Surveillance Radar (ASR-9) facility. They could cause unwanted primary targets (clutter) and primary-only target drops in the immediate vicinity of the wind turbines. Also, tracked primary-only targets could diverge from the aircraft path and follow wind turbines, when the aircraft is over or near the turbines. However, this would not cause an unacceptable adverse impact on Air Traffic Control operations at this time.

NOTE: A recommendation for white paint/synchronized red lights will be made for all turbines until such time as the proponent confirms that the layout is final (no changes, no additions, no removals) and all turbines can and will be built at their determined location and height. At that time, the proponent may contact this office and request a re-evaluation of the marking and lighting recommendations for the turbines within this project and a portion of the turbines may qualify for the removal of the lighting recommendation.

Sectional Map for ASN 2018-WTW-8747-OE





Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2018-WTW-8748-OE

Issued Date: 10/09/2018

Robert Skaggs
 Painted Hills Wind, LLC
 11512 El Camino Real
 Suite 370
 San Diego, CA 92130

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Wind Turbine T8
 Location: Palm Springs, CA
 Latitude: 33-56-05.58N NAD 83
 Longitude: 116-37-21.79W
 Heights: 1501 feet site elevation (SE)
 499 feet above ground level (AGL)
 2000 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 L Change 2, Obstruction Marking and Lighting, white paint/synchronized red lights - Chapters 4,12&13(Turbines).

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

This determination expires on 04/09/2020 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.

(b) extended, revised, or terminated by the issuing office.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates and heights. This determination is valid for coordinates within one (1) second latitude/longitude and up to the approved AMSL height listed above (provided the AGL height does not exceed 499 feet). If a certified 1A or 2C accuracy survey was required to mitigate an adverse effect, any change in coordinates or increase in height will require a new certified accuracy survey and may require a new aeronautical study.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

Additional wind turbines or met towers proposed in the future may cause a cumulative effect on the national airspace system. All information from submission of Supplemental Notice (7460-2 Part 2) will be considered the final data (including heights) for this structure. Any future construction or alteration, including but not limited to changes in heights, requires separate notice to the FAA.

Obstruction marking and lighting recommendations for wind turbine farms are based on the scheme for the entire project. ANY change to the height, location or number of turbines within this project will require a reanalysis of the marking and lighting recommendation for the entire project. In particular, the removal of previously planned or built turbines/turbine locations from the project will often result in a change in the marking/lighting recommendation for other turbines within the project. It is the proponent's responsibility to contact the FAA to discuss the process for developing a revised obstruction marking and lighting plan should this occur.

In order to ensure proper conspicuity of turbines at night during construction, all turbines should be lit with temporary lighting once they reach a height of 200 feet or greater until such time the permanent lighting configuration is turned on. As the height of the structure continues to increase, the temporary lighting should be relocated to the uppermost part of the structure. The temporary lighting may be turned off for periods when they would interfere with construction personnel. If practical, permanent obstruction lights should be installed and operated at each level as construction progresses. An FAA Type L-810 steady red light fixture shall be used to light the structure during the construction phase. If power is not available, turbines shall be lit with self-contained, solar powered LED steady red light fixture that meets the photometric requirements of an FAA Type L-810 lighting system. The lights should be positioned to ensure that a pilot has an unobstructed view of at least one light at each level. The use of a NOTAM (D) to not light turbines within a project until the entire project has been completed is prohibited.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (816) 329-2523, or steve.phillips@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-WTW-8748-OE.

Signature Control No: 367548301-386991502

(DNE -WT)

Steve Phillips

Specialist

Attachment(s)

Additional Information

Map(s)

Additional information for ASN 2018-WTW-8748-OE

Aeronautical study indicates that the turbines will be within the radar line of sight for the Palm Springs, CA (PSP) Airport Surveillance Radar (ASR-9) facility. They could cause unwanted primary targets (clutter) and primary-only target drops in the immediate vicinity of the wind turbines. Also, tracked primary-only targets could diverge from the aircraft path and follow wind turbines, when the aircraft is over or near the turbines. However, this would not cause an unacceptable adverse impact on Air Traffic Control operations at this time.

NOTE: A recommendation for white paint/synchronized red lights will be made for all turbines until such time as the proponent confirms that the layout is final (no changes, no additions, no removals) and all turbines can and will be built at their determined location and height. At that time, the proponent may contact this office and request a re-evaluation of the marking and lighting recommendations for the turbines within this project and a portion of the turbines may qualify for the removal of the lighting recommendation.

Sectional Map for ASN 2018-WTW-8748-OE





Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2018-WTW-8749-OE

Issued Date: 10/09/2018

Robert Skaggs
 Painted Hills Wind, LLC
 11512 El Camino Real
 Suite 370
 San Diego, CA 92130

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Wind Turbine T9
 Location: Palm Springs, CA
 Latitude: 33-56-06.24N NAD 83
 Longitude: 116-37-49.95W
 Heights: 1637 feet site elevation (SE)
 499 feet above ground level (AGL)
 2136 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 L Change 2, Obstruction Marking and Lighting, white paint/synchronized red lights - Chapters 4,12&13(Turbines).

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

This determination expires on 04/09/2020 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.

(b) extended, revised, or terminated by the issuing office.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates and heights. This determination is valid for coordinates within one (1) second latitude/longitude and up to the approved AMSL height listed above (provided the AGL height does not exceed 499 feet). If a certified 1A or 2C accuracy survey was required to mitigate an adverse effect, any change in coordinates or increase in height will require a new certified accuracy survey and may require a new aeronautical study.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

Additional wind turbines or met towers proposed in the future may cause a cumulative effect on the national airspace system. All information from submission of Supplemental Notice (7460-2 Part 2) will be considered the final data (including heights) for this structure. Any future construction or alteration, including but not limited to changes in heights, requires separate notice to the FAA.

Obstruction marking and lighting recommendations for wind turbine farms are based on the scheme for the entire project. ANY change to the height, location or number of turbines within this project will require a reanalysis of the marking and lighting recommendation for the entire project. In particular, the removal of previously planned or built turbines/turbine locations from the project will often result in a change in the marking/lighting recommendation for other turbines within the project. It is the proponent's responsibility to contact the FAA to discuss the process for developing a revised obstruction marking and lighting plan should this occur.

In order to ensure proper conspicuity of turbines at night during construction, all turbines should be lit with temporary lighting once they reach a height of 200 feet or greater until such time the permanent lighting configuration is turned on. As the height of the structure continues to increase, the temporary lighting should be relocated to the uppermost part of the structure. The temporary lighting may be turned off for periods when they would interfere with construction personnel. If practical, permanent obstruction lights should be installed and operated at each level as construction progresses. An FAA Type L-810 steady red light fixture shall be used to light the structure during the construction phase. If power is not available, turbines shall be lit with self-contained, solar powered LED steady red light fixture that meets the photometric requirements of an FAA Type L-810 lighting system. The lights should be positioned to ensure that a pilot has an unobstructed view of at least one light at each level. The use of a NOTAM (D) to not light turbines within a project until the entire project has been completed is prohibited.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (816) 329-2523, or steve.phillips@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-WTW-8749-OE.

Signature Control No: 367548312-386991504
Steve Phillips
Specialist

(DNE -WT)

Attachment(s)
Additional Information
Map(s)

Additional information for ASN 2018-WTW-8749-OE

Aeronautical study indicates that the turbines will be within the radar line of sight for the Palm Springs, CA (PSP) Airport Surveillance Radar (ASR-9) facility. They could cause unwanted primary targets (clutter) and primary-only target drops in the immediate vicinity of the wind turbines. Also, tracked primary-only targets could diverge from the aircraft path and follow wind turbines, when the aircraft is over or near the turbines. However, this would not cause an unacceptable adverse impact on Air Traffic Control operations at this time.

NOTE: A recommendation for white paint/synchronized red lights will be made for all turbines until such time as the proponent confirms that the layout is final (no changes, no additions, no removals) and all turbines can and will be built at their determined location and height. At that time, the proponent may contact this office and request a re-evaluation of the marking and lighting recommendations for the turbines within this project and a portion of the turbines may qualify for the removal of the lighting recommendation.

Sectional Map for ASN 2018-WTW-8749-OE





Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2018-WTW-8750-OE

Issued Date: 10/09/2018

Robert Skaggs
 Painted Hills Wind, LLC
 11512 El Camino Real
 Suite 370
 San Diego, CA 92130

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Wind Turbine T10
 Location: Palm Springs, CA
 Latitude: 33-56-17.88N NAD 83
 Longitude: 116-37-49.93W
 Heights: 1667 feet site elevation (SE)
 499 feet above ground level (AGL)
 2166 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 L Change 2, Obstruction Marking and Lighting, white paint/synchronized red lights - Chapters 4,12&13(Turbines).

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

This determination expires on 04/09/2020 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.

(b) extended, revised, or terminated by the issuing office.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates and heights. This determination is valid for coordinates within one (1) second latitude/longitude and up to the approved AMSL height listed above (provided the AGL height does not exceed 499 feet). If a certified 1A or 2C accuracy survey was required to mitigate an adverse effect, any change in coordinates or increase in height will require a new certified accuracy survey and may require a new aeronautical study.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

Additional wind turbines or met towers proposed in the future may cause a cumulative effect on the national airspace system. All information from submission of Supplemental Notice (7460-2 Part 2) will be considered the final data (including heights) for this structure. Any future construction or alteration, including but not limited to changes in heights, requires separate notice to the FAA.

Obstruction marking and lighting recommendations for wind turbine farms are based on the scheme for the entire project. ANY change to the height, location or number of turbines within this project will require a reanalysis of the marking and lighting recommendation for the entire project. In particular, the removal of previously planned or built turbines/turbine locations from the project will often result in a change in the marking/lighting recommendation for other turbines within the project. It is the proponent's responsibility to contact the FAA to discuss the process for developing a revised obstruction marking and lighting plan should this occur.

In order to ensure proper conspicuity of turbines at night during construction, all turbines should be lit with temporary lighting once they reach a height of 200 feet or greater until such time the permanent lighting configuration is turned on. As the height of the structure continues to increase, the temporary lighting should be relocated to the uppermost part of the structure. The temporary lighting may be turned off for periods when they would interfere with construction personnel. If practical, permanent obstruction lights should be installed and operated at each level as construction progresses. An FAA Type L-810 steady red light fixture shall be used to light the structure during the construction phase. If power is not available, turbines shall be lit with self-contained, solar powered LED steady red light fixture that meets the photometric requirements of an FAA Type L-810 lighting system. The lights should be positioned to ensure that a pilot has an unobstructed view of at least one light at each level. The use of a NOTAM (D) to not light turbines within a project until the entire project has been completed is prohibited.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (816) 329-2523, or steve.phillips@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-WTW-8750-OE.

Signature Control No: 367548313-386991506

(DNE -WT)

Steve Phillips

Specialist

Attachment(s)

Additional Information

Map(s)

Additional information for ASN 2018-WTW-8750-OE

Aeronautical study indicates that the turbines will be within the radar line of sight for the Palm Springs, CA (PSP) Airport Surveillance Radar (ASR-9) facility. They could cause unwanted primary targets (clutter) and primary-only target drops in the immediate vicinity of the wind turbines. Also, tracked primary-only targets could diverge from the aircraft path and follow wind turbines, when the aircraft is over or near the turbines. However, this would not cause an unacceptable adverse impact on Air Traffic Control operations at this time.

NOTE: A recommendation for white paint/synchronized red lights will be made for all turbines until such time as the proponent confirms that the layout is final (no changes, no additions, no removals) and all turbines can and will be built at their determined location and height. At that time, the proponent may contact this office and request a re-evaluation of the marking and lighting recommendations for the turbines within this project and a portion of the turbines may qualify for the removal of the lighting recommendation.

Sectional Map for ASN 2018-WTW-8750-OE





Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2018-WTW-8751-OE

Issued Date: 10/09/2018

Robert Skaggs
 Painted Hills Wind, LLC
 11512 El Camino Real
 Suite 370
 San Diego, CA 92130

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Wind Turbine T11
 Location: Palm Springs, CA
 Latitude: 33-56-23.54N NAD 83
 Longitude: 116-37-49.84W
 Heights: 1712 feet site elevation (SE)
 499 feet above ground level (AGL)
 2211 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 L Change 2, Obstruction Marking and Lighting, white paint/synchronized red lights - Chapters 4,12&13(Turbines).

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

This determination expires on 04/09/2020 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.

(b) extended, revised, or terminated by the issuing office.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates and heights. This determination is valid for coordinates within one (1) second latitude/longitude and up to the approved AMSL height listed above (provided the AGL height does not exceed 499 feet). If a certified 1A or 2C accuracy survey was required to mitigate an adverse effect, any change in coordinates or increase in height will require a new certified accuracy survey and may require a new aeronautical study.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

Additional wind turbines or met towers proposed in the future may cause a cumulative effect on the national airspace system. All information from submission of Supplemental Notice (7460-2 Part 2) will be considered the final data (including heights) for this structure. Any future construction or alteration, including but not limited to changes in heights, requires separate notice to the FAA.

Obstruction marking and lighting recommendations for wind turbine farms are based on the scheme for the entire project. ANY change to the height, location or number of turbines within this project will require a reanalysis of the marking and lighting recommendation for the entire project. In particular, the removal of previously planned or built turbines/turbine locations from the project will often result in a change in the marking/lighting recommendation for other turbines within the project. It is the proponent's responsibility to contact the FAA to discuss the process for developing a revised obstruction marking and lighting plan should this occur.

In order to ensure proper conspicuity of turbines at night during construction, all turbines should be lit with temporary lighting once they reach a height of 200 feet or greater until such time the permanent lighting configuration is turned on. As the height of the structure continues to increase, the temporary lighting should be relocated to the uppermost part of the structure. The temporary lighting may be turned off for periods when they would interfere with construction personnel. If practical, permanent obstruction lights should be installed and operated at each level as construction progresses. An FAA Type L-810 steady red light fixture shall be used to light the structure during the construction phase. If power is not available, turbines shall be lit with self-contained, solar powered LED steady red light fixture that meets the photometric requirements of an FAA Type L-810 lighting system. The lights should be positioned to ensure that a pilot has an unobstructed view of at least one light at each level. The use of a NOTAM (D) to not light turbines within a project until the entire project has been completed is prohibited.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (816) 329-2523, or steve.phillips@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-WTW-8751-OE.

Signature Control No: 367548314-386991496

(DNE -WT)

Steve Phillips

Specialist

Attachment(s)

Additional Information

Map(s)

Additional information for ASN 2018-WTW-8751-OE

Aeronautical study indicates that the turbines will be within the radar line of sight for the Palm Springs, CA (PSP) Airport Surveillance Radar (ASR-9) facility. They could cause unwanted primary targets (clutter) and primary-only target drops in the immediate vicinity of the wind turbines. Also, tracked primary-only targets could diverge from the aircraft path and follow wind turbines, when the aircraft is over or near the turbines. However, this would not cause an unacceptable adverse impact on Air Traffic Control operations at this time.

NOTE: A recommendation for white paint/synchronized red lights will be made for all turbines until such time as the proponent confirms that the layout is final (no changes, no additions, no removals) and all turbines can and will be built at their determined location and height. At that time, the proponent may contact this office and request a re-evaluation of the marking and lighting recommendations for the turbines within this project and a portion of the turbines may qualify for the removal of the lighting recommendation.

Sectional Map for ASN 2018-WTW-8751-OE





Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2018-WTW-8752-OE

Issued Date: 10/09/2018

Robert Skaggs
 Painted Hills Wind, LLC
 11512 El Camino Real
 Suite 370
 San Diego, CA 92130

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Wind Turbine T12
 Location: Palm Springs, CA
 Latitude: 33-56-29.51N NAD 83
 Longitude: 116-37-49.92W
 Heights: 1789 feet site elevation (SE)
 499 feet above ground level (AGL)
 2288 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 L Change 2, Obstruction Marking and Lighting, white paint/synchronized red lights - Chapters 4,12&13(Turbines).

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

This determination expires on 04/09/2020 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.

(b) extended, revised, or terminated by the issuing office.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates and heights. This determination is valid for coordinates within one (1) second latitude/longitude and up to the approved AMSL height listed above (provided the AGL height does not exceed 499 feet). If a certified 1A or 2C accuracy survey was required to mitigate an adverse effect, any change in coordinates or increase in height will require a new certified accuracy survey and may require a new aeronautical study.

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Obstruction marking and lighting recommendations for wind turbine farms are based on the scheme for the entire project. ANY change to the height, location or number of turbines within this project will require a reanalysis of the marking and lighting recommendation for the entire project. In particular, the removal of previously planned or built turbines/turbine locations from the project will often result in a change in the marking/lighting recommendation for other turbines within the project. It is the proponent's responsibility to contact the FAA to discuss the process for developing a revised obstruction marking and lighting plan should this occur.

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This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (816) 329-2523, or steve.phillips@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-WTW-8752-OE.

Signature Control No: 367548315-386991503

(DNE -WT)

Steve Phillips

Specialist

Attachment(s)

Additional Information

Map(s)

Additional information for ASN 2018-WTW-8752-OE

Aeronautical study indicates that the turbines will be within the radar line of sight for the Palm Springs, CA (PSP) Airport Surveillance Radar (ASR-9) facility. They could cause unwanted primary targets (clutter) and primary-only target drops in the immediate vicinity of the wind turbines. Also, tracked primary-only targets could diverge from the aircraft path and follow wind turbines, when the aircraft is over or near the turbines. However, this would not cause an unacceptable adverse impact on Air Traffic Control operations at this time.

NOTE: A recommendation for white paint/synchronized red lights will be made for all turbines until such time as the proponent confirms that the layout is final (no changes, no additions, no removals) and all turbines can and will be built at their determined location and height. At that time, the proponent may contact this office and request a re-evaluation of the marking and lighting recommendations for the turbines within this project and a portion of the turbines may qualify for the removal of the lighting recommendation.

Sectional Map for ASN 2018-WTW-8752-OE





Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2018-WTW-8753-OE

Issued Date: 10/09/2018

Robert Skaggs
 Painted Hills Wind, LLC
 11512 El Camino Real
 Suite 370
 San Diego, CA 92130

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Wind Turbine T13
 Location: Palm Springs, CA
 Latitude: 33-56-36.14N NAD 83
 Longitude: 116-37-42.00W
 Heights: 1888 feet site elevation (SE)
 499 feet above ground level (AGL)
 2387 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 L Change 2, Obstruction Marking and Lighting, white paint/synchronized red lights - Chapters 4,12&13(Turbines).

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

This determination expires on 04/09/2020 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.

(b) extended, revised, or terminated by the issuing office.

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Obstruction marking and lighting recommendations for wind turbine farms are based on the scheme for the entire project. ANY change to the height, location or number of turbines within this project will require a reanalysis of the marking and lighting recommendation for the entire project. In particular, the removal of previously planned or built turbines/turbine locations from the project will often result in a change in the marking/lighting recommendation for other turbines within the project. It is the proponent's responsibility to contact the FAA to discuss the process for developing a revised obstruction marking and lighting plan should this occur.

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This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (816) 329-2523, or steve.phillips@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-WTW-8753-OE.

Signature Control No: 367548316-386991494
Steve Phillips
Specialist

(DNE -WT)

Attachment(s)
Additional Information
Map(s)

Additional information for ASN 2018-WTW-8753-OE

Aeronautical study indicates that the turbines will be within the radar line of sight for the Palm Springs, CA (PSP) Airport Surveillance Radar (ASR-9) facility. They could cause unwanted primary targets (clutter) and primary-only target drops in the immediate vicinity of the wind turbines. Also, tracked primary-only targets could diverge from the aircraft path and follow wind turbines, when the aircraft is over or near the turbines. However, this would not cause an unacceptable adverse impact on Air Traffic Control operations at this time.

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Sectional Map for ASN 2018-WTW-8753-OE





Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2018-WTW-8754-OE

Issued Date: 10/09/2018

Robert Skaggs
 Painted Hills Wind, LLC
 11512 El Camino Real
 Suite 370
 San Diego, CA 92130

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Wind Turbine T14
Location:	Palm Springs, CA
Latitude:	33-56-42.02N NAD 83
Longitude:	116-37-39.79W
Heights:	2000 feet site elevation (SE)
	499 feet above ground level (AGL)
	2499 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 L Change 2, Obstruction Marking and Lighting, white paint/synchronized red lights - Chapters 4,12&13(Turbines).

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- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

This determination expires on 04/09/2020 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.

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If we can be of further assistance, please contact our office at (816) 329-2523, or steve.phillips@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-WTW-8754-OE.

Signature Control No: 367548317-386991500
Steve Phillips
Specialist

(DNE -WT)

Attachment(s)
Additional Information
Map(s)

Additional information for ASN 2018-WTW-8754-OE

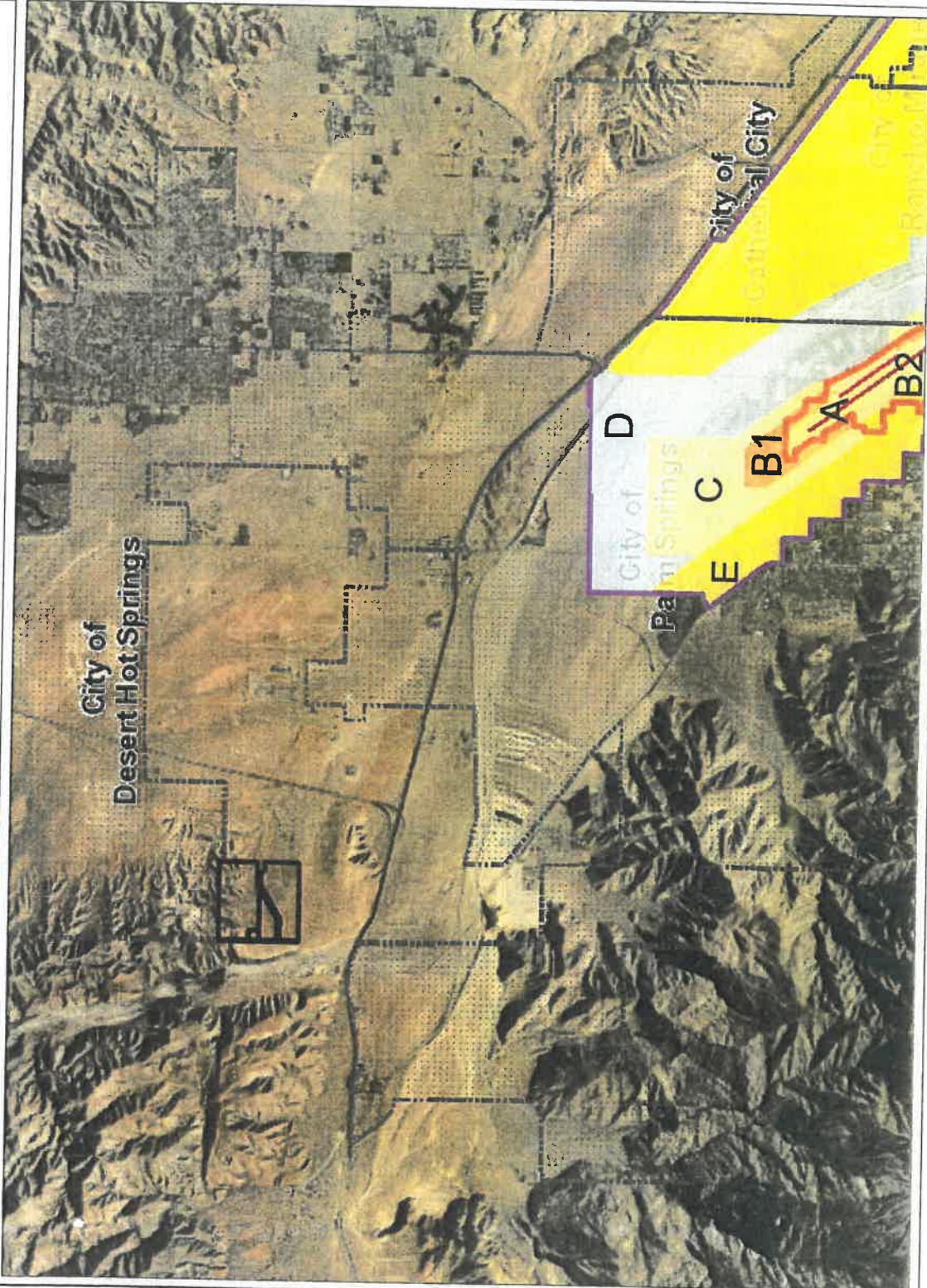
Aeronautical study indicates that the turbines will be within the radar line of sight for the Palm Springs, CA (PSP) Airport Surveillance Radar (ASR-9) facility. They could cause unwanted primary targets (clutter) and primary-only target drops in the immediate vicinity of the wind turbines. Also, tracked primary-only targets could diverge from the aircraft path and follow wind turbines, when the aircraft is over or near the turbines. However, this would not cause an unacceptable adverse impact on Air Traffic Control operations at this time.

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Sectional Map for ASN 2018-WTW-8754-OE



Map My County Map



Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones
- ▨ OTHER COMPATIBILITY ZONE

A	A-EXC1
B1	B1-APZ I
B1-APZ I-EXC1	B1-APZ II
B1-APZ II-EXC1	B1-EXC1
B2	B2-EXC1
C	C
C1	C1-EXC1
C1-EXC3	C1-EXC4
C1-HIGHT	C2
C2	C2-EXC1
C2-EXC2	C2-EXC3
C2-EXC5	C2-EXC6

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.

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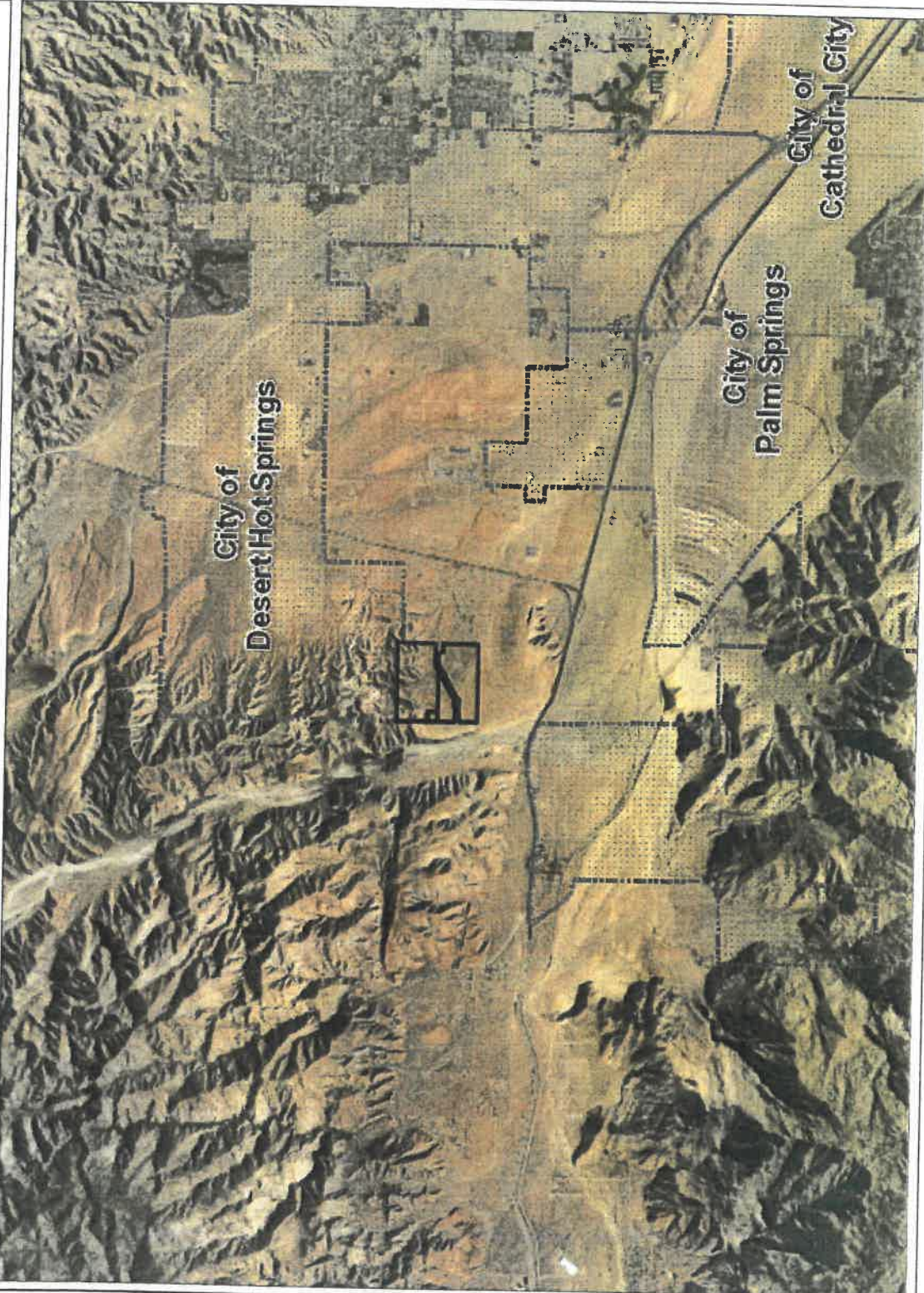
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Map My County Map



Legend
City Areas
World Street Map



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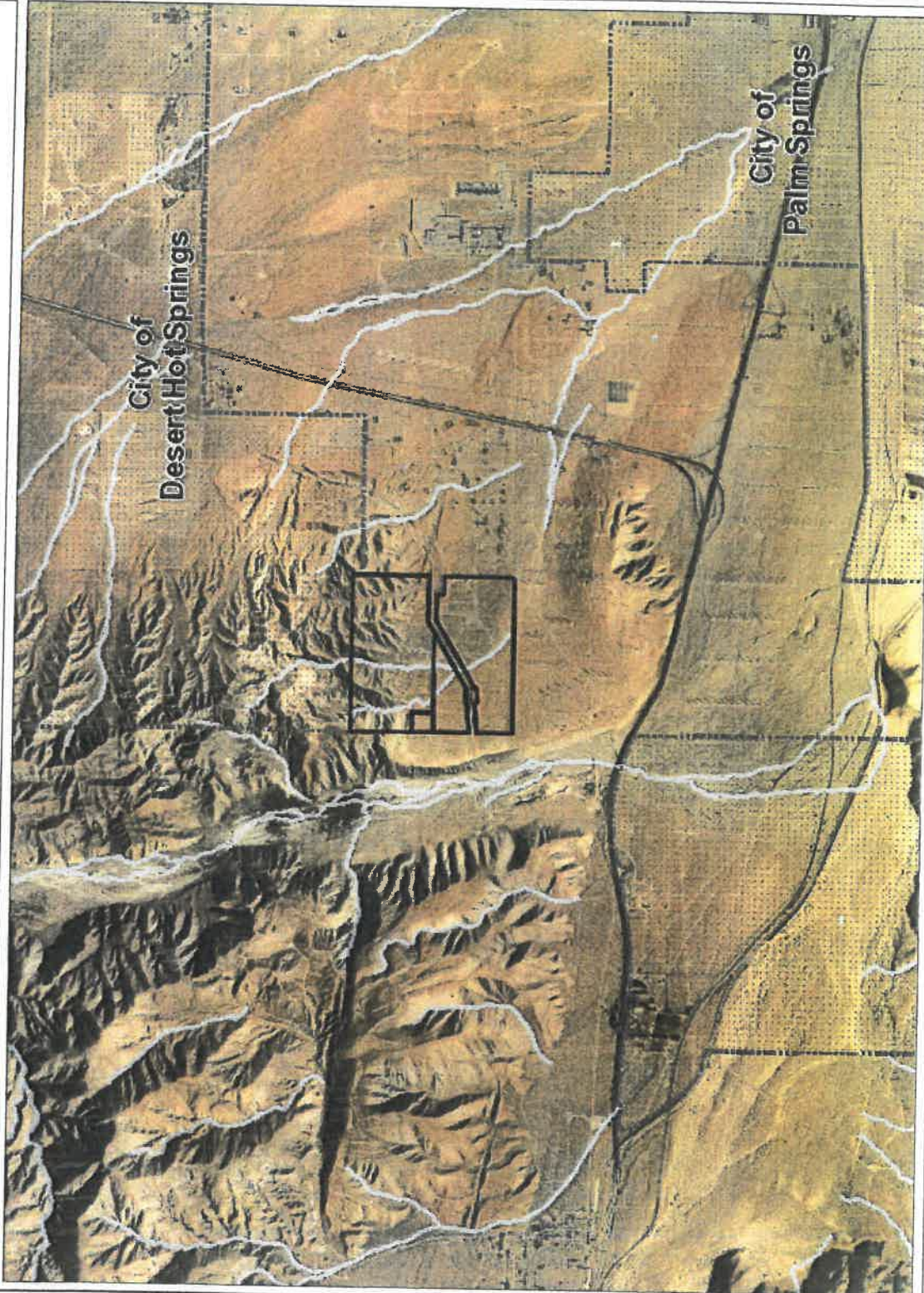


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Notes

Map My County Map





Legend

- Runways
 - Airports
 - Airport Influence Areas
 - Airport Compatibility Zones
 - OTHER COMPATIBILITY ZONE
- | | |
|----------------|----------------|
| A | A-EXC1 |
| B1 | B1 |
| B1-APZ I | B1-APZ I |
| B1-APZ I-EXC1 | B1-APZ I-EXC1 |
| B1-APZ II | B1-APZ II |
| B1-APZ II-EXC1 | B1-APZ II-EXC1 |
| B1-EXC1 | B1-EXC1 |
| B2 | B2 |
| B2-EXC1 | B2-EXC1 |
| C | C |
| C1 | C1 |
| C1-EXC1 | C1-EXC1 |
| C1-EXC3 | C1-EXC3 |
| C1-EXC4 | C1-EXC4 |
| C1-HIGHT | C1-HIGHT |
| C2 | C2 |
| C2-EXC1 | C2-EXC1 |
| C2-EXC2 | C2-EXC2 |
| C2-EXC3 | C2-EXC3 |
| C2-EXC5 | C2-EXC5 |
| C2-EXC6 | C2-EXC6 |

Notes

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0 6 12,314 Feet 157

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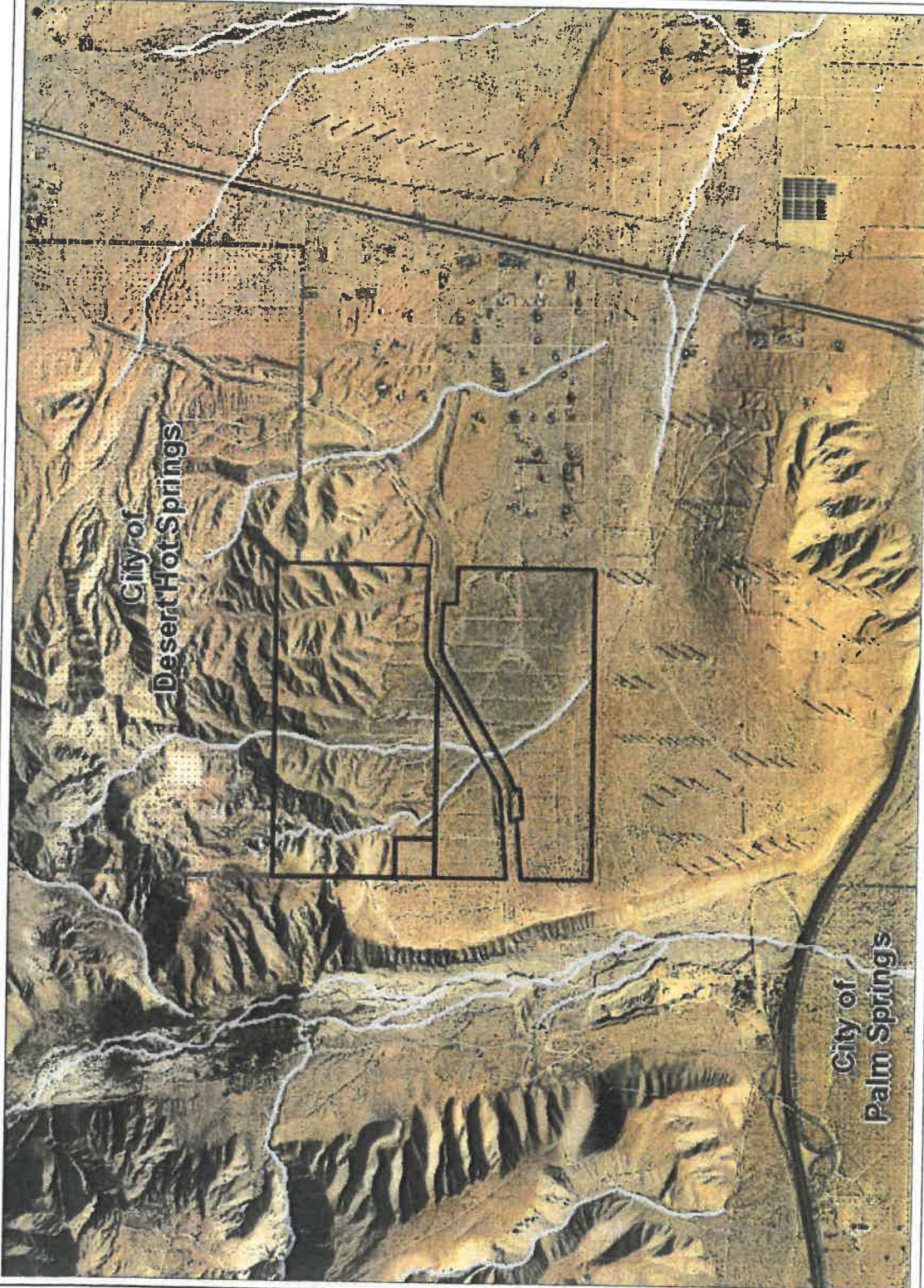
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Map My County Map



Legend

- Blue Line Streams
- City Areas
- World Street Map



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Notes

Attachment B: Project Description

Painted Hills Wind, LLC (Applicant) proposes to construct the Painted Hills Wind Energy Repowering Project (Project) located in western Riverside County (County), California. The Project is generally bounded by the Super Creek Mine and undeveloped foothills (i.e., Painted Hills) to the north, rural single-family residential uses and State Route (SR-) 62 to the east, existing Wind Energy Conversion System (WECS) facilities and Interstate (I-) 10 to the south, and an existing WECS facility and the unincorporated Whitewater area to the west. (see Exhibit A, Site Plan). The Project site is located within the San Gorgonio Wind Resource Area (SGWRA) and the County's San Gorgonio Pass Wind Energy Policy Area, an area that maintains winds that support economically viable wind energy projects and in which wind turbines are an established use. The Project site supports an existing wind farm and is an excellent location for generating electrical power from wind based on the strong predictable wind resource. The existing wind farm is associated with Commercial WECS Permits 25, 52, and 53.

Project Overview

The Project comprises the following components and activities:

- Decommission and remove the approximately 291 existing, antiquated turbines from the Project site.
- Install up to 14 new wind turbines and related infrastructure with a per-turbine generating capacity of between 2.0 megawatts (MW) and 4.2 MW on land within the County's Wind Energy Resource (W-E) Zone.
- Install up to 2 new permanent, lattice meteorological (met) towers to support operations of the wind development.
- Install up to 3 new temporary, guyed lattice met towers to support the power curve testing of the wind development.
- Install WECS and met tower foundations and erection of the WECS and met towers.
- Construct pad areas for individual turbines and met towers to accommodate cranes and heavy equipment needed for turbine and met tower installation.
- Construct a temporary expansion of the existing laydown yard for use during the decommissioning of existing turbines and the construction of the Project.
- Temporarily widen and improve portions of the existing internal road system.
- Construct new temporary and permanent roads outside of the existing road system footprint to accommodate cranes and heavy equipment needed for turbine and met tower installations and access to the proposed turbine and met tower foundations. Temporary new

roads and existing roads that would not be used by the Project would be restored after the construction phase and permanent new roads will be reduced to a width of 16 feet.

- Install new 12-kilovolt (kV) underground and/or overhead electrical collection lines to collect energy from the Project's new turbines. All or a portion of these lines may interconnect directly into the Southern California Edison (SCE) 115 kV Venwind substation located inside the Project boundary. Alternatively, one or more of these collection lines may tie directly into the existing, SCE-owned, 12 kV overhead collection lines inside the Project boundary that are used by the existing wind farm to interconnect into Venwind.
- Decommission and remove the new wind turbines at the end of their useful life cycle.

Project Positive Impacts

The Project would have a net positive environmental impact for the following reasons:

- The overall development intensity and visual "clutter" within the Project site would decrease as a result of the proposed repowering given that the approximately 291 existing turbines would be replaced by only 14 new turbines, which equates to a 1-to-20 (new-to-existing) replacement ratio.
- The Project would generate significantly more energy than the existing turbines operating on the Project site, which, due to their age and technology, are more inefficient and less reliable than the new turbines.
- No new buildings would be constructed, and the overall amount of impervious surfaces is not expected to increase. To the greatest extent feasible, new construction would be limited to existing disturbed and developed areas, minimizing plant and wildlife impacts.
- New, modern turbines have lower turbine rotational speeds. This, in combination with higher rotor height and greater spacing distances, would allow more visibility to avian species and increases avoidance potential.
- Fewer turbines with a wider spacing would allow for more avian passage between the turbines, eliminating the existing wind turbine wall.

Project Components

The Painted Hills Wind Energy Repowering Project ("Project") would consist of up to 14, three-bladed, upwind, horizontal-axis wind turbines ranging from 2.0 MW to 4.2 MW in nameplate capacity per turbine. Each wind turbine would be mounted on a concrete pedestal supported by a permanent concrete foundation. Each turbine would include four main physical components that would be assembled and erected during construction: the tower, the nacelle, the hub, and the three

blades. Other main turbine components include the turbine foundation, transformer, and safety features.

The turbine towers consist of three to five (depending on make, model and overall height) pre-fabricated tubular steel sections that are tapered from base to top. The Project would use turbine towers up to 94 meters (309 feet) in height. The nacelle houses equipment, including the gearbox, the electrical generator, and control equipment. It also supports the turbine blades and hub. A yaw system keeps the turbine pointed into the wind to maximize energy capture. A wind vane and anemometer are mounted at the rear of the nacelle to signal the controller with wind speed and direction information.

The three turbine blades and hub make up the rotor. The rotor is connected to the gearbox housed in the nacelle. This system powers the wind turbine. The Project would use turbines with rotor diameters of up to 130 meters (427 feet). The total height of any Project wind turbine as measured from the turbine base to the top of turbine blade in the twelve o'clock position would not exceed 152 meters (500 feet). Figure 1, Typical Wind Turbine Dimensions, provides a schematic illustration of a proposed turbine. Technical/physical specifications for the proposed turbines have been provided in the Project Description Information Sheet included in the Application for Commercial WECS.

The wind turbines would be grouped in rows and would be connected by a network of collection lines that may be partially or entirely underground. Turbines would be arranged within the row in accordance with applicable industry siting recommendations for optimum energy production and minimal land disturbance. The proposed turbine layout is shown in Exhibit A.

To promote visual continuity, all turbine structures would use uniform light-gray or off-white colors and matte finishes in conformance with FAA requirements. No reflective surfaces, logos, or markings would be used.

Up to two new permanent met towers would be erected within the Project site to monitor and document wind conditions. These towers would be up to 309 feet high and would be equipped with applicable FAA-compliant marking or lighting for aviation safety. Up to three new temporary met towers would also be erected within the Project site as part of the Project's wind turbine power curve testing campaign that would occur prior to commercial operations. These temporary met towers would be constructed atop targeted wind turbine locations (prior to the erection of those wind turbines) to collect turbine site specific wind data that would be used to calibrate these locations prior to performing power curve testing. These towers would also be up to 309 feet high and would be equipped with applicable FAA-compliant marking or lighting for aviation safety. The permanent met towers would be free-standing lattice towers constructed atop a concrete foundation. The temporary met towers would be guyed-lattice towers constructed atop a relatively smaller, temporary concrete foundation.

Project Operations and Maintenance

Operations and maintenance (O&M) activities for the Project would remain similar to the O&M activities conducted for the existing facility. Regularly scheduled maintenance of the Project would generally include lubrication of mechanical parts, cleaning of blades, and changing of fluids, performed in conformity with the manufacturer's guidelines. Occasionally, major overhauls or component replacements would be required, necessitating use of cranes or other equipment similar to that used during construction. Maintenance personnel would be onsite on a regular basis to service turbines, replace parts, and perform other maintenance duties.

Exhibit A Site Plan Issued for Permit

for
**Painted Hills Wind Energy
Repowering Project**
Riverside County, California

Westwood
11711 Westwood Oaks, Suite 100
Westwood Professional Services, Inc.
Westwood, CA 91387
Tel: 818.351.1100
Fax: 818.351.1101
www.westwoodps.com

Client:	APR
Checklist:	APR
Drawings:	APR
As-Built Drawings:	
Project:	REPOWERING
Site:	
Prepared For:	

**Painted Hills
Wind, LLC**
11555 El Camino Real, Suite 100
San Diego, CA 92130

PROPERTY OWNER: MAREK ANI CZUMSKI
315 CORREAS ST
HALF MOON BAY, CA 94019

JAMES D. ETCHASON
P.O. BOX 2058
PALM SPRINGS, CA 92263

WESTWOOD PROFESSIONAL SERVICES
10 NW SENNARIDGE AVE
PHOENIX, AZ 85045

SEAN D. ETCHASON
800 ARTISTIC HEIGHTS CT.
LOS VEGAS, NV 89143

APPLICANT: PAINTED HILLS WIND, LLC
11555 EL CAMINO REAL
SUITE 100
SAN DIEGO, CA 92130

REPRESENTATIVE: WESTWOOD PROFESSIONAL SERVICES
12701 WHITEWATER DR
SUITE 300
MINNEAPOLIS, MN 55433

PROJECT DESCRIPTION: REFER TO WEDS APPLICATION

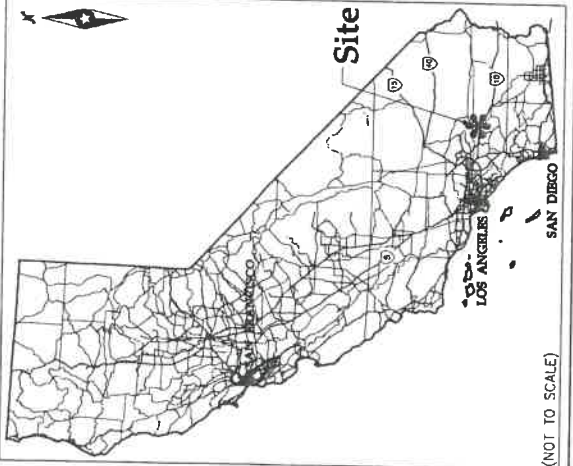
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GROSS AND NET ACREAGE: 800

ASSESSOR'S PARCEL NUMBERS: 516030004, 516030005
516030004, 516030015

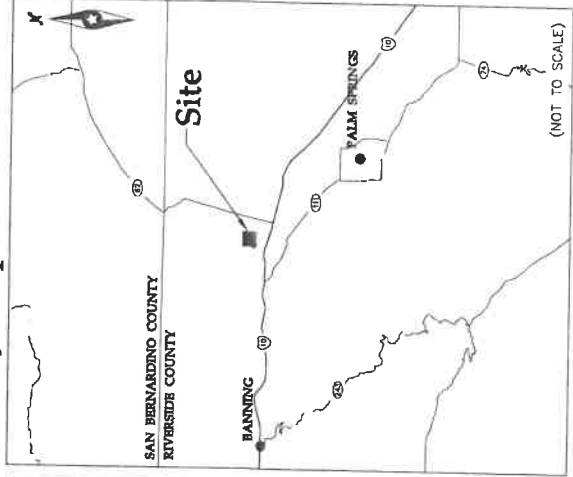
UNITIES: ELECTRIC, SOUTHERN CALIFORNIA EDISON
SITE OUT/FULL: 015-133-030 CU, VOS
011-133-030 CU, VOS
NET-48,980 CU, VOS; CUT

EXCESS MATERIAL TO BE DISPOSED OF ON-SITE
THE PROJECT SITE FALLS WITHIN FEMA FLOOD ZONE X,
THE PARCEL IS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN,
THE FACILITIES ARE NOT LOCATED WITHIN A COMMUNITY
FACILITIES DISTRICT OF THE COUNTY SERVICES AREA.

State Map



Vicinity Map



LEGAL DESCRIPTION: THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE AND DESCRIBED AS FOLLOWS:

PARCEL A: THE SOUTH HALF OF FRACTIONAL SECTION 1, TOWNSHIP 3 SOUTH, RANGE 3 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, SOUTHERN CALIFORNIA RECORDED NUMBER 28, 1933 IN BOOK 149, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, ALSO EXCEPT THAT PORTION OF THE EAST HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION, LIVING SOUTHERLY OF THE SOUTHERLY LINE OF THAT PORTION OF SAID LAND DESCRIBED IN THE DEED FROM IRL L. MOORE AND CELIA K. MOORE, RECORDED OCTOBER 28, 1960 AS INSTRUMENT NO. 83099, IN BOOK 2791, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL B: THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 1, TOWNSHIP 3 SOUTH, RANGE 3 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, SOUTHERN CALIFORNIA RECORDED NUMBER 28, 1933 IN BOOK 149, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, EXCEPT THEREFROM AN UNDIVIDED 1/4 INTEREST OF ALL MINERALS IN OR UNDER SAID LAND AS RESERVED IN DEED FROM IRL L. MOORE AND CELIA K. MOORE, RECORDED OCTOBER 28, 1960 AS INSTRUMENT NO. 83099, IN BOOK 2791, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL C: GOVERNMENT LOTS 1, 2, 3 AND 4 AND THE SOUTH HALF OF THE NORTH HALF OF FRACTIONAL SECTION 1, TOWNSHIP 3 SOUTH, RANGE 3 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, SOUTHERN CALIFORNIA RECORDED NUMBER 28, 1933 IN BOOK 149, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, EXCEPT THEREFROM THAT PORTION THEREOF CONVERTED TO THE METROPOLITAN WATER DISTRICT OF RIVERSIDE COUNTY, CALIFORNIA, BY ORDER OF THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY, CALIFORNIA, DATED AND RECORDED THEREFROM THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION THEREFROM AN UNDIVIDED 1/4 INTEREST OF ALL MINERALS IN OR UNDER SAID LAND AS RESERVED IN DEED FROM IRL L. MOORE AND CELIA K. MOORE, RECORDED OCTOBER 28, 1960 AS INSTRUMENT NO. 83099, IN BOOK 2791, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, EXCEPT THEREFROM THAT PORTION THEREOF CONVERTED TO THE METROPOLITAN WATER DISTRICT OF RIVERSIDE COUNTY, CALIFORNIA, BY ORDER OF THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY, CALIFORNIA, DATED AND RECORDED THEREFROM THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION THEREFROM AN UNDIVIDED 1/4 INTEREST OF ALL MINERALS IN OR UNDER SAID LAND AS RESERVED IN DEED FROM IRL L. MOORE AND CELIA K. MOORE, RECORDED OCTOBER 28, 1960 AS INSTRUMENT NO. 83099, IN BOOK 2791, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, EXCEPT THEREFROM THAT PORTION THEREOF CONVERTED TO THE METROPOLITAN WATER DISTRICT OF RIVERSIDE COUNTY, CALIFORNIA, BY ORDER OF THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY, CALIFORNIA, DATED AND RECORDED THEREFROM THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION THEREFROM AN UNDIVIDED 1/4 INTEREST OF ALL MINERALS IN OR UNDER SAID LAND AS RESERVED IN DEED FROM IRL L. MOORE AND CELIA K. MOORE, RECORDED OCTOBER 28, 1960 AS INSTRUMENT NO. 83099, IN BOOK 2791, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**Painted Hills Wind
Energy Repowering
Project**
Riverside County, California

Cover

PROJECT CONTACT INFORMATION:

TITLE	COMPANY	NAME	CONTACT NUMBER	EMAIL
APPLICANT	PAINTED HILLS WIND, LLC	ROBERT SKAGGS	858-744-3737	mskaggs@p-hills.com
PROJECT MANAGER	WESTWOOD PROFESSIONAL SERVICES	STEVE BATTAGIA	952-988-7405	Steve.Battaglia@westwoodps.com
ENGINEER OF RECORD	WESTWOOD PROFESSIONAL SERVICES	CHRIS CARNA	952-988-7459	Chris.Carna@westwoodps.com
CONTRACTOR	K	X	X	X

**ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION**

Date: 06/13/2018
Sheet: 1 of 18

001492P-00001.dwg

Client:	APR
Drawn:	APR
Checked:	APR
Project No.:	
Scale:	
Revision:	
Prepared for:	

Painted Hills Wind, LLC
 11425 30 Canyon Blvd., Suite 160
 San Diego, CA 92121



Painted Hills Wind Energy Repowering Project

Riverside County, California

Existing Conditions

**ISSUED FOR PERMITTING
 NOT FOR CONSTRUCTION**

Date: 06/15/2018
 Sheet: 2 of 15

2018-06-15-00-EC-049

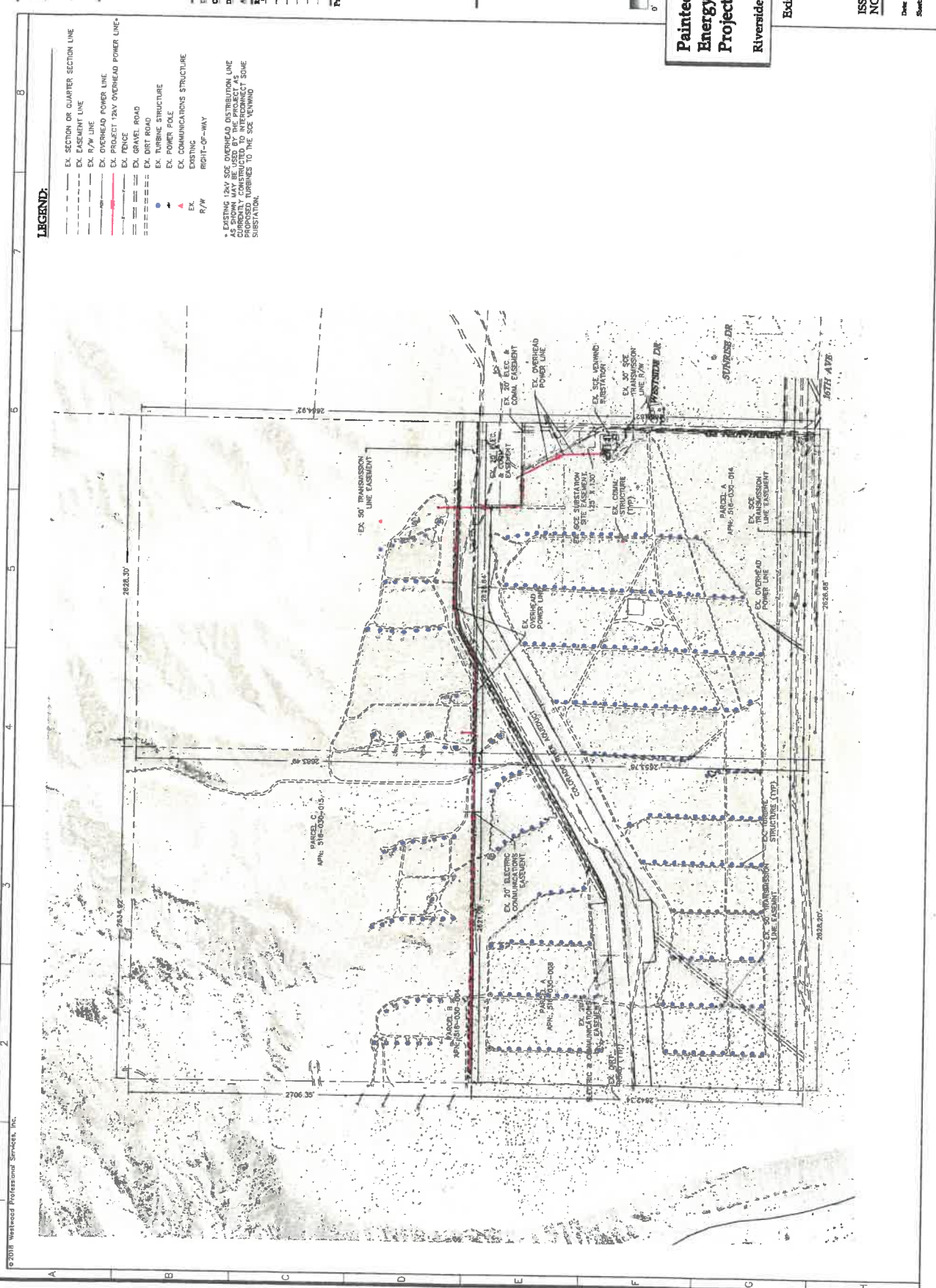
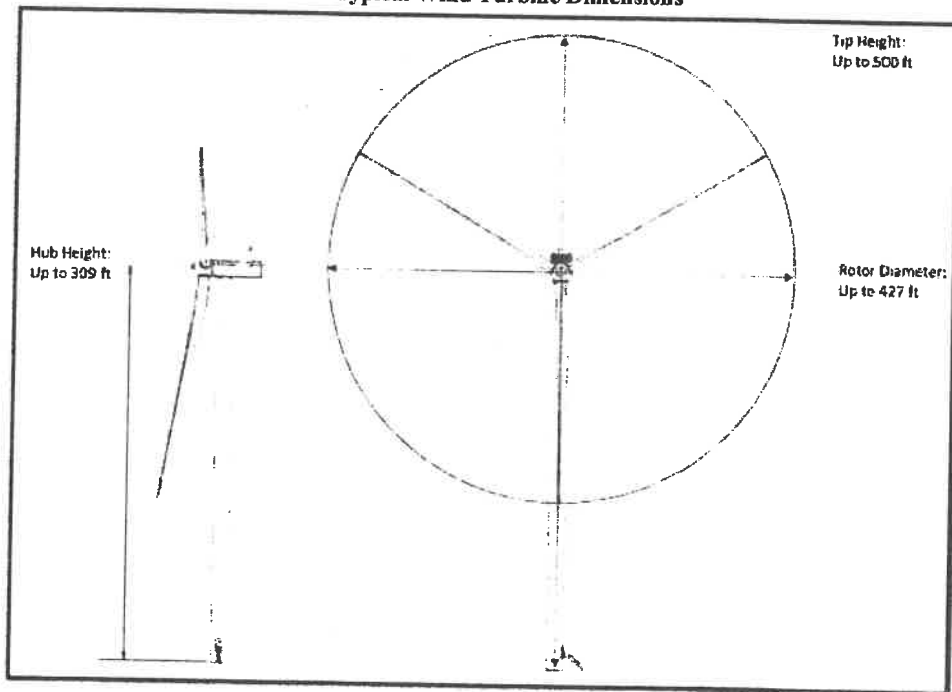


Figure 1
Typical Wind Turbine Dimensions



Checked	APR	AW
Drawn		
Author	DR	
Project	17751 Via Arroyo	
Sheet	17751-001	
Scale	AS SHOWN	

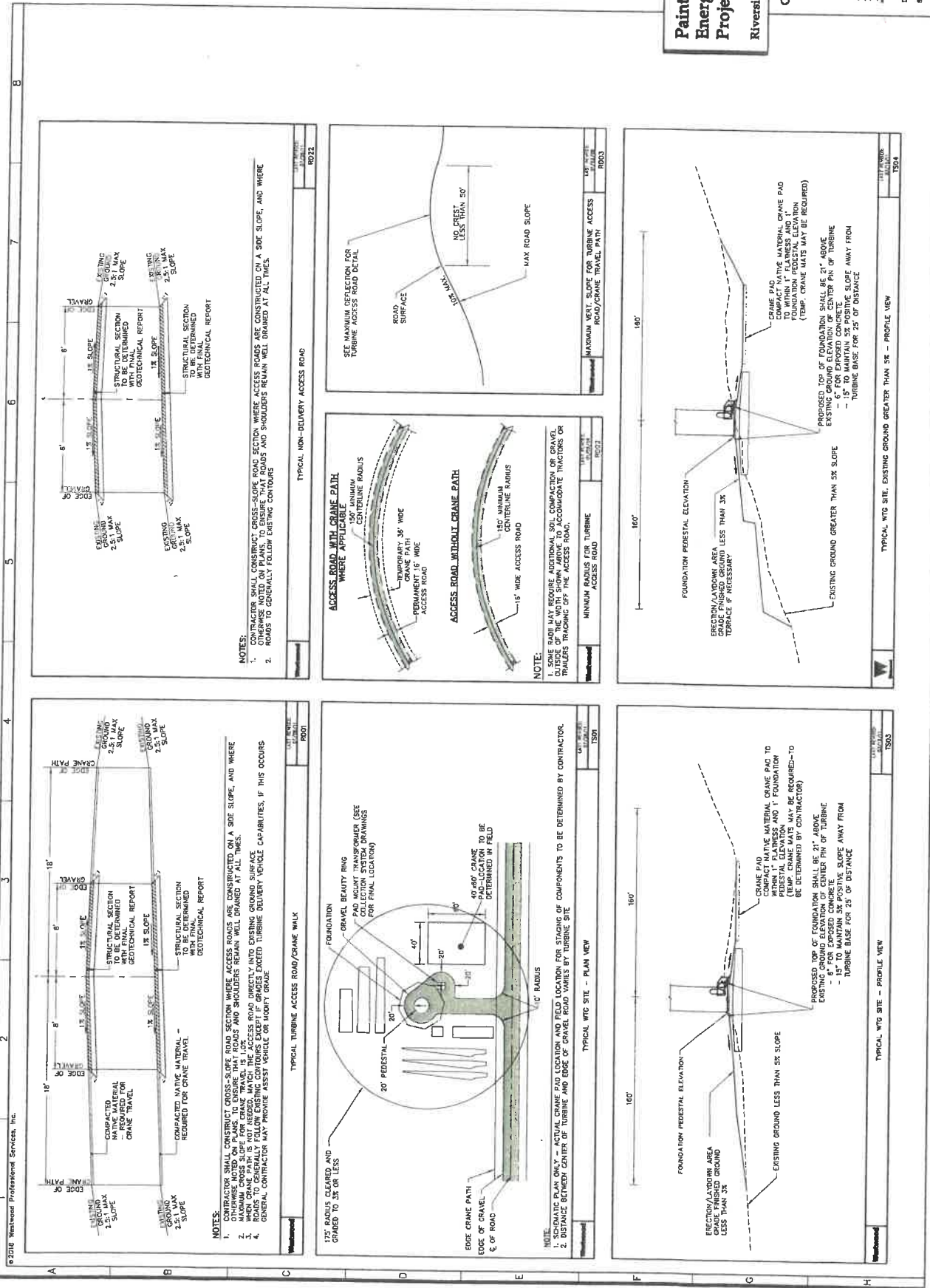
Prepared for:
Painted Hills Wind, LLC
 1465 El Camino Real, Suite 100
 San Diego, CA 92108

Painted Hills Wind Energy Repowering Project
 Riverside County, California

Construction Details

ISSUED FOR PERMITTING
 NOT FOR CONSTRUCTION

Date: 06/10/2016
 Sheet: 4 of 16
 0012-10-000701.dwg



TYPICAL TURBINE ACCESS ROAD/CRANE WALK

TYPICAL TURBINE ACCESS ROAD/CRANE WALK

TYPICAL TURBINE ACCESS ROAD/CRANE WALK

TYPICAL TURBINE ACCESS ROAD/CRANE WALK

TYPICAL TURBINE ACCESS ROAD/CRANE WALK

TYPICAL TURBINE ACCESS ROAD/CRANE WALK

TYPICAL TURBINE ACCESS ROAD/CRANE WALK

TYPICAL TURBINE ACCESS ROAD/CRANE WALK

TYPICAL TURBINE ACCESS ROAD/CRANE WALK

Project:	AW
Client:	AW
Contract:	AW
Drawn:	AW
Checked:	AW
Scale:	AS SHOWN
Notes:	SEE DRAWING
Revised:	
By:	
Date:	

Painted Hills Wind, LLC
 1165 21 Camino Real, Suite 160
 San Diego, CA 92108

Painted Hills Wind Energy Repowering Project
 Riverside County, California

Construction Details

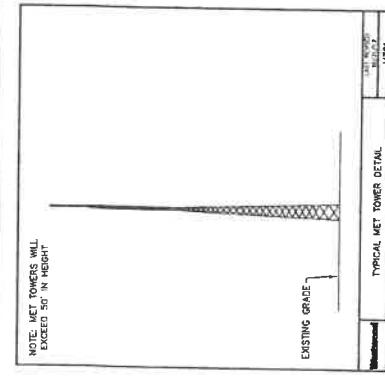
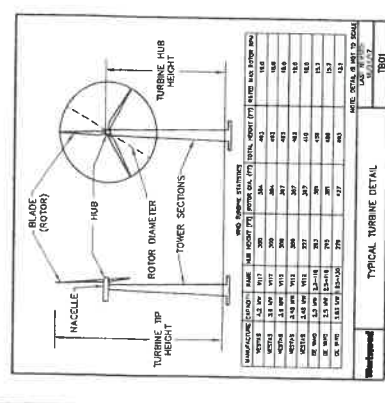
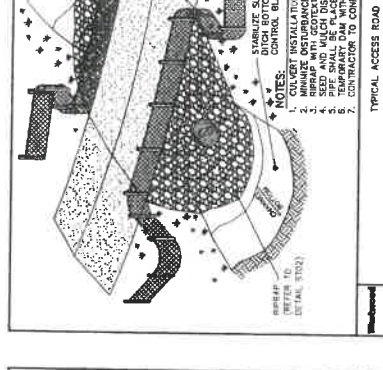
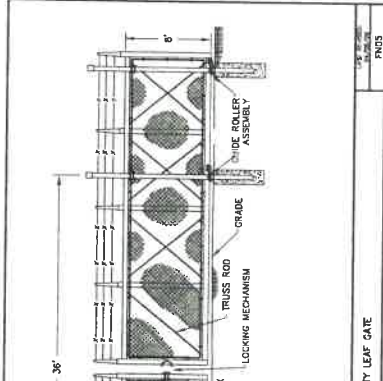
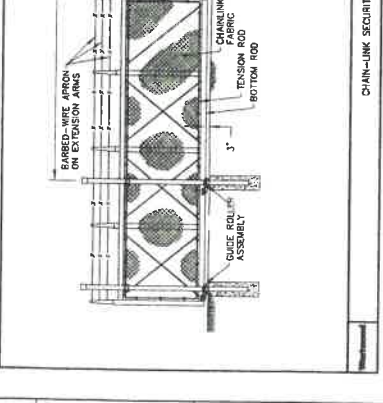
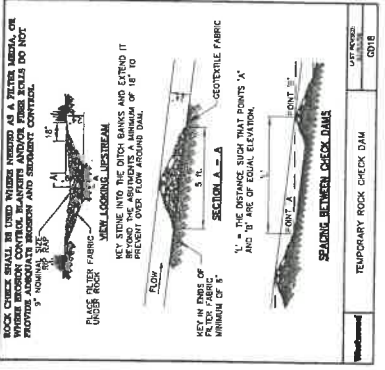
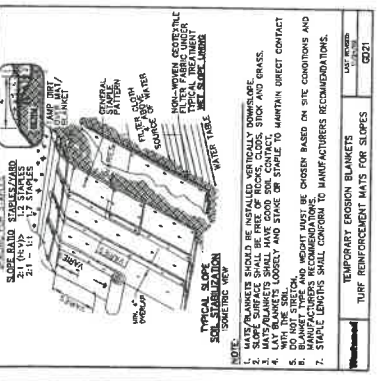
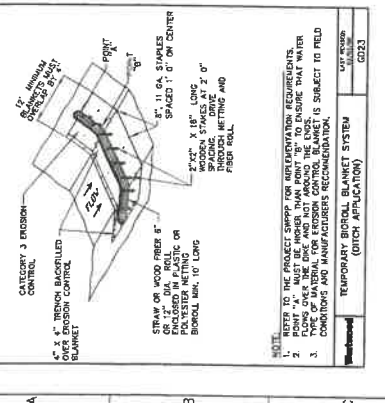
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 NOT FOR CONSTRUCTION

Date: 06/13/2018
 Sheet: 5 OF 18

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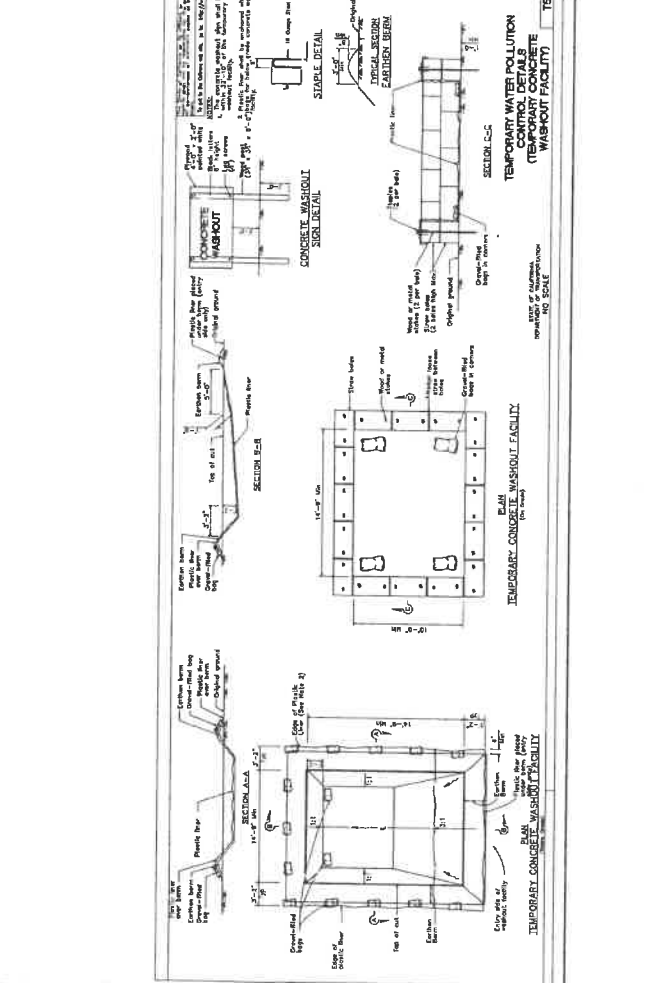
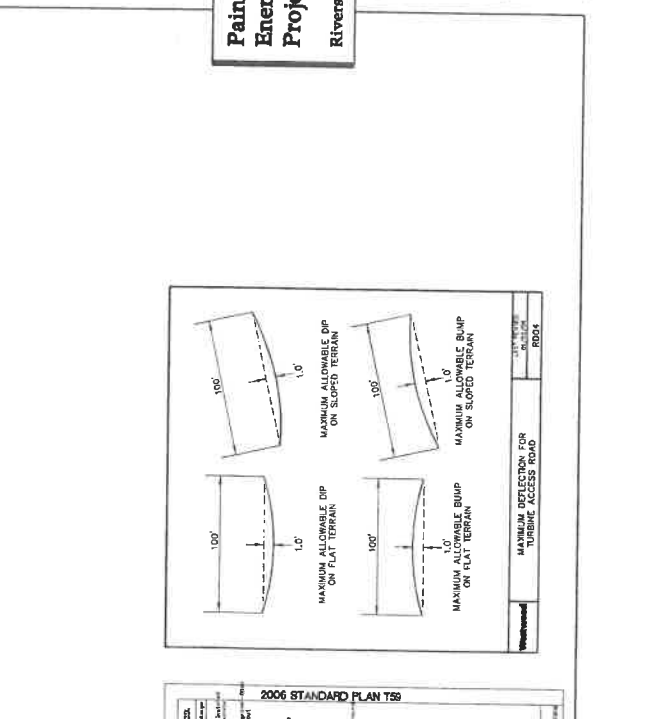
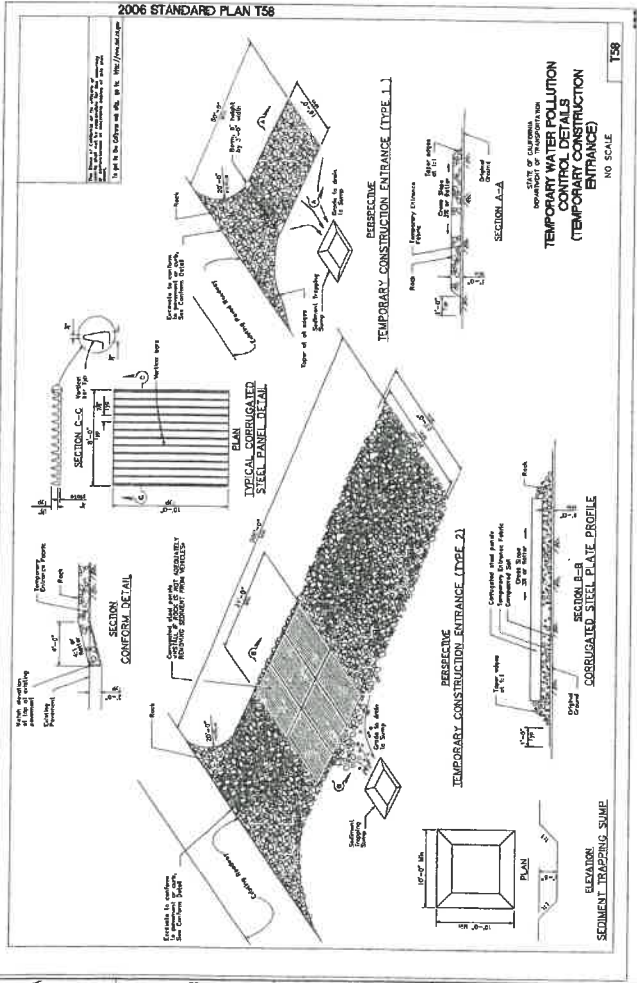
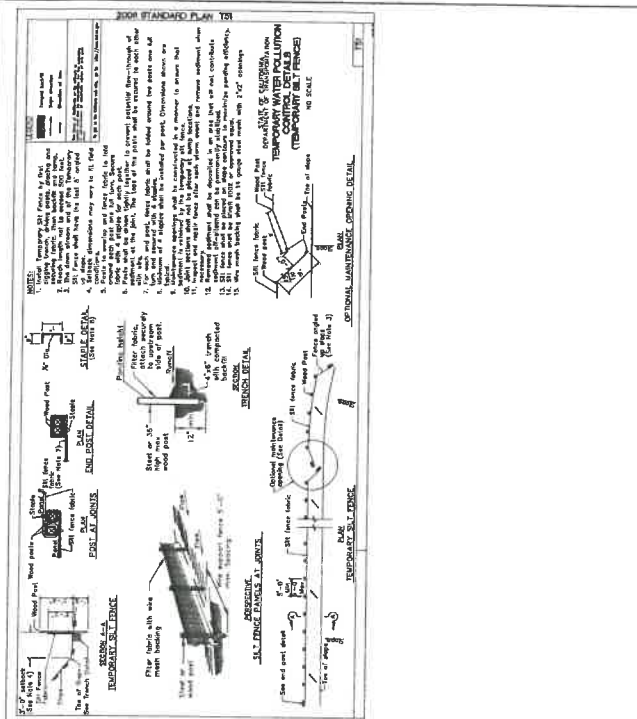
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1 2 3 4 5 6 7 8



MANUFACTURER	MODEL	TYPE	HEIGHT (FT)	DIAMETER (IN)	WEIGHT (LBS)	WIND SPEED (MPH)	WIND DIRECTION
WESTWOOD	W201	NET TOWER	50	18	150	10	180
WESTWOOD	W202	NET TOWER	50	18	150	10	180
WESTWOOD	W203	NET TOWER	50	18	150	10	180
WESTWOOD	W204	NET TOWER	50	18	150	10	180
WESTWOOD	W205	NET TOWER	50	18	150	10	180
WESTWOOD	W206	NET TOWER	50	18	150	10	180
WESTWOOD	W207	NET TOWER	50	18	150	10	180
WESTWOOD	W208	NET TOWER	50	18	150	10	180
WESTWOOD	W209	NET TOWER	50	18	150	10	180
WESTWOOD	W210	NET TOWER	50	18	150	10	180

1 2 3 4 5 6 7 8



Painted Hills
Wind, LLC
1465 El Camino Real, Suite 100
San Diego, CA 92109

Painted Hills Wind
Energy Repowering
Project

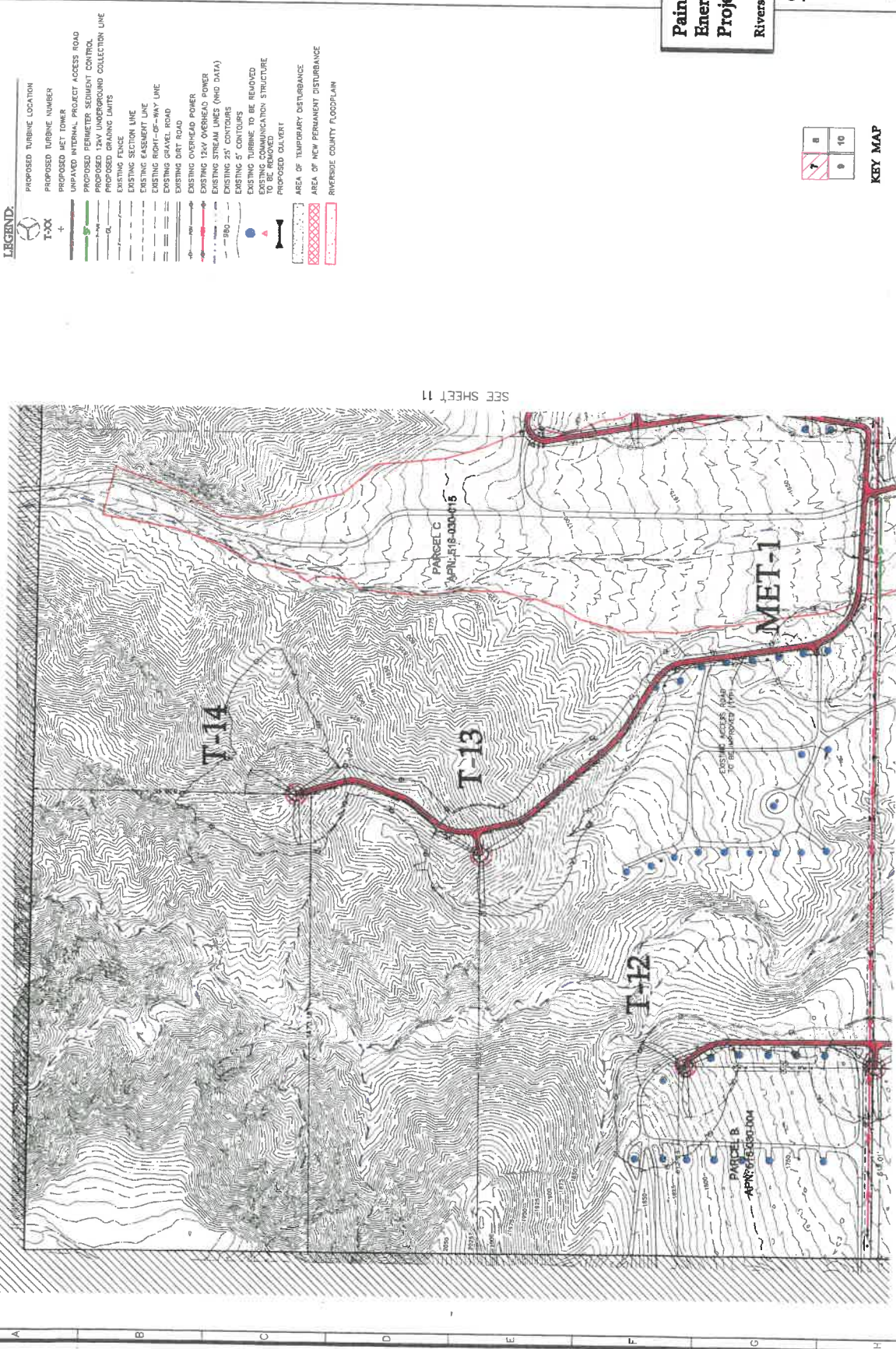
Riverside County, California
Construction Details

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

Date: 06/13/2018
Sheet: 8 of 15

012470-00701.dwg

1 2 3 4 5 6 7 8



- LEGEND:**
- PROPOSED TURBINE LOCATION
 - PROPOSED TURBINE NUMBER
 - PROPOSED MET TOWER
 - UNPAVED INTERNAL PROJECT ACCESS ROAD
 - PROPOSED PERIMETER SEDIMENT CONTROL
 - PROPOSED 120V UNDERGROUND COLLECTION LINE
 - PROPOSED GRADING LIMITS
 - EXISTING FENCE
 - EXISTING SECTION LINE
 - EXISTING EASEMENT LINE
 - EXISTING RIGHT-OF-WAY LINE
 - EXISTING GRAVEL ROAD
 - EXISTING DIRT ROAD
 - EXISTING OVERHEAD POWER
 - EXISTING 120V OVERHEAD POWER
 - EXISTING STREAM LINES (MID DATA)
 - EXISTING STREAM LINES (LOW DATA)
 - EXISTING 2" CONDUIT
 - EXISTING TURBINE TO BE RELOCATED
 - EXISTING COMMUNICATION STRUCTURE TO BE REMOVED
 - PROPOSED CALVERT
 - AREA OF TEMPORARY DISTURBANCE
 - AREA OF NEW PERMANENT DISTURBANCE
 - RIVERSIDE COUNTY FLOODPLAIN

SEE SHEET 11

SEE SHEET 12

Painted Hills Wind, LLC
 11665 El Estero Rd., Suite 100
 San Diego, CA 92120



Painted Hills Wind Energy Repowering Project
 Riverside County, California

Civil Site Plan T-12, T-13, T-14, MET-1

ISSUED FOR PERMITTING NOT FOR CONSTRUCTION

Date: 06/13/2018
 Sheet: 7 of 18

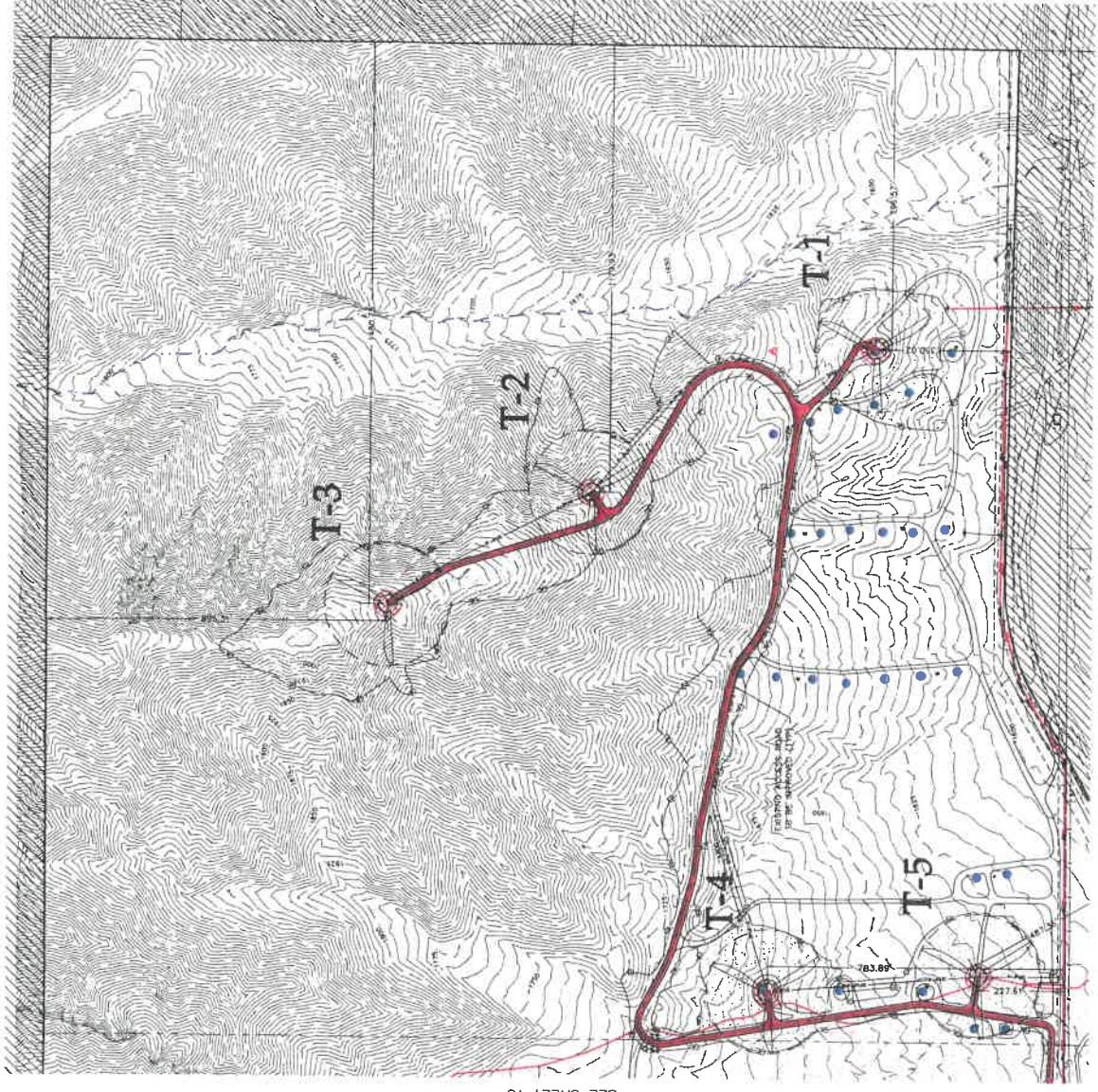
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5	6	7	8
9	10	11	12

KEY MAP

0717476-00007070.dwg

- LEGEND:**
- PROPOSED TURBINE LOCATION
 - PROPOSED MET TOWER
 - PROPOSED TURBINE NUMBER
 - UNPAVED INTERNAL PROJECT ACCESS ROAD
 - PROPOSED PERIMETER SEDIMENT CONTROL
 - PROPOSED 12kV UNDERGROUND COLLECTION LINE
 - PROPOSED 12kV OVERHEAD POWER
 - EXISTING FENCE
 - EXISTING SECTION LINE
 - EXISTING EASEMENT LINE
 - EXISTING GRAVEL ROAD
 - EXISTING DIRT ROAD
 - EXISTING RIGHT-OF-WAY LINE
 - EXISTING OVERHEAD POWER
 - EXISTING STREAM LINES (MID DATA)
 - EXISTING 25' CONTOURS
 - EXISTING 5' CONTOURS
 - EXISTING TURBINE TO BE REMOVED
 - EXISTING COMMUNICATION STRUCTURE
 - PROPOSED CULVERT
 - AREA OF TEMPORARY DISTURBANCE
 - AREA OF NEW PERMANENT DISTURBANCE
 - RIVERSIDE COUNTY FLOODPLAIN



SEE SHEET 10

SEE SHEET 13

Westwood
 15100 San Diego Ave., Suite 100
 San Diego, CA 92128
 (619) 441-1100
 westwood@westwoodpro.com

Checked:	APR
Drawing:	00
As-Noted Drawing:	APR
Approved:	06/13/2018
Project:	06/13/2018
Prepared for:	

**Painted Hills
 Wind, LLC**
 11455 El Camino Real, Suite 140
 San Diego, CA 92130



**Painted Hills Wind
 Energy Repowering
 Project**
 Riverside County, California

Civil Site Plan T-1,
 T-2, T-3, T-4, T-5

**ISSUED FOR PERMITTING
 NOT FOR CONSTRUCTION**

Date: 06/13/2018
 Sheet: 9 of 15

TYPOGRAPHIC INFORMATION PROVIDED BY SITE/CD SURVEYING ENGINEERING DATED FALL OF 2017

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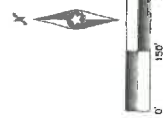
KEY MAP

06/13/18-202018.dwg

Westwood
 WESTWOOD PROFESSIONAL SERVICES, INC.
 13751 Westwood Circle, Suite 100
 Westwood, California 91387
 Phone: (818) 714-4400
 Fax: (818) 714-4401
 www.westwoodps.com

Project:	Painted Hills Wind Energy Repowering Project
Client:	Painted Hills Wind, LLC
Drawn by:	[Redacted]
Checked by:	[Redacted]
Scale:	AS SHOWN
Date:	06/13/2018
Sheet:	9 of 18
Prepared by:	[Redacted]

Painted Hills Wind, LLC
 1405 W. Collins Road, Suite 300
 San Diego, CA 92108



Painted Hills Wind Energy Repowering Project
 Riverside County, California

Civil Site Plan T-9, T-10, T-11, MET-2

ISSUED FOR PERMITTING NOT FOR CONSTRUCTION

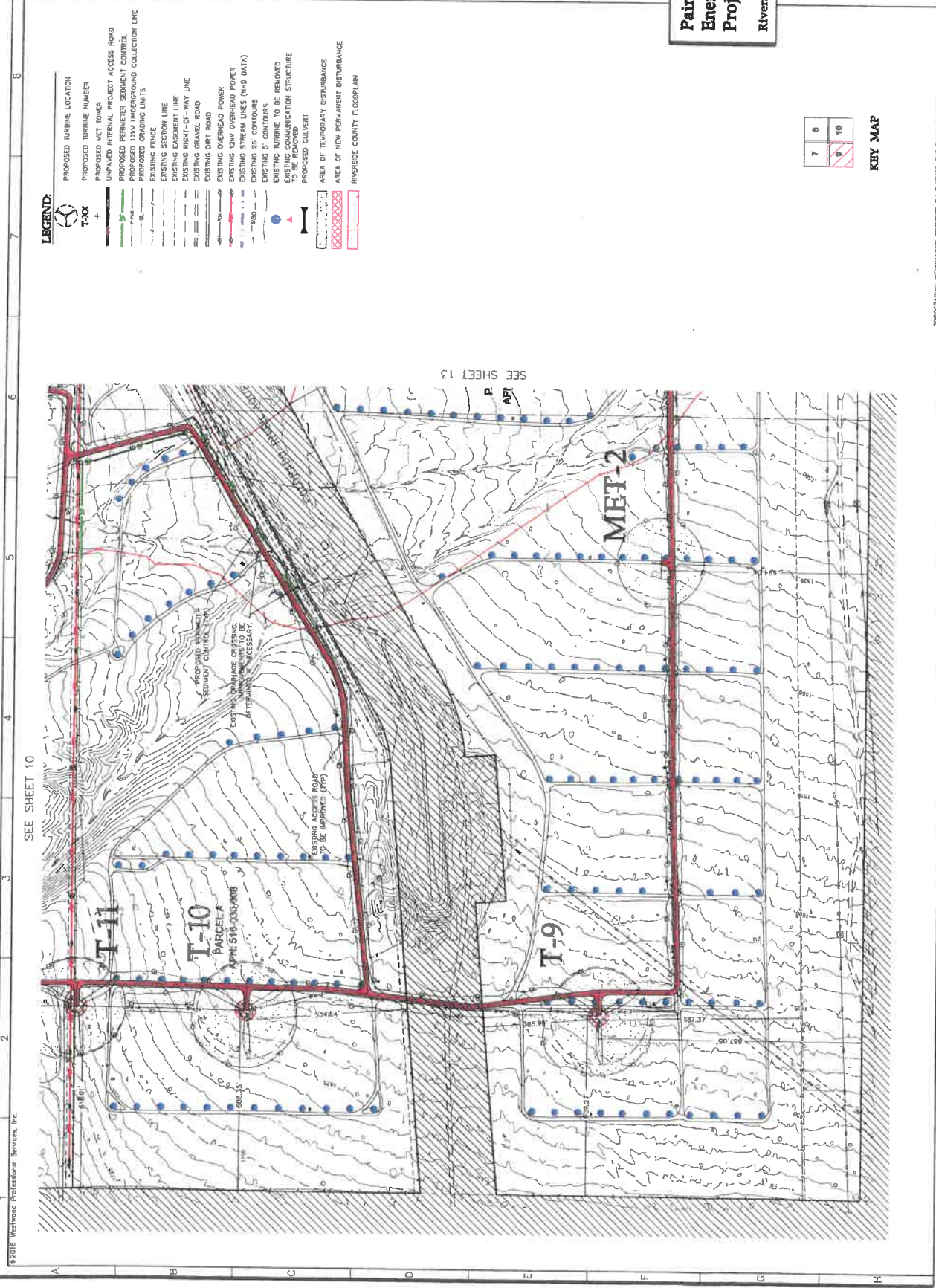
Date: 06/13/2018
 Sheet: 9 of 18
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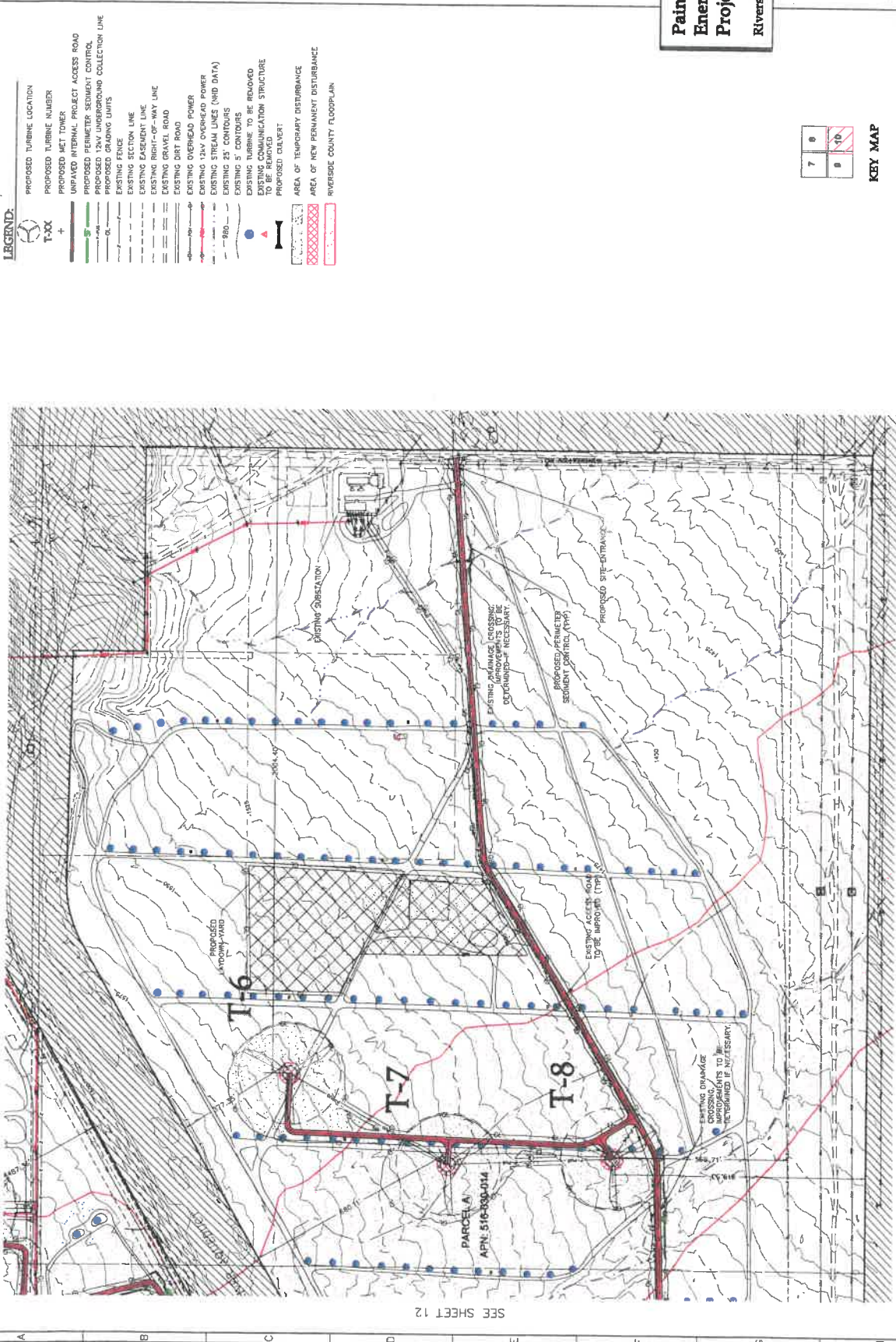
- PROPOSED TURBINE LOCATION
- UNPAVED INTERNAL PROJECT ACCESS ROAD
- PROPOSED MET TOWER
- PROPOSED PERMITTED SEGMENT CONTROL
- PROPOSED 12KV UNDERGROUND COLLECTION LINE
- EXISTING FENCE
- EXISTING SECTION LINE
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING GRAVEL ROAD
- EXISTING DIRT ROAD
- EXISTING OVERHEAD POWER
- EXISTING 12KV UNDERGROUND POWER
- EXISTING STREAM LINES (MID DATA)
- EXISTING 5' CONTOURS
- EXISTING TURBINE TO BE REMOVED
- EXISTING COMMUNICATION STRUCTURE TO BE REMOVED
- PROPOSED CULVERT
- AREA OF TEMPORARY DISTURBANCE
- AREA OF NEW PERMANENT DISTURBANCE
- RIVERSIDE COUNTY FLOODPLAIN

7	8
9	10

KEY MAP

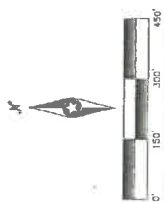


SEE SHEET 11 7 6 5 4 3 2 1 A B C D E F G H



- LEGEND:**
- PROPOSED TURBINE LOCATION
 - PROPOSED TURBINE NUMBER
 - UNPAVED INTERNAL PROJECT ACCESS ROAD
 - PROPOSED PERIMETER SEDIMENT CONTROL
 - PROPOSED 12KV UNDERGROUND COLLECTION LINE
 - PROPOSED GRADING LIMITS
 - EXISTING FENCE
 - EXISTING SECTION LINE
 - EXISTING EASEMENT LINE
 - EXISTING RIGHT-OF-WAY LINE
 - EXISTING LEVEL ROAD
 - EXISTING DIRT ROAD
 - EXISTING OVERHEAD POWER
 - EXISTING UNDERGROUND POWER
 - EXISTING STREAM LINES (NO DATA)
 - EXISTING 3" CONTOURS
 - EXISTING TURBINE TO BE REMOVED
 - EXISTING COMMUNICATION STRUCTURE TO BE REMOVED
 - PROPOSED CULVERT
 - AREA OF TEMPORARY DISTURBANCE
 - AREA OF NEW PERMANENT DISTURBANCE
 - IVERSIDE COUNTY FLOODPLAIN

Painted Hills Wind, LLC
 1465 El Camino Real, Suite 100
 San Diego, CA 92109



Painted Hills Wind Energy Repowering Project
 Riverside County, California

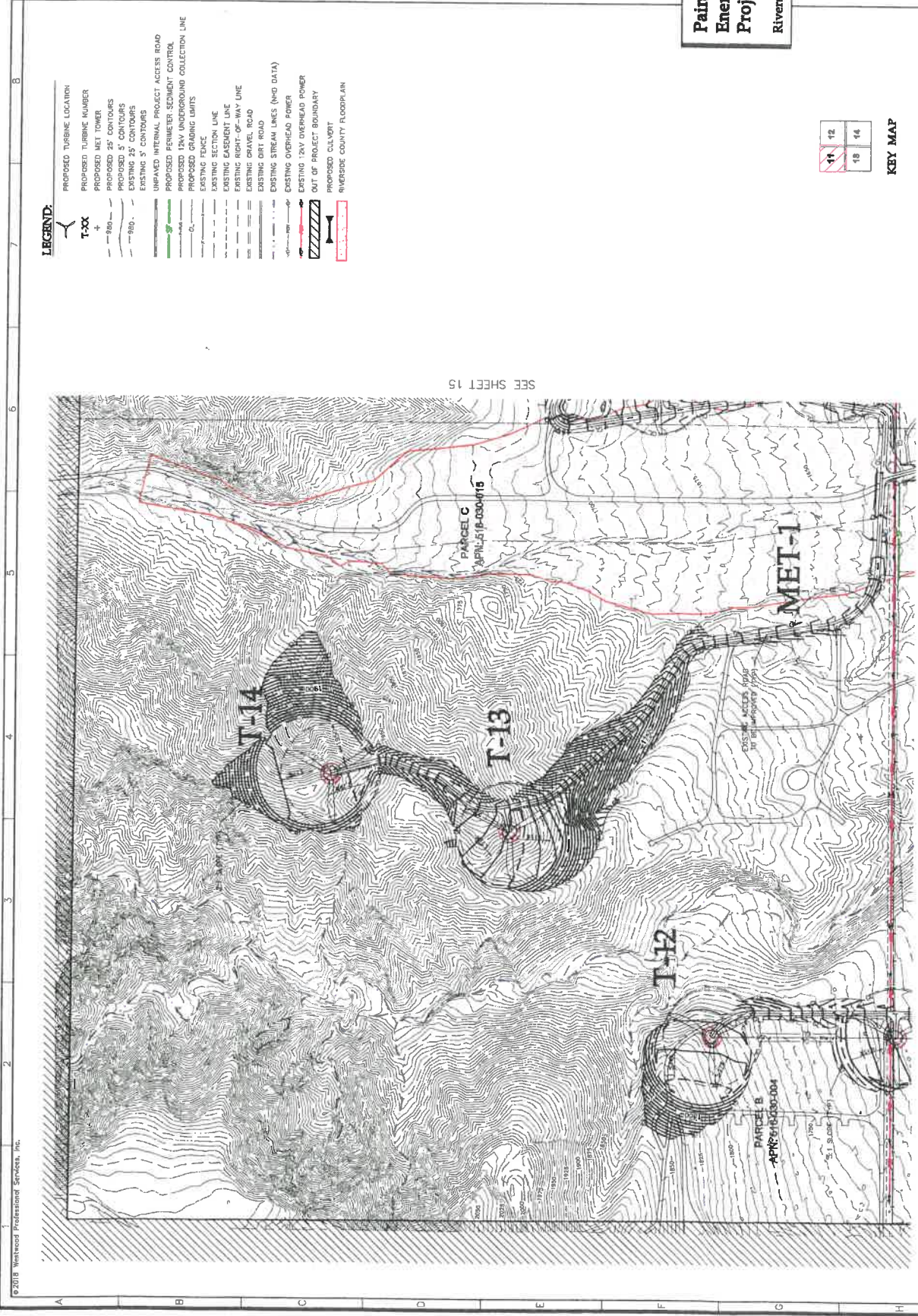
Civil Site Plan T-6, T-7, T-8

ISSUED FOR PERMITTING NOT FOR CONSTRUCTION

Date: 06/13/2016
 Sheet: 10 of 15

7	8
9	10

KEY MAP



SEE SHEET 15

SEE SHEET 16

LEGEND:

- PROPOSED TURBINE LOCATION
- PROPOSED TURBINE NUMBER
- PROPOSED MET TOWER
- PROPOSED 25' CONTOURS
- PROPOSED 5' CONTOURS
- EXISTING 5' CONTOURS
- UNPAVED INTERNAL PROJECT ACCESS ROAD
- PROPOSED PERMETER SEGMENT CONTROL
- PROPOSED 12KV UNDERGROUND COLLECTION LINE
- EXISTING GRADING LIMITS
- EXISTING SECTION LINE
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING GRAVEL ROAD
- EXISTING DIRT ROAD
- EXISTING STREAM LINES (MID DATA)
- EXISTING OVERHEAD POWER
- EXISTING 12KV OVERHEAD POWER
- OUT OF PROJECT BOUNDARY
- PROPOSED CULVERT
- RIVERSIDE COUNTY FLOODPLAIN

Westwood
 8325141400
 1715 Midway Drive, Suite 200
 San Diego, CA 92128
 (619) 444-1100
 westwood@westwoodps.com
 Westwood Professional Services, Inc.

Engineer:	ATP
Checker:	TP
Director:	ATP
As-Field Drawn:	
Field Notes:	
Scale:	AS SHOWN
Project No.:	0000000000
Sheet No.:	
Prepared for:	

Painted Hills Wind, LLC
 13635 30 Camino Real, Suite 340
 San Diego, CA 92130



Painted Hills Wind Energy Repowering Project
 Riverside County, California

Grading Plan

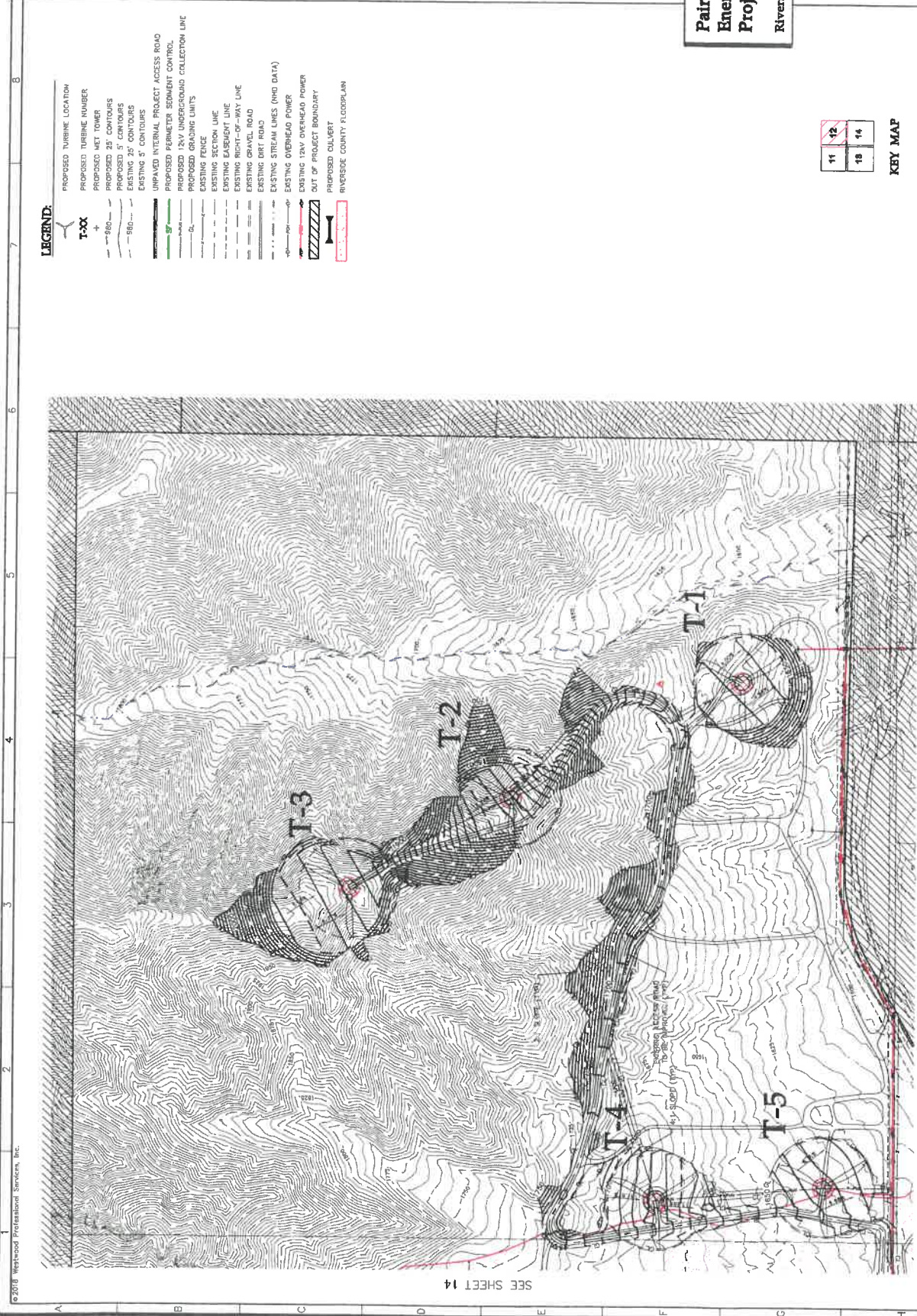
11	12
13	14

KEY MAP

**ISSUED FOR PERMITTING
 NOT FOR CONSTRUCTION**

Date: 06/19/2018
 Sheet: 11 of 18

001219-005P02.dwg



LEGEND:

- PROPOSED TURBINE LOCATION
- PROPOSED TURBINE NUMBER
- PROPOSED MET TOWER
- PROPOSED 25' CONTOURS
- PROPOSED 5' CONTOURS
- EXISTING 25' CONTOURS
- EXISTING 5' CONTOURS
- UNPAVED INTERNAL PROJECT ACCESS ROAD
- PROPOSED PERMETER SEDIMENT CONTROL
- PROPOSED 12kV UNDERGROUND COLLECTION LINE
- PROPOSED GRADING LIMITS
- EXISTING FENCE
- EXISTING SECTION LINE
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING GRAVEL ROAD
- EXISTING DIRT ROAD
- EXISTING STREAM LINES (MND DATA)
- EXISTING OVERHEAD POWER
- EXISTING 12kV OVERHEAD POWER
- OUT OF PROJECT BOUNDARY
- PROPOSED CULVERT
- RIVERSIDE COUNTY FLOODPLAIN

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Checked:	APR
Drawn:	APR
As-Built Drawing:	
Revision:	
Scale:	
Prepared for:	

Painted Hills Wind, LLC
 13455 El Camino Real, Suite 140
 San Diego, CA 92130



Painted Hills Wind Energy Repowering Project
 Riverside County, California

Grading Plan

ISSUED FOR PERMITTING NOT FOR CONSTRUCTION

Date: 06/15/2018
 Sheet: 12 OF 15

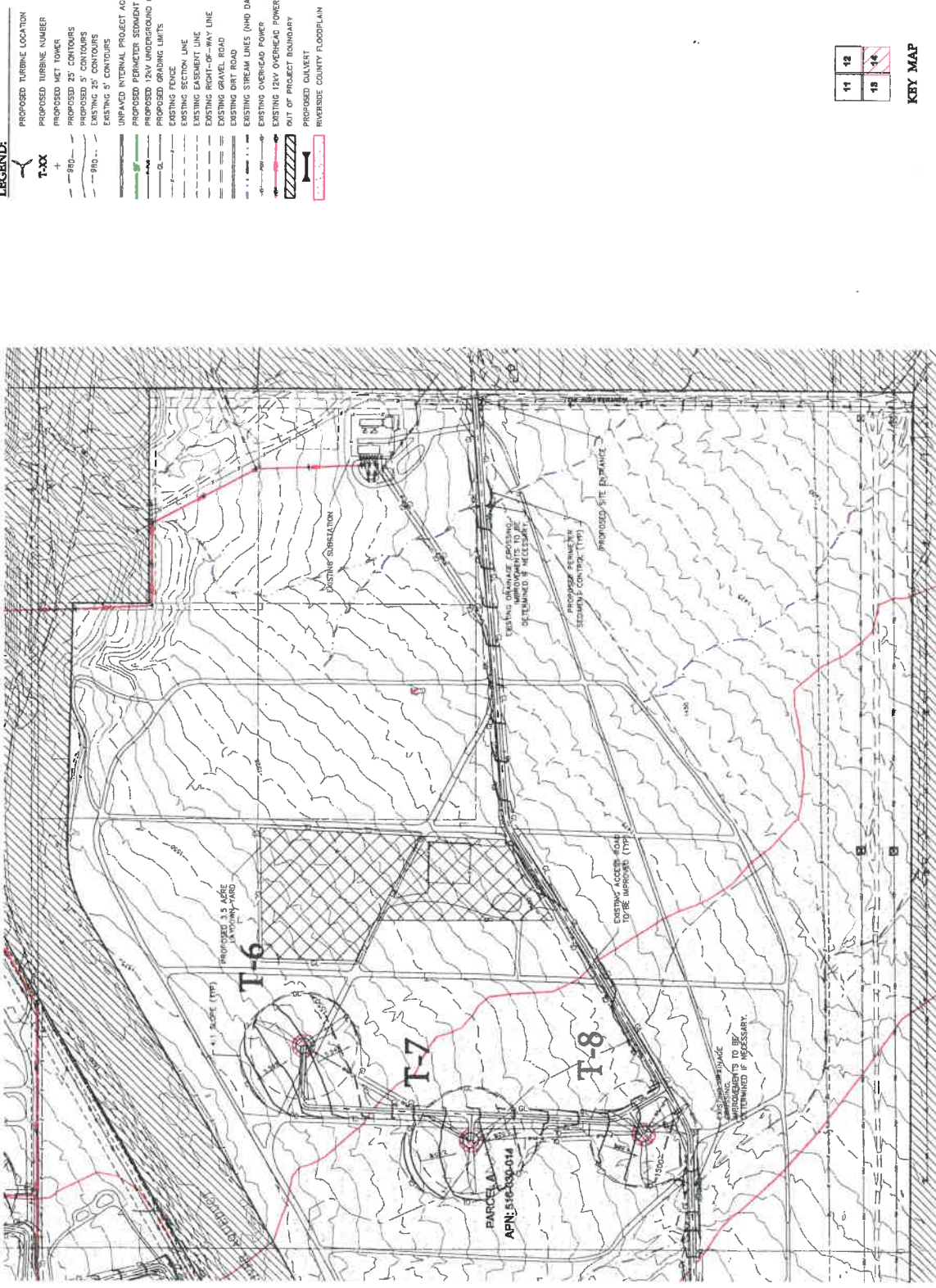
001212-000202.dwg

KEY MAP



SEE SHEET 17

SEE SHEET 14



LEGEND:

- T-XX PROPOSED TURBINE LOCATION
- PROPOSED TURBINE NUMBER
- PROPOSED MET TOWER
- PROPOSED 25' CONTOURS
- PROPOSED 5' CONTOURS
- PROPOSED 1' CONTOURS
- EXISTING 2' CONTOURS
- UNPAVED INTERNAL PROJECT ACCESS ROAD
- PROPOSED PERIMETER SEDIMENT CONTROL LINE
- PROPOSED 15KV UNDERGROUND COLLECTION LINE
- PROPOSED 15KV OVERHEAD POWER
- EXISTING FENCE
- EXISTING SECTION LINE
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING GRAVEL ROAD
- EXISTING DIRT ROAD
- EXISTING STREAM LINES (MND DATA)
- EXISTING OVERHEAD POWER
- EXISTING 15KV OVERHEAD POWER
- OUT OF PROJECT BOUNDARY
- PROPOSED DIVERGENT
- RIVERSIDE COUNTY FLOODPLAIN

11	12
13	14

KEY MAP



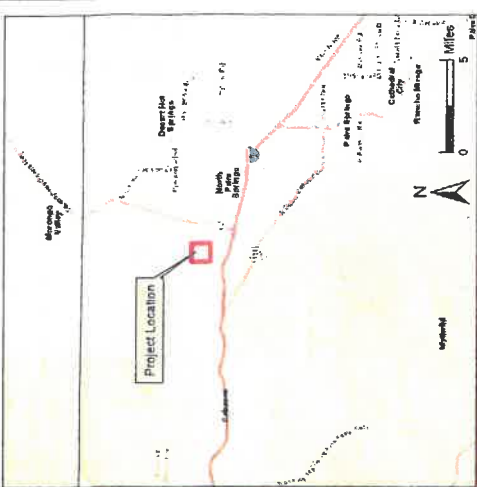
Drawn by: EGR, Westwood (2018)

- Legend**
- MET Towers
 - Proposed Turbines
 - Existing Overhead Collection Line
 - UG Collection Line
 - Project Boundary
 - Project Access Roads
 - Existing Laydown Yard to Remain
 - Laydown Yard Expansion
 - Parcels
 - Existing Substation to Remain
 - R-1
 - R-R
 - W-2
 - W-E

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 06085C, PANEL NOS. 0870G, 0880G AND 0880G, DATED AUGUST 24, 2008, SHOWS THAT THE PROJECT SITE FALLS WITHIN ZONE X, WHICH IS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

Painted Hills Wind Energy Repowering Project

Riverside County, California



Painted Hills Wind Energy Repowering Project

Painted Hills Wind, LLC

Riverside County, California

Obstruction Evaluation & Airspace Analysis

March 9, 2018



Capitol Airspace Group

capitolairspace.com

(703) 256 - 2485

Summary

Capitol Airspace conducted an obstruction evaluation and airspace analysis for the Painted Hills Wind Energy Repowering Project in Riverside County, California. The purpose for this analysis was to identify obstacle clearance surfaces established by the Federal Aviation Administration (FAA) that could limit the placement of 499 foot above ground level (AGL) wind turbines. At the time of this analysis, 14 individual wind turbine locations had been identified (black points, **Figure 1**). This analysis assessed height constraints overlying each location, as well as an approximately 1.3 square mile study area (red outline, **Figure 1**) to aid in identifying optimal wind turbine locations.

14 CFR Part 77.9 requires that all structures exceeding 200 feet AGL be submitted to the FAA so that an aeronautical study can be conducted. The FAA's objective in conducting aeronautical studies is to ensure that proposed structures do not have an effect on the safety of air navigation and the efficient utilization of navigable airspace by aircraft. The end result of an aeronautical study is the issuance of a determination of 'hazard' or 'no hazard' that can be used by the proponent to obtain necessary local construction permits. It should be noted that the FAA has no control over land use in the United States and cannot enforce the findings of its studies.

Height constraints overlying the Painted Hills Wind Energy Repowering Project range from 2,421 to 2,591 feet above mean sea level (AMSL) and are associated with instrument departure procedures. Proposed wind turbines that exceed this surface would require an increase to instrument departure procedure minimum climb gradients. If the FAA determines this impact to constitute a substantial adverse effect, it could be used as the basis for determinations of hazard. However, United States Geological States (USGS) elevation data indicates that it surface should not limit 499 foot AGL wind turbines at any of the proposed locations.

This analysis did not consider electromagnetic interference on communication, navigation, or radar surveillance systems.

Capitol Airspace applies FAA defined rules and regulations applicable to obstacle evaluation, instrument procedures assessment and visual flight rules (VFR) operations to the best of its ability and with the intent to provide the most accurate representation of limiting airspace surfaces as possible. Capitol Airspace maintains datasets obtained from the FAA which are updated on a 56 day cycle. The results of this analysis/map are based on the most recent data available as of the date of this report. Limiting airspace surfaces depicted in this report are subject to change due to FAA rule changes and regular procedure amendments. Therefore, it is of the utmost importance to obtain FAA determinations of no hazard prior to making substantial financial investments in this project.

Methodology

Capitol Airspace studied the proposed project based upon location information provided by Painted Hills Wind, LLC. Using this information, Capitol Airspace generated graphical overlays to determine proximity to airports (**Figure 1**), published instrument procedures, FAA minimum vectoring altitude and minimum instrument flight rules (IFR) altitude charts, enroute airways, and military airspace and training routes.

Capitol Airspace evaluated all 14 CFR Part 77 imaginary surfaces, published instrument approach and departure procedures, visual flight rules operations, FAA minimum vectoring altitudes, minimum IFR altitudes, and enroute operations. All formulas, headings, altitudes, bearings and coordinates used during this study were derived from the following documents and data sources:

- 14 CFR Part 77 Safe, Efficient Use, and Preservation of the Navigable Airspace
- FAA Order 7400.2L Procedures for Handling Airspace Matters
- FAA Order 8260.3D United States Standard for Terminal Instrument Procedures
- FAA Order 8260.58A United States Standard for Performance Based Navigational (PBN) Instrument Procedure Design
- United States Government Flight Information Publication, US Terminal Procedures
- National Airspace System Resource Aeronautical Data

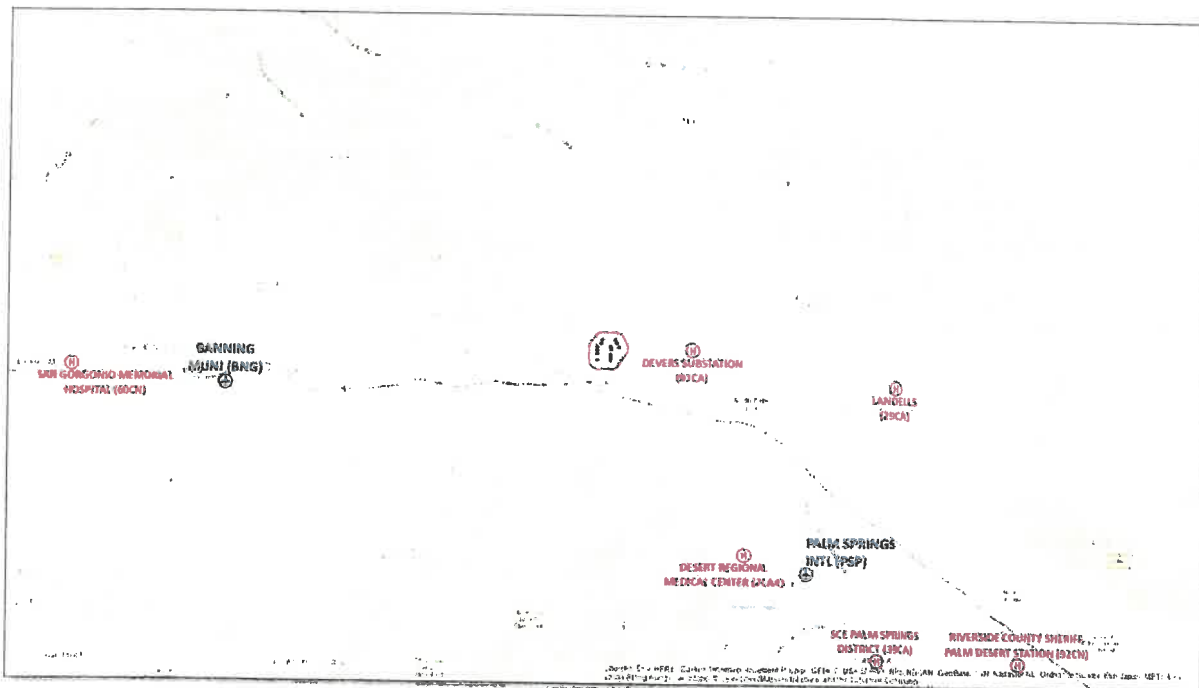


Figure 1: Public-use airports (blue) and private-use heliports (red) in proximity to the Painted Hills Wind Energy Repowering Project

Study Findings

14 CFR Part 77 Imaginary Surfaces

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.

Public-use airport 14 CFR Part 77.17(a)(2) and 77.19/21/23 imaginary surfaces do not overlie the Painted Hills Wind Energy Repowering Project (*Figure 2*). As a result, 499 foot AGL wind turbines will not exceed these surfaces. However, if the planned wind turbine height is increased so that it exceeds 14 CFR Part 77.17(a)(1) – a height of 499 feet at the site of the object – all wind turbines will be identified to be obstructions regardless of their location.

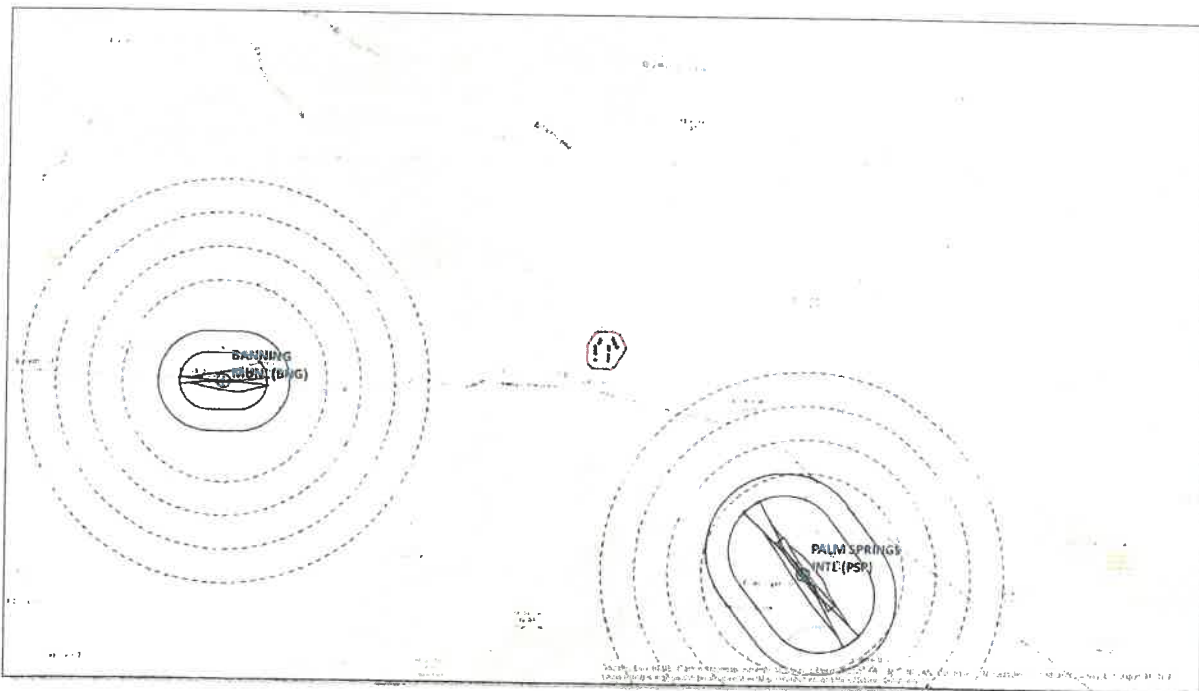


Figure 2: Public-use airport 14 CFR Part 77.17(a)(2) (dashed blue) and 77.19 (black) imaginary surfaces in proximity to the Painted Hills Wind Energy Repowering Project

Visual Flight Rules (VFR) Traffic Pattern Airspace

VFR traffic pattern airspace is used by pilots operating during visual meteorological conditions. The airspace dimensions are based upon the category of aircraft which, in turn, is based upon the approach speed of the aircraft. 14 CFR Part 77.17(a)(2) and 77.19 (as applied to a *visual* runway) imaginary surfaces establish the obstacle clearance surface heights within VFR traffic pattern airspace.

VFR traffic pattern airspace does not overlie the Painted Hills Wind Energy Repowering Project and should not limit 499 foot AGL wind turbines at any of the proposed locations ([Figure 3](#)).

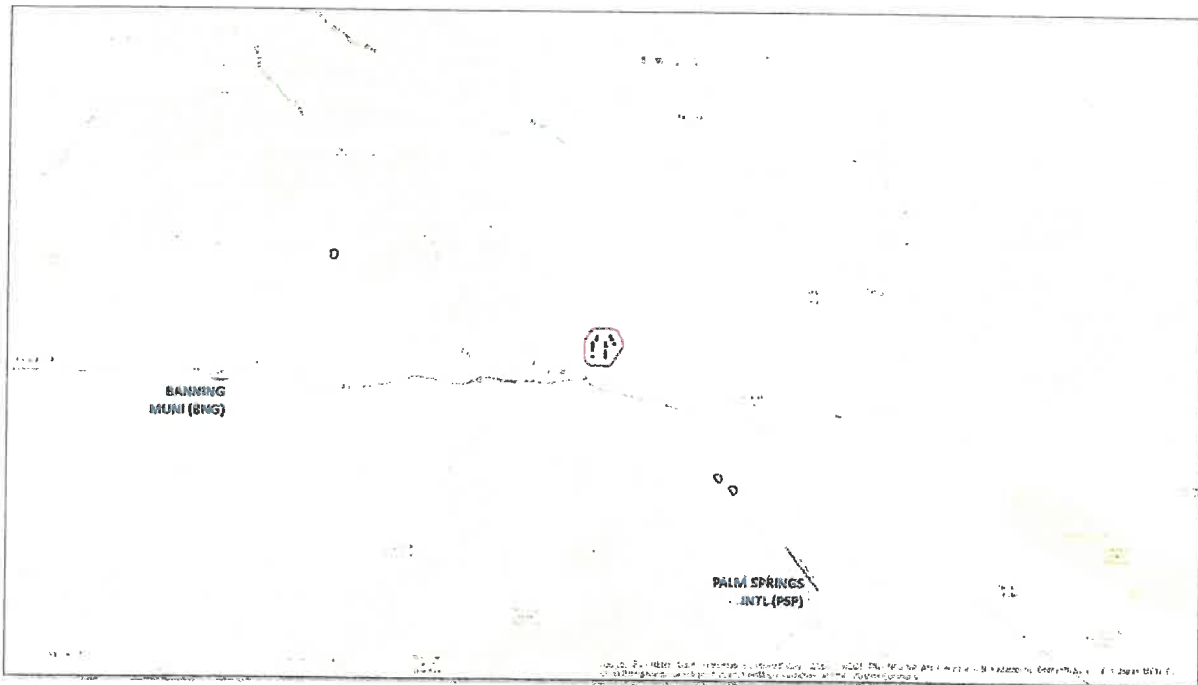


Figure 3: VFR traffic pattern airspace in proximity to the Painted Hills Wind Energy Repowering Project

Instrument Departures

In order to ensure that aircraft departing during marginal weather conditions do not fly into terrain or obstacles, the FAA publishes instrument departure procedures that provide obstacle clearance to pilots as they transition between the terminal and enroute environments. These procedures contain specific routing and minimum climb gradients to ensure clearance from terrain and obstacles.

Proposed structures that exceed instrument departure procedure obstacle clearance surfaces would require an increase to minimum climb gradients and/or change to routing. If the FAA determines that this impact would constitute a substantial adverse effect, it could be used as the basis for determinations of hazard.

Palm Springs International Airport

Runway 31L Cathedral One Standard Instrument Departure (SID) (Figure 4)

Obstacle clearance surfaces range from 2,421 to 2,591 feet AMSL where they overlie the study area and is the lowest height constraint overlying the entire study area. USGS elevation data indicates that these surfaces could limit 499 foot AGL wind turbines on higher terrain in a few small areas within the study area (red areas, *Figure 4*). However, none of the proposed wind turbines are located in these areas.

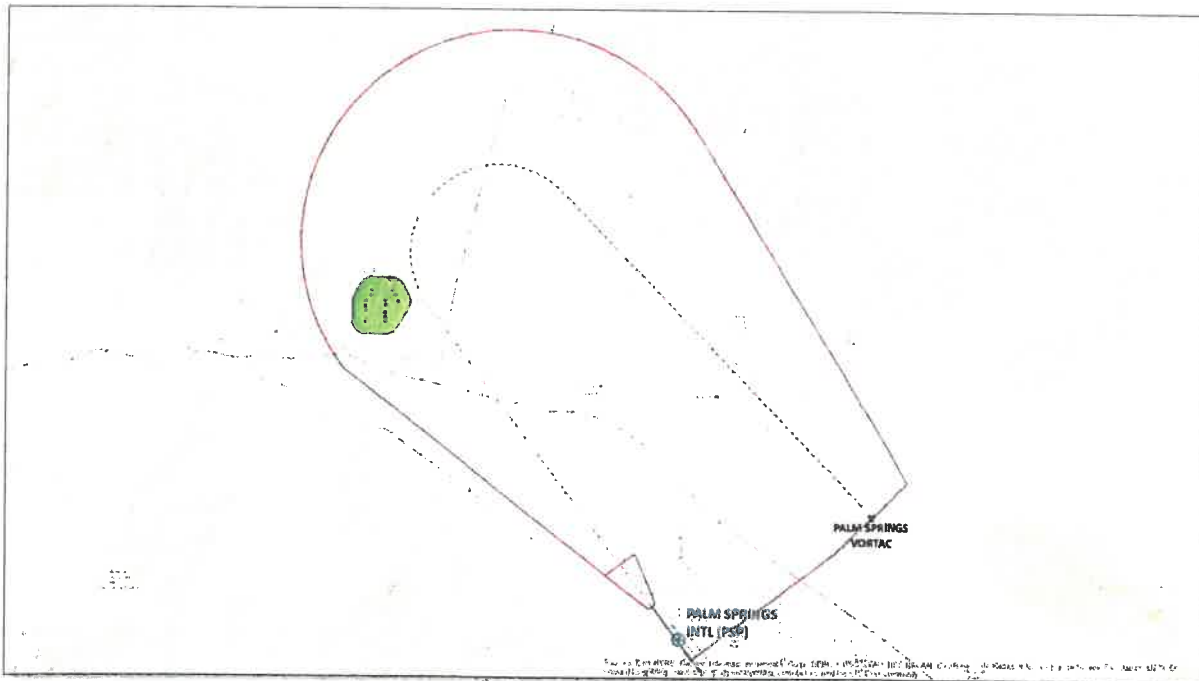


Figure 4: Palm Springs International Airport (PSP) Runway 31L Cathedral One departure

Instrument Approaches¹

Pilots operating during periods of reduced visibility and low cloud ceilings rely on terrestrial and satellite based navigational aids (NAVAIDS) in order to navigate from one point to another and to locate runways. The FAA publishes instrument approach procedures that provide course guidance to on-board avionics that aid the pilot in locating the runway. Capitol Airspace assessed a total of eight published instrument approach procedures at four public-use airports in proximity to the Painted Hills Wind Energy Repowering Project:

Bermuda Dunes (UDD)

RNAV (GPS) Approach to Runway 10
RNAV (GPS) Approach to Runway 28
VOR-C Circling Approach

Palm Springs International (PSP)

RNAV (RNP) Y Approach to Runway 31L
RNAV (RNP) Z Approach to Runway 13R
VOR or GPS-B Circling Approach

Big Bear City (L35)

RNAV (GPS) Approach to Runway 26

Hemet-Ryan (HMT)

RNAV (GPS) Approach to Runway 05

Proposed wind turbines that exceed instrument approach procedure obstacle clearance surfaces would require an increase to their minimum altitudes. Increases to these altitudes, especially critical *decision altitudes (DA)* and *minimum descent altitudes (MDA)*, can directly impact the efficiency of instrument approach procedures. If the FAA determines this impact to constitute a substantial adverse effect it could be used as the basis for determinations of hazard.

Instrument approach procedure obstacle clearance surfaces either do not overlie the study area (e.g., **Figure 5**) or are in excess of other lower surfaces and should not limit 499 foot AGL wind turbines at any of the proposed locations.

¹ Palm Springs International Airport has multiple special instrument approach procedures. Since special instrument approach procedure documentation is not publicly available, Capitol Airspace was unable to assess for associated height constraints. If these procedures are routed over the study area it is possible that their associated obstacle clearance surfaces could be lower than the other surfaces described in this report.

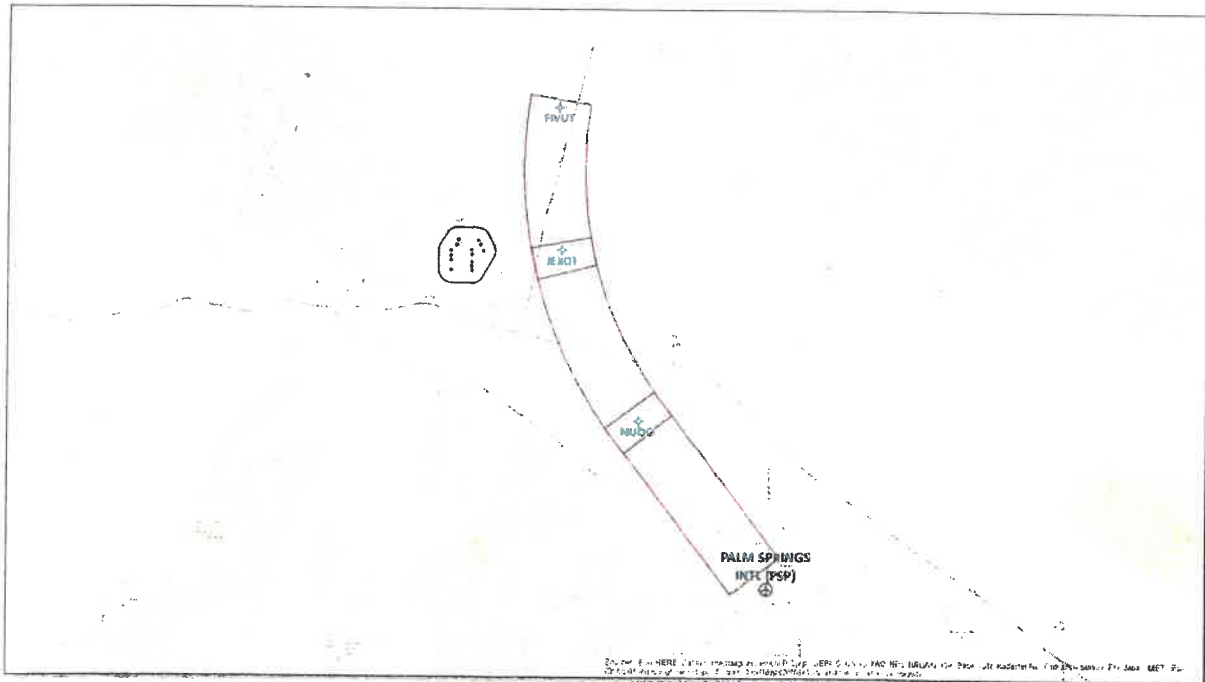


Figure 5: Palm Springs International Airport (PSP) RNAV (RNP) Z Approach to Runway 13R intermediate and final segments

Enroute Airways

Enroute airways provide pilots a means of navigation when flying from airport to airport and are defined by radials between VHF omni-directional ranges (VORs). The FAA publishes minimum altitudes for airways to ensure clearance from obstacles and terrain. The FAA requires that each airway have a minimum of 1,000 feet of obstacle clearance in non-mountainous areas and normally 2,000 feet in mountainous areas.

Proposed structures that exceed enroute airway obstacle clearance surfaces would require an increase to their minimum obstruction clearance altitudes (MOCA) and/or minimum enroute altitudes (MEA). If the FAA determines that this impact would affect a significant volume of operations it could be used as the basis for determination of hazard.

Low altitude enroute airway obstacle clearance surfaces (e.g., *Figure 6*) are in excess of other lower surfaces and should not limit 499 foot AGL wind turbines at any of the proposed locations.

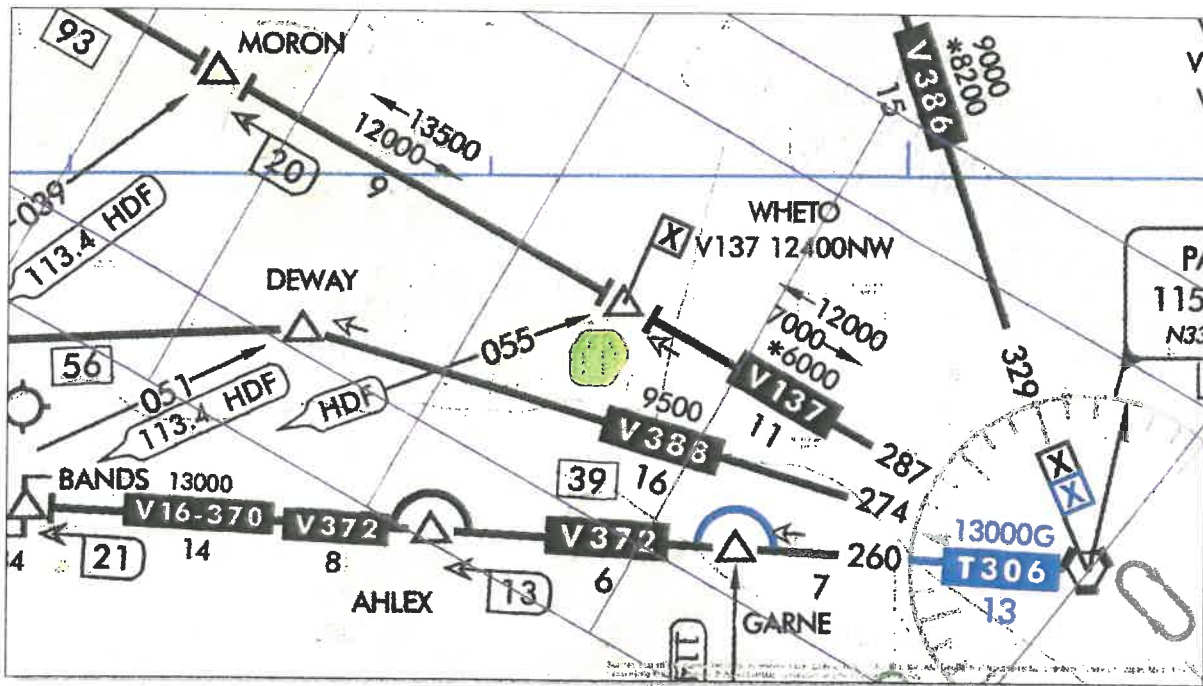


Figure 6: Low altitude enroute chart L-4 with V137 obstacle evaluation area (purple)

Minimum Vectoring/IFR Altitudes

The FAA publishes minimum vectoring altitude (MVA) and minimum instrument flight rules (IFR) altitude charts that define sectors with the lowest altitudes at which air traffic controllers can issue radar vectors to aircraft based on obstacle clearance. The FAA requires that sectors have a minimum of 1,000 feet of obstacle clearance in non-mountainous areas and normally 2,000 feet in mountainous areas.

Proposed structures that exceed minimum vectoring/IFR altitude sector obstacle clearance surfaces would require an increase to the altitudes usable by air traffic control for vectoring aircraft. If the FAA determines that this impact would affect a significant volume of operations, it could result in determinations of hazard.

Minimum vectoring/IFR altitude sector obstacle clearance surfaces (e.g., *Figure 7*) are in excess of other lower surfaces and should not limit 499 foot AGL wind turbines at any of the proposed locations.

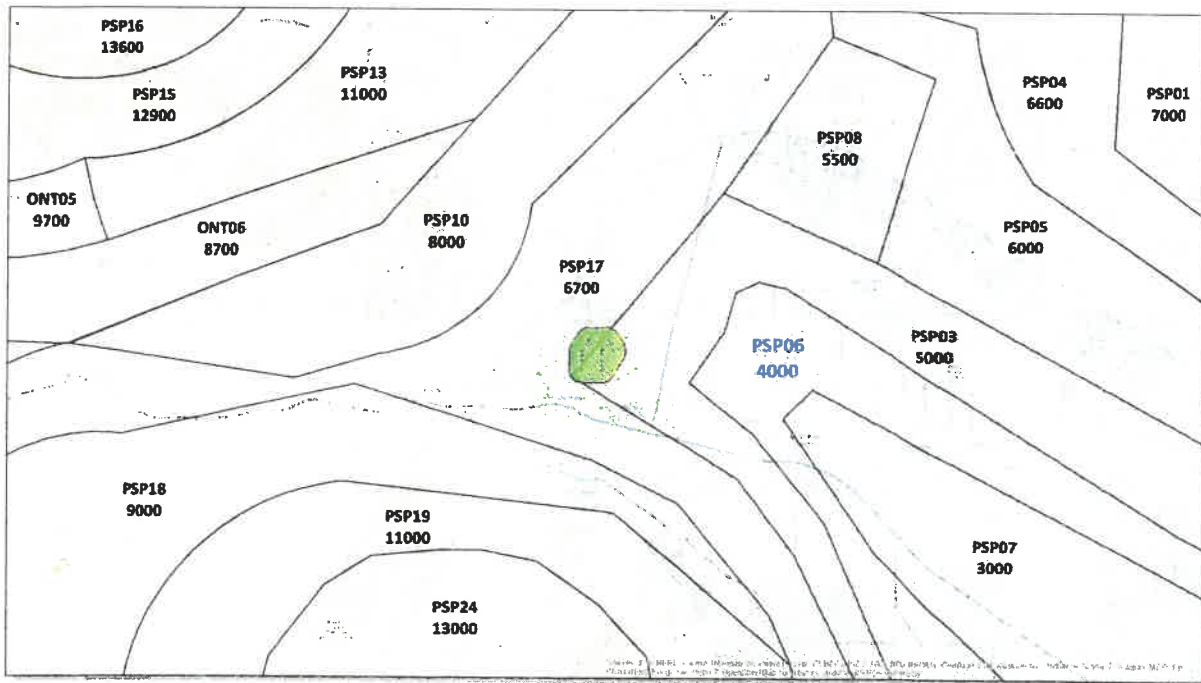


Figure 7: Southern California (SCT) TRACON "FUSION 3" minimum vectoring altitude sectors (black) with Sector PSP06 obstacle evaluation area (hatched blue)

Very High Frequency (VHF) Omni-Directional Range (VOR)

The FAA has established 0.60° (Conventional VOR) and 0.75° (Doppler VOR) screening angles in order to identify proposed structures that may have a negative impact on navigational aids. This surface extends upward and outward from the navigational aid to a distance of up to 8 nautical miles. Proposed wind turbines that exceed this surface may interfere with the services provided by the navigational aid. If the FAA determines this impact to be significant it can be used as the basis for a determination of hazard.

VOR screening surfaces do not overlie the Painted Hills Wind Energy Repowering Project. As a result, it is unlikely that proposed wind turbines would require in depth review by the FAA. In accordance with FAA Technical Operations OEAAA Desk Guide Version 1.2.1, §6.2.1(b)(1), FAA Technical Operations should issue a 'No Objection.'

Long Range and NEXRAD Radar

While Capitol Airspace did not assess for electromagnetic interference on communications, navigational or surveillance systems, the FAA/DOD preliminary screening tool was utilized to determine likely electromagnetic interference on long range and NEXRAD radars.² According to the Long Range Radar tool, the Painted Hills Wind Energy Repowering Project is located in an area designated as 'Green' (left, [Figure 8](#)). The FAA defines this area as follows:

Green: No anticipated impact to Air Defense and Homeland Security radars. Aeronautical study required.

Further, according to the NEXRAD tool, the Painted Hills Wind Energy Repowering Project is located in an area designated as 'Green: No Impact Zone' (right, [Figure 8](#)). The FAA defines this area as follows:

Green: No Impact Zone. Impacts not likely. NOAA will not perform a detailed analysis, but would still like to know about the project.

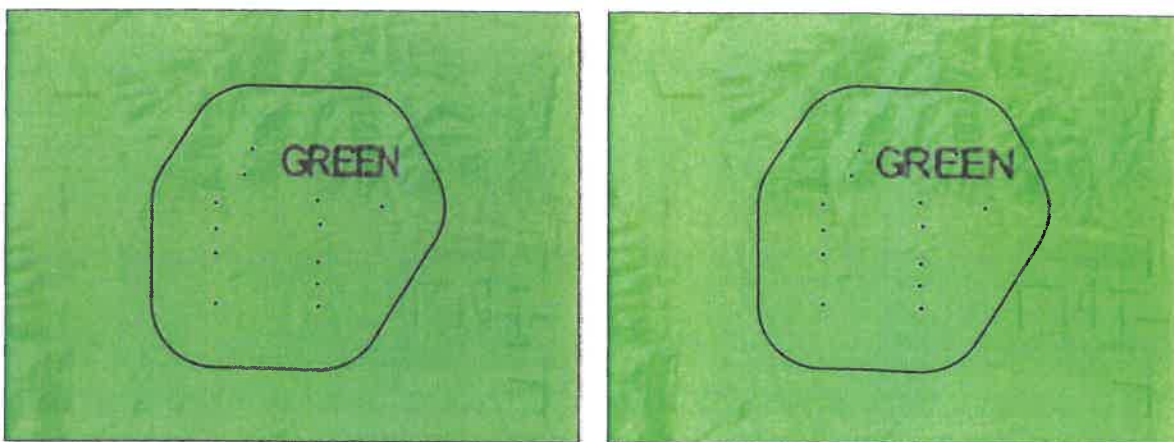


Figure 8: Long range (left) and NEXRAD (right) radar screening tool results

² The preliminary screening tool does not consider turbine height nor does it consider the cumulative impact of existing turbines in proximity to the area studied.

Military Airspace and Training Routes

Since the FAA does not protect for military airspace or training routes, impact on their operations cannot result in a determination of hazard. However, the FAA will notify the military of proposed wind turbines located within these segments of airspace. If the planned development area is located on federal land, impact on military airspace or training routes may result in the denial of permits by the Bureau of Land Management.

Military airspace and training routes do not overlie the Painted Hills Wind Energy Repowering Project. Therefore, these segments of airspace should not result in military objections to proposed wind development.

Conclusion

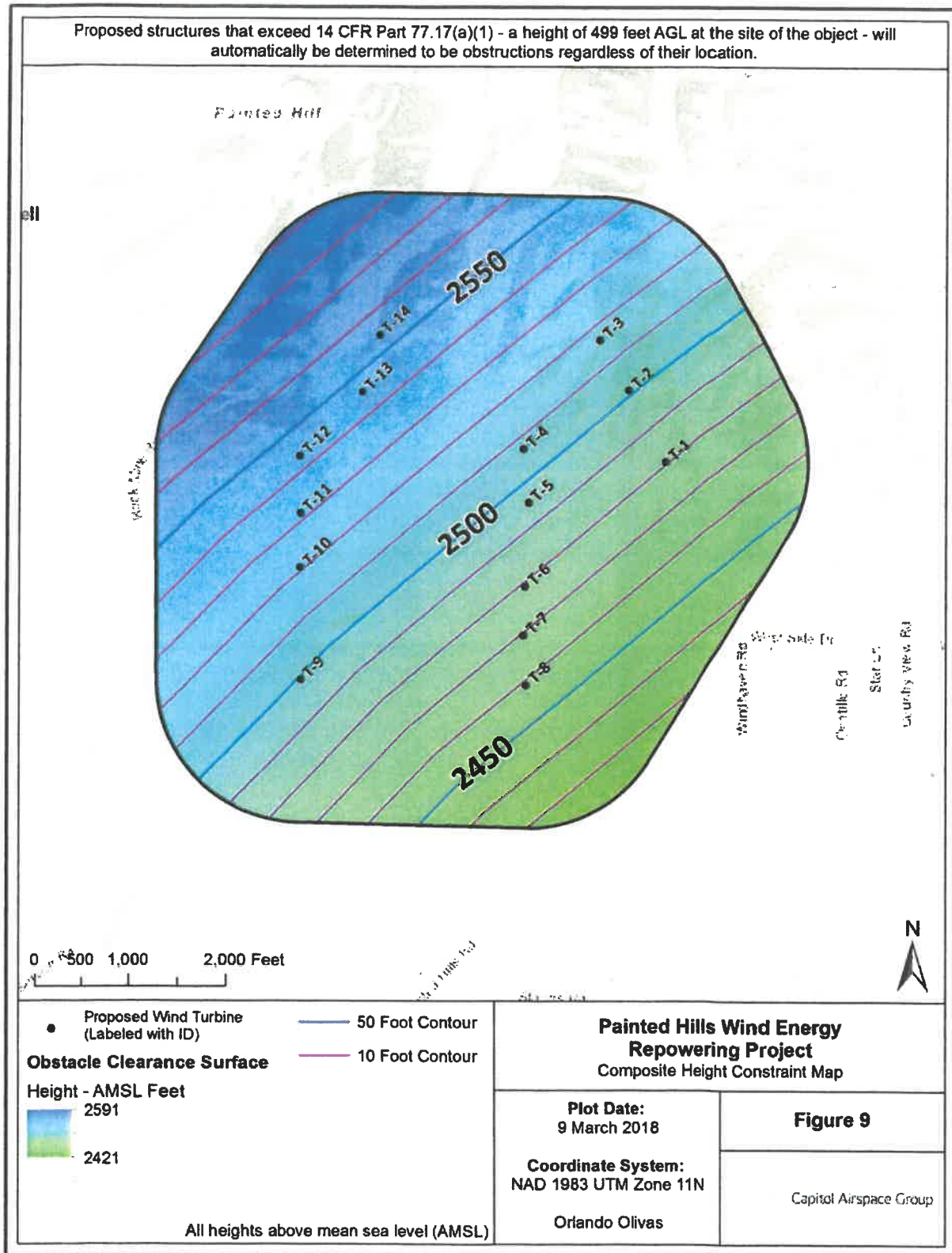
At 499 feet AGL, proposed wind turbines will not exceed 14 CFR Part 77.17(a)(1), 77.17(a)(2), or 77.19/21/23 imaginary surfaces ([Figure 2](#)). However, proposed wind turbines must remain below obstacle clearance surfaces in order to avoid the likelihood of determinations of hazard.

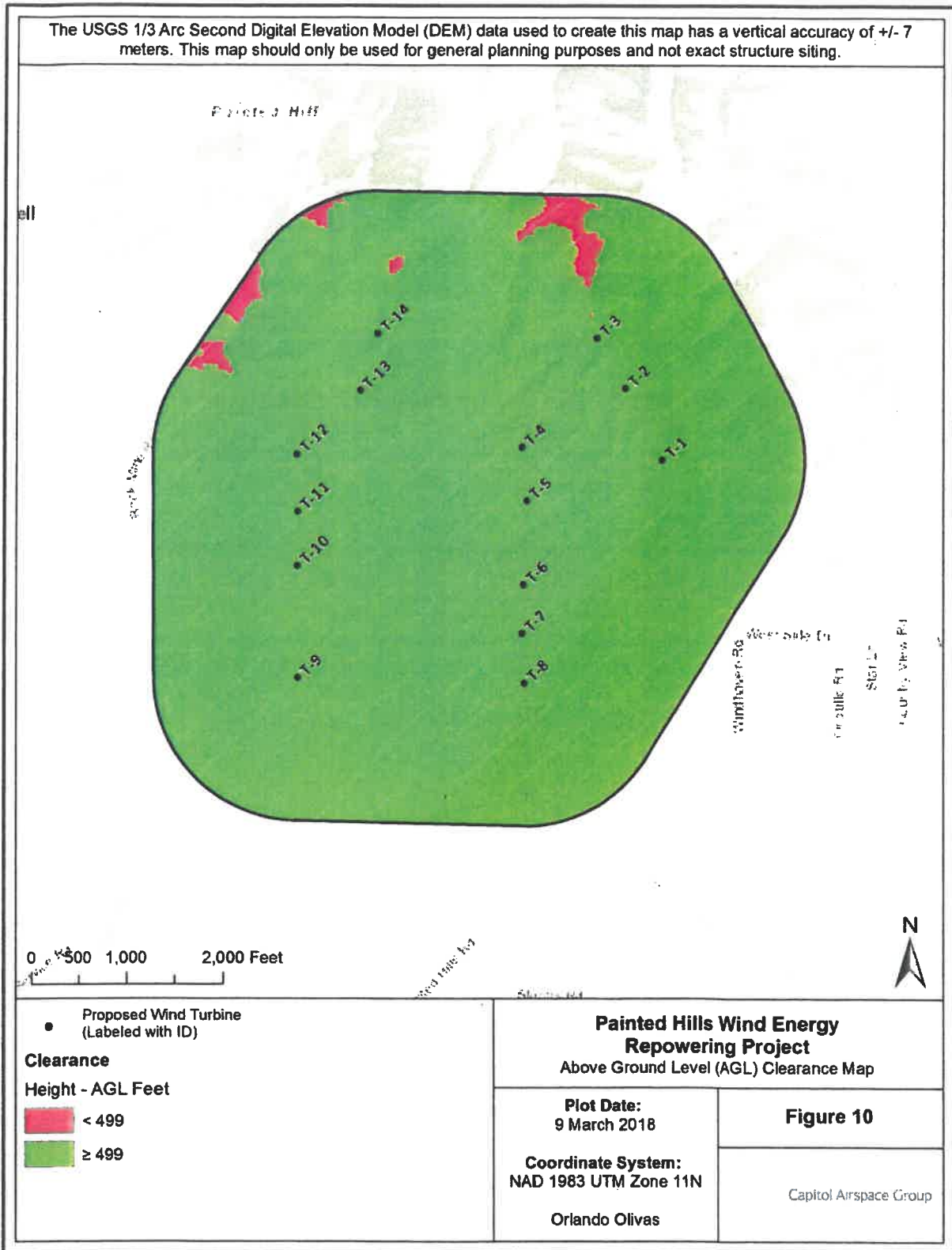
Obstacle clearance surfaces overlying the Painted Hills Wind Energy Repowering Project range from 2,421 to 2,591 feet AMSL ([Figure 9](#)) and are associated with the Palm Springs International Airport Cathedral One standard instrument departure procedure from Runway 31L ([Figure 4](#)). Proposed wind turbines that exceed this surface would require an increase to the Runway 31L minimum climb gradient and/or routing. If the FAA determines this impact to constitute a substantial adverse effect, it could be used as the basis for determinations of hazard.

USGS elevation data indicates that this surface could limit wind development on higher terrain in a few small areas within the study area (red areas, [Figure 10](#)). However, this surface should not limit 499 foot AGL wind turbines at any of the proposed locations (green area, [Figure 10](#)).

The AGL Clearance Map ([Figure 10](#)) is based on USGS National Elevation Dataset (NED) 1/3 Arc Second data which has a vertical accuracy of generally +/- 7 meters. Therefore, the AGL Clearance Map should only be used for general planning purposes and not exact wind turbine siting. In order to avoid the likelihood of determinations of hazard, proposed wind turbine heights must adhere to the height constraints depicted in the Composite Map ([Figure 9](#)).

If you have any questions regarding the findings of this study, please contact [Orlando Olivas](#) or [Ben Doyle](#) at (703) 256-2485.







RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Kathleen Ann Guzinski 10/23/18
Property Owner(s) Signature(s) and Date

Kathleen Ann Guzinski
PRINTED NAME of Property Owner(s)

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

Charissa Leach, P.E. Assistant TLMA Director

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Property Owner(s) Signature(s) and Date

23-Dat-2018

PRINTED NAME of Property Owner(s)

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Riverside Office - 4080 Lemon Street, 12th Floor Desert Office - 77-588 El Duna Court, Suite H P.O. Box 1409, Riverside, California 92502-1409 Palm Desert, California 92211

(951) 955-3200 · Fax (951) 955-1811 (760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past" Form 295-1082 (12/27/17)



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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 10-23-18
Property Owner(s) Signature(s) and Date

JAMES D. ETCHASON
PRINTED NAME of Property Owner(s)

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- ***If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.***
- ***If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.***
- ***If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.***
- ***If the property owner is a trust, provide a copy of the trust certificate.***

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

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

 10-23-2018
Property Owner(s) Signature(s) and Date

Sean David Etchason
PRINTED NAME of Property Owner(s)

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.
- If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.
- If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.
- If the property owner is a trust, provide a copy of the trust certificate.

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR COMMERCIAL WIND ENERGY CONVERSION SYSTEMS (WECS) PERMIT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION:

Applicant Name: Painted Hills Wind, LLC

Contact Person: Robert Skaggs E-Mail: rskaggs@terra-gen.com

Mailing Address: 11455 El Camino Real, Suite 160

San Diego CA 92130
City State ZIP

Daytime Phone No: (858) 764-3737 Fax No: (858) 764-3721

Engineer/Representative Name: Westwood Professional Services

Contact Person: Steve Battaglia E-Mail: steve.battaglia@westwoodps.co

Mailing Address: 12701 Whitewater Drive, Suite 300

Minnetonka MN 55343
City State ZIP

Daytime Phone No: (952) 906-7405 Fax No: ()

Property Owner Name: See Exhibit F, Property Owners, Deed & Agency Authorization Letter

Contact Person: _____ E-Mail: _____

Mailing Address: _____
Street

City State ZIP

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

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APPLICATION FOR COMMERCIAL WECS

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Robert Sluggas
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 516-030-004, 516-030-008, 516-030-014, 516-030-015

Approximate Gross Acreage: 600

General location (nearby or cross streets): North of 16th Ave., South of

N/A (vacant land), East of Whitewater Canyon Rd., West of Windhaven Rd.

APPLICATION FOR COMMERCIAL WECS

Proposal (describe the project):

See Exhibit E, Property Information

Indicate total rated power output of the WECS: Approximately 45 MW

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

If yes, provide Application No(s). WECS 25, 52, and 53 Permits

(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) Unknown EIR No. (if applicable): Unknown

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

If yes, indicate the type of report(s) and provide a signed copy(ies): Bio, AQ, Cultural, Visual, Noise

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

Is this an application for a development permit? Yes No

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

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

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

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

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

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

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

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

Owner/Representative (1)  Date 6/15/18

Owner/Representative (2) _____ Date _____

APPLICATION FOR COMMERCIAL WECS

PROJECT DESCRIPTION INFORMATION SHEET (Provide attached sheet(s) if necessary)	
1. Manufacturer(s) Name:	General Electric, Vestas, or similar commercially available
2. Wind Machine Model(s):	TBD
3. Physical Specification:	
a. Total height (Blade tip at 12 O'clock position):	Up to 500 feet
b. Tower Height:	Between 69m and 94m, depending on model selected
c. Rotor Diameter:	Between 112m and 130m, depending on model selected
d. Minimum Blade Height above Ground or foundation platform (whichever is less - if WECS is located on an existing building, such as a roof, indicate total height of structure with WECS and roof clearance distance):	Between 13m and 38m, depending on model selected
e. Weight of blades:	TBD pending model selection
f. Total machine and tower weight (in tons):	TBD pending model selection
g. Width of foundation:	TBD pending model selection
h. Depth of foundation:	TBD pending model selection
i. Height of foundation:	TBD pending model selection
j. Weight of foundation:	TBD pending model selection
k. Tower construction material(s):	Tubular Steel
l. Blade construction material(s)	Fiberglass reinforced epoxy, carbon fibers and solid metal tip
m. Internal bearing and turbine construction material(s):	Steel, cast iron, composites
4. Machine Coloration:	
a. Color of tower:	Light grey
b. Color of turbine:	Light grey
c. Color of blade:	Light grey
5. Performance Specifications:	
a. Rotation speed (RPM):	Maximum of approx. 17.6 RPM, depending on model selected
b. Blade tip speed:	Maximum of approx. 107 m/s, depending on model selected
c. Cut in and out speed (if any):	Approx. 3.0 m/s cut in and approx. 25.0 m/s cut out.
d. Rated power output (name plate or power curve):	2 MW to 4.2 MW, depending on model selected
e. Rated wind speed:	IEC Class IA/IB/IIA/IIB, depending on model selected

APPLICATION FOR COMMERCIAL WECS

PROJECT DESCRIPTION INFORMATION SHEET (Provide attached sheet(s) if necessary)	
f. Rotor orientation: Horizontal or Vertical:	Three-bladed, upwind, horizontal axis
g. Estimated useful life of machine:	30+ years
6. Noise generation characteristics:	
a. At rated power output (name plate or power curve):	Maximum of 109.6 dBA at Hub Height, depending on model
b. Maximum speed:	Maximum of 109.6 dBA at Hub Height, depending on model
7. Indicate type of overspeed control system:	Electric blade pitch, remote & local manual emergency stop function
8. Are any components certified by a recognized national testing laboratory (i.e., U.L., etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No. If yes, please explain.	Wind turbine type certification issued by DNV GL. All components certified for use in USA.
9. Indicate the site preparation schedule with expected dates of WECS installation and whether or not the project will be broken into phases.	Decommissioning/removal of existing turbines expected to occur in fall 2018 - spring 2019 for Phase 1 and fall 2019 - spring 2020 for Phase 2. WECS installation expected to occur throughout 2019.
10. Indicate potential distance of blade throw and probability of occurrence	Possibility of > 200 foot blade throw is very low.
11. Transmission System:	
a. Location point of interconnection with utility:	SCE's Devers Substation 115 kV switch rack. See Exhibit K.
b. Are additional transmission lines required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
c. If new lines are required, indicate total length of extension:	
d. If new lines required, attach an exhibit map indicating route:	
12. Have you obtained easements for wind access from adjacent property owner(s)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If yes, please note on site plan and attach any related documentation.)	
13. Security and Safety:	
a. What other safety devices are proposed (i.e., fencing, anti-climb devices, etc.)	Access ladder located inside locked tubular tower.

APPLICATION FOR COMMERCIAL WECS

DUST CONTROL PLAN SUMMARIZATION SHEET

I, Robert Skaggs, certify that I am the Commercial WECS applicant, or his/her authorized agent and that the attached Dust Control Plan was prepared for the property known as (Assessor's Parcel Number(s)):

516-030-004, 516-030-008, 516-030-014, 516-030-015

The Dust Control Plan studies the impacts of the WECS project in all its known aspects both on and off-site regarding dust and blowsand control, and minimization of wind and water erosion pursuant to the Riverside County Ordinance No. 348 and No. 484, and the California Environmental Quality Act (CEQA), and the report format outlined herein.

The specific measures that will be, and are agreed to be, implemented are summarized below and may be more particularly described in the attached study (attach additional sheets if necessary.)

See Exhibit I. Dust Control Management Plan

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

Robert Skaggs

Printed Name

Signature

6/15/18
Date

APPLICATION FOR COMMERCIAL WECS

MICROWAVE COMMUNICATIONS LINK OWNERS NOTIFICATION CERTIFICATION

I, Robert Skaggs, certify that on 6/15/18, the attached microwave communications link owners list within 2 miles of the attached WECS application were notified of this application as required by Riverside County Ordinance No. 348. Copies of the written notification are also attached. The microwave communications link owners list was prepared by Coms and said list is a complete and true compilation of owners of microwave communications links within 2 miles of the property involved in the WECS application.

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

Robert Skaggs

PRINTED NAME

Signature

6/15/18

Dated

Case Number

Vice President

Title/Registration

11455 El Camino Real, Suite 160

Mailing Address

San Diego

CA

92130

City

State

ZIP

(858) 764-3737

Phone Number

(858) 764-3721

Fax Number

rskaggs@terra-gen.com

E-Mail

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Whitewater River Region

Project File No.		
Project Name:	Painted Hills Wind Energy Repowering Project	
Project Location:	See Exhibit A. Site Plan. and Exhibit E. Project Information	
Project Description:	See Exhibit E. Project Information	
Project Applicant Information:	See Exhibit A. Site Plan	
Proposed Project Consists of New Construction on a Previously Disturbed or Undisturbed Parcel, and includes:		YES NO
Single-family hillside residences that create 10,000 square feet. or more. of impervious area where the natural slope is 25% or greater.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Single-family hillside residences that create 10,000 square feet of impervious area where the natural slope is 10% or greater where erosive soil conditions are known.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commercial and Industrial developments of 100,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts. 5014–Tires & Tubes. 5541–Gasoline Service Stations. 7532–Top, Body & Upholstery Repair Shops and Paint Shops. 7533–Automotive Exhaust System Repair Shops. 7534–Tire Retreading and Repair Shops. 7536–Automotive Glass Replacement Shops. 7537–Automotive Transmission Repair Shops. 7538–General Automotive Repair Shops. 7539–Automotive Repair Shops. not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail gasoline outlets disturbing greater than 5,000 square feet.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption. including, but not limited to: Automats (eating places). Beaneries. Box lunch stands. Buffets (eating places). Cafes. Cafeterias. Carry-out restaurants. Caterers. Coffee shops. Commissary restaurants. Concession stands. prepared food (e.g.. in airports and sports arenas). Contract feeding. Dairy bars. Diners (eating places). Dining rooms. Dinner theaters. Drive-in restaurants. Fast food restaurants. Food bars. Food service (institutional). Frozen custard stands. Grills. (eating places). Hamburger stands. Hot dog (frankfurter) stands. Ice cream stands. Industrial feeding. Lunch bars. Lunch counters. Luncheonettes. Lunchrooms. Oyster bars. Pizza parlors. Pizzerias. Refreshment stands. Restaurants. Sandwich bars or shops. Snack shops. Soda fountains. Soft drink stands. Submarine sandwich shops. and Tea rooms.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Home subdivisions with 10 or more housing units.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more. or with 25 or more parking spaces. and potentially exposed to Urban Runoff.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DETERMINATION: Check the box for the applicable determination.

If **any** question answered “YES” Project requires a project-specific WQMP.

If **all** questions answered “NO” Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.



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



Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Assistant Director,
Transportation Department

Steven A. Weiss
Planning Director,
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Code Enforcement Official,
Code Enforcement Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and Painted Hills Wind, LLC hereafter "Applicant" and Etchason et al. (refer to Exhibit E for complete list) "Property Owner".

Description of application/permit use:
Refer to Exhibit E, Project Information.

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 516-030-004, 516-030-008, 516-030-014, 516-030-015

Property Location or Address:

Generally north of 16th Ave., east of Whitewater Canyon Rd., and west of Windhaven Rd.

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Refer to Exhibit E for a complete list Phone No.: _____

Firm Name: _____ Email: _____

Address: _____


3. APPLICANT INFORMATION:


Applicant Name: Robert Skaggs Phone No.: (858) 764-3737

Firm Name: Painted Hills Wind, LLC Email: rskaggs@terra-gen.com

Address (if different from property owner)
11455 El Camino Real, Suite 160
San Diego, CA 92130

4. SIGNATURES:

Signature of Applicant:  Date: 6/15/18
 Print Name and Title: Robert Skaggs Vice President

Signature of Property Owner:  Date: 6/15/18
 Print Name and Title: Robert Skaggs Authorized Agent

Signature of the County of Riverside, by _____ Date: _____
 Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
- CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
- REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Painted Hills Wind, LLC

Contact Person: Robert Skaggs E-Mail: rskaggs@terra-gen.com

Mailing Address: 11455 El Camino Real, Suite 160
San Diego CA 92130
City State ZIP

Daytime Phone No: (858) 764-3737 Fax No: ()

Engineer/Representative Name: Westwood Professional Services

Contact Person: Steve Battaglia E-Mail: steve.battaglia@westwoodps.co

Mailing Address: 12701 Whitewater Drive, Suite 300
Minnetonka MN 55343
City State ZIP

Daytime Phone No: (952) 906-7405 Fax No: ()

Property Owner Name: See Exhibit F, Property Owners, Deed & Agency Authorization Letter

Contact Person: _____ E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: () Fax No: ()

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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

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APPLICATION FOR LAND USE AND DEVELOPMENT

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Robert Skaggs

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 516-030-004, 516-030-008, 516-030-014, 516-030-015

Approximate Gross Acreage: 600

General location (nearby or cross streets): North of 16th Avenue, South of N/A (vacant land), East of Whitewater Canyon Rd., West of Windhaven Rd.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

See Exhibit E, Project Information.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): 21.74a

Number of existing lots: 4

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	N/A	<200 ft	N/A	+/- 291 existing wind turbines	<input checked="" type="checkbox"/>	
2	N/A	<100 ft	N/A	existing overhead collection lines	<input type="checkbox"/>	
3	~ 20k	<35 ft	N/A	existing substation	<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	N/A	500 ft	N/A	Up to 14 new wind turbines
2	N/A	309 ft	N/A	Up to three temporary meteorological towers
3	N/A	309 ft	N/A	Up to two permanent meteorological towers
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	N/A	New access roads
2	N/A	New temporary laydown yard
3	N/A	New project collection lines
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

WECS 25. 52. 53 Permits

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

If yes, provide Application No(s). WECS 25, 52, 53 Permits
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) Unknown EIR No. (if applicable): Unknown

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

If yes, indicate the type of report(s) and provide a signed copy(ies): Bio, Cultural, AQ/GHG, Noise, Visual

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

Is this an application for a development permit? Yes No

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

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

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

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

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

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to [Section 65962.5](#) of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Painted Hills Wind, LLC

Address: 11455 El Camino Real, Suite 160, San Diego, CA 92130

Phone number: (858) 764-3737

Address of site (street name and number if available, and ZIP Code): Windhaven Rd., DHS, CA 92282

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 516-030-004, 516-030-008, 516-030-014, 516-030-015

Specify any list pursuant to Section 65962.5 of the Government Code: None per RWQCB/DTSC records

Regulatory Identification number: N/A

Date of list: N/A

Applicant: _____



Date _____

6/15/18

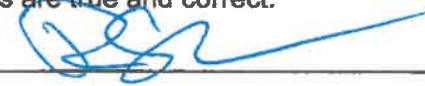
HAZARDOUS MATERIALS DISCLOSURE STATEMENT

[Government Code Section 65850.2](#) requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) _____



Date _____

6/15/18

Owner/Authorized Agent (2) _____

Date _____

***Coachella Valley Conservation Commission
Joint Project Review Application***

The 30-day Joint Project Review timeline does not start until the CVCC receives this completed application as well as the required project information from the Permittee.

Date: 6/27/18

SECTION 1

PROPERTY OWNER INFORMATION: PROPERTY OWNER(S)/OWNER'S REPRESENTATIVE

Assessor's Parcel Number(s) (APNs): 516-030-004, 516-030-008, 516-030-014, 516-030-015

A. Property Owner Name(s)/Owner's Representative: Robert Skaggs.
Painted Hills Wind, LLC

Mailing Address: 11455 El Camino Real, Suite 160
Street

San Diego
City

CA
State

92130
ZIP

Daytime Phone No: (858) 764-3737

Fax No: ()

E-Mail: rskaggs@terra-gen.com

Robert Skaggs

PRINTED NAME OF PROPERTY OWNER(S)/OWNER'S REPRESENTATIVE



SIGNATURE OF PROPERTY OWNER(S)/OWNER'S REPRESENTATIVE

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Coachella Valley Conservation Commission

73-710 Fred Waring Drive, Suite 200, Palm Desert, CA 92260 Phone: (760) 348-1127 Fax: (760) 340-5949

SECTION 2

Total Acres Planned for Development: 3.50 acres

Total Acres Planned for Permanent Conservation: N/A

Project Description: See attached Project Description

- Attach an electronic file of the area of Disturbance in CAD or ESRI Shapefile format (applications for a single family dwelling are not required to submit electronic file)
- Attach three (3) copies of a map of the project location.
- Attach three (3) copies of a map delineating;
 - the areas of proposed disturbance on the project site.
 - areas on the project site proposed to be left undisturbed
 - areas of proposed permanent conservation on the project site

The disturbed area is any portion of the earth's surface or natural vegetation that has been physically moved, uncovered, destabilized, or otherwise modified from its undisturbed natural condition pursuant to a legally issued land use, grading or building permit. This definition does not include land that has been restored to a native condition, such that the vegetative ground cover and soil characteristics are equal to surrounding conditions.

Examples of Disturbance include but are not limited to: staging areas, areas of side casting, slough, stockpiling, and spillage or otherwise impacted in preparing the property for Development; areas to be disturbed in installing septic tanks and leach fields including the expansion area for leach fields; and any off-site improvements such as roads or sewers required as a condition of approval.

Permanent Conservation is an undeveloped portion of a parcel that is legally described and permanently protected through an appropriate Legal Instrument that allows long-term monitoring and management in perpetuity.

Coachella Valley Conservation Commission



73-710 Fred Waring Drive, Suite 200, Palm Desert, CA 92260 Phone: (760) 348-1127 Fax: (760) 340-5949

SECTION 3

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf. As the owner of record/authorized agent, I hereby authorize the information to be released to Property Owner(s)/Owner's Representative/authorized agent.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

_____ PRINTED NAME OF PROPERTY OWNER	_____ SIGNATURE OF PROPERTY OWNER
 _____ PRINTED NAME OF PROPERTY OWNER REPRESENTATIVE	 _____ SIGNATURE OF PROPERTY OWNER REPRESENTATIVE

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

Coachella Valley Conservation Commission

73-710 Fred Waring Drive, Suite 200, Palm Desert, CA 92260 Phone: (760) 348-1127 Fax: (760) 340-5949

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on October 19, 2018,

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

APN (s) or case numbers WCS180001 / VAR180003 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1/2 Mile

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

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

TITLE: GIS Analyst

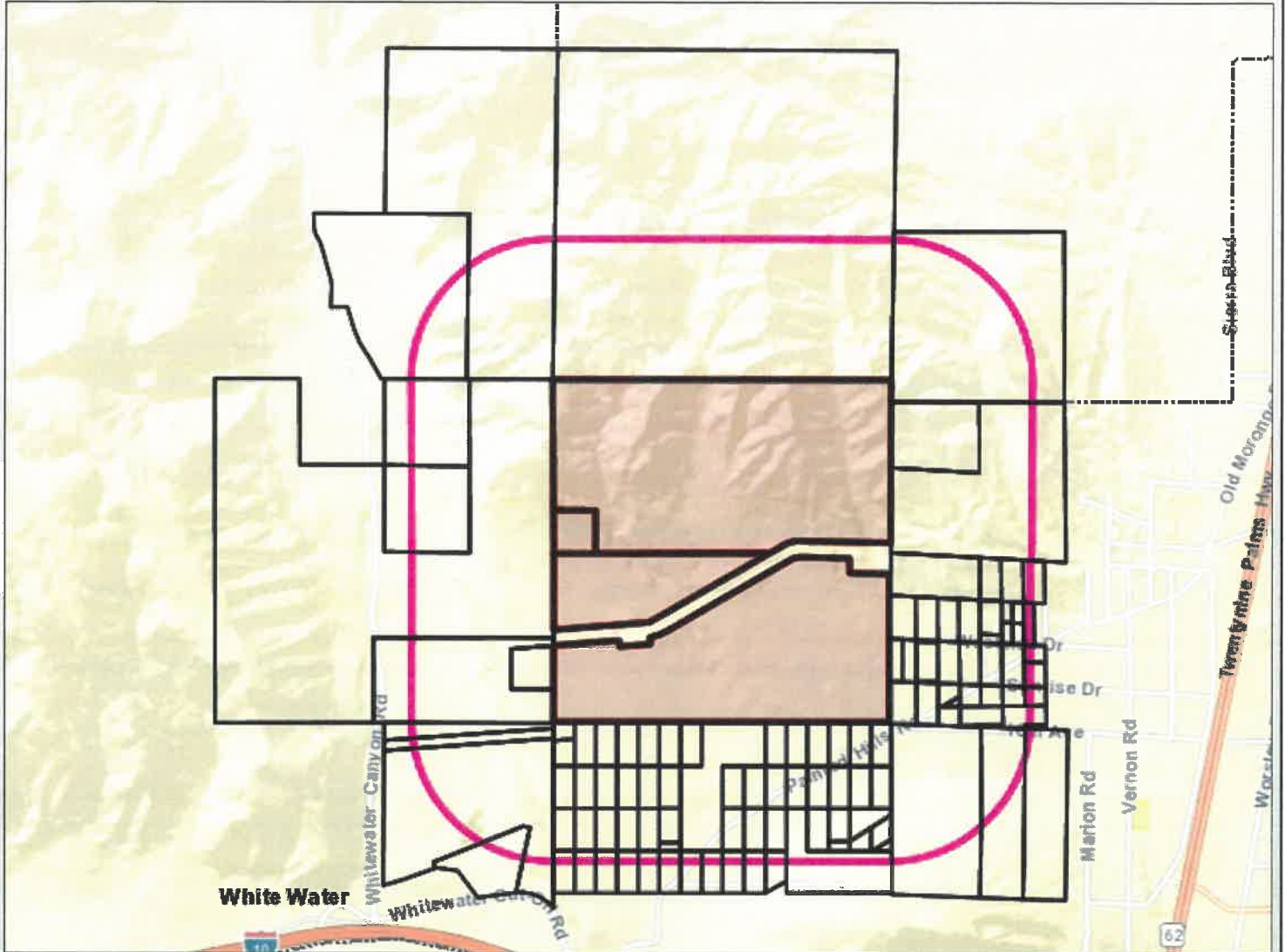
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS Mailing Labels

WCS180001 / VAR180003 (1/2 Mile Buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 3,009 6,019 Feet

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.

REPORT PRINTED ON... 10/19/2018 10:32:13 AM

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514260011
USA 514
0
CA. 0

514260004
FRIENDS OF THE DESERT MOUNTAINS
P O BOX 1281
PALM DESERT CA 92261

668070016
KATHY ANN TESTER
C/O C/O JOHN P MORRIS
611 S PALM CANYON NO 170
PALM SPRINGS CA 92264

668070014
KATHY ANN TESTER
C/O C/O JOHN MORRIS
611 S PALM CANYON DR 170
PALM SPRINGS CA 92264

668070031
JOHN P MORRIS
611 S PALM CANYON DR 170
PALM SPRINGS CA 92264

668070028
SOUTHERN CALIFORNIA EDISON CO
C/O C/O C S REENDERS ASST COMPTROLLER
P O BOX 800
ROSEMEAD CA 91770

668070019
JOSE ALFREDO SANCHEZ
ANA SANCHEZ
P O BOX 2291
PALM DESERT CA 92261

668070020
A HORIZON VENTURES INC
P O BOX 1278
PALM SPRINGS CA 92263

668070024
MARIO S MARTINEZ
MONICA C MARTINEZ
47532 BISON CIR
INDIO CA 92201

668070018
WILSON ROBERT B ESTATE OF
C/O C/O JAYNE W SOUZA
355 ELLAMAR RD
WEST PALM BEACH FL 33405

668070027
SOUTHERN CALIFORNIA EDISON CO
C/O C/O C S REENDERS ASST COMPTROLLER
P O BOX 800
ROSEMEAD CA 91770

668070017
ROSA ACOSTA
P O BOX 580058
N PALM SPRINGS CA 92258

668070015
SOUTHERN CALIF EDISON CO
P O BOX 800
ROSEMEAD CA 91770

668150005
WIND ENERGY PARTNERSHIP
707 ESPLANADE NO C
REDONDO BEACH CA 90277

516030015
JASON KEITH ETCHASON
SEAN D ETCHASON
KATHLEEN ANN GUZINSKI

315 CORREAS ST
HALF MOON BAY CA 94019

516120063
USA 516
C/O NONE
0
CA. 0

516120038
WIND ENERGY PARTNERSHIP
707 ESPLANADE NO C
REDONDO BEACH CA 90277

516120026
WIND ENERGY PARTNERSHIP
707 ESPLANADE NO C
REDONDO BEACH CA 90277

516120027
WIND ENERGY PARTNERSHIP
707 ESPLANADE NO C
REDONDO BEACH CA 90277

516120028
WIND ENERGY PARTNERSHIP
707 ESPLANADE NO C
REDONDO BEACH CA 90277

516030010
METROPOLITAN WATER DIST OF SO CALIF
P O BOX 54153
LOS ANGELES CA 90054

516120029
WIND ENERGY PARTNERSHIP
707 ESPLANADE NO C
REDONDO BEACH CA 90277

516120032
WIND ENERGY PARTNERSHIP
707 ESPLANADE NO C
REDONDO BEACH CA 90277

516120039
WIND ENERGY PARTNERSHIP
707 ESPLANADE NO C
REDONDO BEACH CA 90277

516120036
WIND ENERGY PARTNERSHIP
707 ESPLANADE NO C
REDONDO BEACH CA 90277

516120007
COACHELLA VALLEY CONSERVATION
73710 FRED WARING STE 200
PALM DESERT CA 92260

516120012
ROBIN SUE FLITT
NORMAN FLITT
C/O C/O NORMAN FLITT
2 RED ROOF DR
RYE BROOK NY 10573

516120033
WIND ENERGY PARTNERSHIP
707 ESPLANADE NO C
REDONDO BEACH CA 90277

516120009
WIND ENERGY PARTNERSHIP
707 ESPLANADE NO C
REDONDO BEACH CA 90277

516120016
JOHN E KAVANAUGH
9085 LAS TUNAS
TEMPLE CITY CA 91780

516120013
WIND ENERGY PARTNERSHIP
707 ESPLANADE NO C
REDONDO BEACH CA 90277

516030014
JASON KEITH ETCHASON
KATHLEEN ANN GUZINSKI
JAMES D ETCHASON

315 CORREAS ST
HALF MOON BAY CA 94019

516120006
WIND ENERGY PARTNERSHIP
707 ESPLANADE NO C
REDONDO BEACH CA 90277

516120011
WIND ENERGY PARTNERSHIP
707 ESPLANADE NO C
REDONDO BEACH CA 90277

516120041
ESPERANZA SANCHEZ
4621 RICHELIEU PL
LOS ANGELES CA 90032

516120003
JOHN A MEYERS
MARGARET A MEYERS
PAMELA D MEYERS

343 N ALFRED ST
LOS ANGELES CA 90048

516030004
JASON KEITH ETCHASON
SEAN D ETCHASON
KATHLEEN ANN GUZINSKI

516100008
MWD
C/O C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054

315 CORREAS ST
HALF MOON BAY CA 94019

516120002
BESSIE CHEN TSE
RICHARD T P CHOU
KENNETH K Y TSE
C/O KENNETH K Y TSE
370 28TH AVE
SAN FRANCISCO CA 94121

516120062
USA 516
C/O NONE
0
CA. 0

516120031
WIND ENERGY PARTNERSHIP
707 ESPLANADE NO C
REDONDO BEACH CA 90277

516120034
WIND ENERGY PARTNERSHIP
707 ESPLANADE NO C
REDONDO BEACH CA 90277

516120005
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MARGARET A MEYERS
PAMELA D MEYERS

343 N ALFRED ST
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516120058
SOUTHERN CALIFORNIA EDISON CO
C/O C S REENDERS ASST COMPTROLLER
P O BOX 800
ROSEMEAD CA 91770

516120017
DENISE A DANNE
351 GUERRERO ST
SAN FRANCISCO CA 94103

516110015
STATE OF CALIF
C/O STATE OF CALIF
P O BOX 1799
SACRAMENTO CA 95808

516120057
SUSANNA WOZNICA
12818 ERWIN ST
NORTH HOLLYWOOD CA 91606

516120051
WIND ENERGY PARTNERSHIP
707 ESPLANADE NO C
REDONDO BEACH CA 90277

516120055
COACHELLA VALLEY CONS COMMISSION
73710 FRED WARING STE 112
PALM DESERT CA 92260

516030002
FRIENDS OF THE DESERT MOUNTAINS
P O BOX 1281
PALM DESERT CA 92261

516120024
WIND ENERGY PARTNERSHIP
707 ESPLANADE NO C
REDONDO BEACH CA 90277

516120022
WIND ENERGY PARTNERSHIP
707 ESPLANADE NO C
REDONDO BEACH CA 90277

516120042
WIND ENERGY PARTNERSHIP
707 ESPLANADE NO C
REDONDO BEACH CA 90277

516120061
USA 516
C/O NONE
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CA. 0

516120020
WIND ENERGY PARTNERSHIP
707 ESPLANADE NO C
REDONDO BEACH CA 90277

516120065
SOUTHERN CALIFORNIA EDISON CO
C/O C S REENDERS ASST COMPTROLLER
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ROSEMEAD CA 91770

516120018
WIND ENERGY PARTNERSHIP
707 ESPLANADE NO C
REDONDO BEACH CA 90277

516120019
WIND ENERGY PARTNERSHIP
707 ESPLANADE NO C
REDONDO BEACH CA 90277

516120047
COACHELLA VALLEY CONSERVATION
73710 FRED WARING STE 205
PALM DESERT CA 92260

516120025
WIND ENERGY PARTNERSHIP
707 ESPLANADE NO C
REDONDO BEACH CA 90277

516120052
IRENE LOHAYZA
1808 W 260TH ST
LOMITA CA 90717

516120048
EARL CAMPUS
GILBERT R CAMPOS
PATRICIA A CAMPOS

1421 CANYON PINE RD
BEAUMONT CA 92223

516030008
JASON KEITH ETCHASON
KATHLEEN ANN GUZINSKI
JAMES D ETCHASON

315 CORREAS ST
HALF MOON BAY CA 94019

516030013
MWD
C/O C/O GUY WALTERS
700 N ALAMEDA ST NO 3
LOS ANGELES CA 90012

516120060
USA 516
C/O NONE
0
CA. 0

516100007
MWD
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LOS ANGELES CA 90054

516120030
WIND ENERGY PARTNERSHIP
707 ESPLANADE NO C
REDONDO BEACH CA 90277

516030001
DESERT WATER AGENCY
C/O C/O DAVID LUKER
P O BOX 1710
PALM SPRINGS CA 92263

516120004
JOHN A MEYERS
MARGARET A MEYERS
PAMELA D MEYERS

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516120059
USA 516
C/O NONE
0
CA. 0

516100006
MWD
C/O C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054

516120008
MARY ANN STUMBERS
612 S KEYSTONE AVE
CLEARWATER FL 33756

516120037
WIND ENERGY PARTNERSHIP
707 ESPLANADE NO C
REDONDO BEACH CA 90277

516120015
WIND ENERGY PARTNERSHIP
707 ESPLANADE NO C
REDONDO BEACH CA 90277

516120064
USA 516
C/O NONE
0
CA. 0

516120035
WIND ENERGY PARTNERSHIP
707 ESPLANADE NO C
REDONDO BEACH CA 90277

516120014
WIND ENERGY PARTNERSHIP
707 ESPLANADE NO C
REDONDO BEACH CA 90277

516120056
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C/O C S REENDERS ASST COMPTROLLER
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516120023
WIND ENERGY PARTNERSHIP
707 ESPLANADE NO C
REDONDO BEACH CA 90277

516120010
WIND ENERGY PARTNERSHIP
707 ESPLANADE NO C
REDONDO BEACH CA 90277

516120021
WIND ENERGY PARTNERSHIP
707 ESPLANADE NO C
REDONDO BEACH CA 90277

516120040
WIND ENERGY PARTNERSHIP
707 ESPLANADE NO C
REDONDO BEACH CA 90277

516120067
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C/O C S REENDERS ASST COMPTROLLER
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ROSEMEAD CA 91770

668020001
EVA H EVANS
JORJA L JONES
FREDDA K EVANS

901 MONTANA AVE NO B
SANTA MONICA CA 90403

668020002
USA 668
C/O NONE
US DEPT OF INTERIOR
WASHINGTON DC 21401

668050001
SHIH CHING HUANG
916 E NAVILLA PLACE
COVINA CA 91724

668050006
CATHY ROMERO
YOLANDA MARIE RUSTAD
MARION B DEMETT
C/O MARION B DEMETT
66025 AVENIDA LADERA
DSRT HOT SPG CA 92240

668050009
BLAIR FICKETT
P O BOX 404
FAWNSKIN CA 92333

668050002
CLARENCE JACOBUS
2308 W LOVE LN
CRETE IL 60417

668070001
PHWD AFFILIATE
C/O STE 215
100 FOUR FALLS CORP CTR
WEST CONSHOCKEN PA 19428

668050008
RICARDO LEON
15303 STAR LN
WHITEWATER CA. 92282

668050012
ANGEL RAYA
LUCERO RAYA
PO BOX 820
CABAZON CA 92230

668070025
RUI ZHEN GAO
15595 PAINTED HILLS RD
WHITEWATER CA 92282

668050016
USA 668
C/O NONE
US DEPT OF INTERIOR
WASHINGTON DC 21401

668070002
BUDDY T MCPHAIL
RITCHIE L MCPHAIL
P O BOX 580933
NORTH PALM SPRINGS CA 92258

668050003
TIMOTHY DAVID PORTER
P O BOX 444
CABAZON CA 92230

668050005
ABDON FIGUEROA
NORMA A FIGUEROA
3425 N INDIAN NO 2
PALM SPRINGS CA 92262

668070029
TROY TROUT
XANDI SHAW
PO BOX 580961
NORTH PALM SPRINGS CA 92258

668070004
JOEL S AGRON
SCOTT A PROUTY
15515 OCOTILLO RD
WHITEWATER CA. 92282

668070005
JOHN MORRIS
611 S PALM CANYON NO 170
PALM SPRINGS CA 92264

667160001
EUI AFFILIATE
C/O STE 215
100 FOUR FALLS CORP CTR
WEST CONSHOCKEN PA 19428

668050007
BARRY L STAUFFACHER
DEBRA L STAUFFACHER
60300 WESTSIDE DR
WHITEWATER CA. 92282

668070032
ROSEMARIE ANNE CHESEBROUGH
P O BOX 5764
LA QUINTA CA 92248

668050010
BLAIR FICKETT
P O BOX 404
FAWNSKIN CA 92333

668070006
JOSE RAMON DIAZ
IDA OTERO DIAZ
15729 PAINTED HILLS RD
WHITEWATER CA. 92282

668070011
PHWD AFFILIATE
C/O STE 215
100 FOUR FALLS CORP CTR
WEST CONSHOCKEN PA 19428

514260012
USA 514
C/O C/O AL BANKUS
58645 OLD HIGHWAY 60
WHITE WATER CA 92282

668150004
WIND ENERGY PARTNERSHIP
707 ESPLANE NO C
REDONDO BEACH CA 90277

516120068
SOUTHERN CALIF EDISON CO
P O BOX 800
ROSEMEAD CA 91770

516030017
MWD
C/O C/O GUY WALTERS
700 N ALAMEDA ST NO 3
LOS ANGELES CA 90012

668070012
VICTOR MICHEL
P O BOX 918
CABAZON CA 92230

516030016
USA 516
C/O NONE
0
CA. 0

668050017
CHARLOTTE LOVE
CHARLES A AMENDOLA
SUSAN CAMILLE AMENDOLA

60350 WESTSIDE DR
WHITEWATER CA 92282

668050020
CHARLOTTE LOVE
CHARLES A AMENDOLA
SUSAN CAMILLE AMENDOLA

60350 WESTSIDE DR
WHITEWATER CA 92282

668070013
BUDDY TRAVIS MCPHAIL
RITCHIE LEE MCPHAIL
P O BOX 580933
NORTH PALM SPRINGS CA 92258

668150006
WIND ENERGY PARTNERSHIP
707 ESPLANADE NO C
REDONDO BEACH CA 90277

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607

668050018
CHARLOTTE LOVE
CHARLES A AMENDOLA
SUSAN CAMILLE AMENDOLA

60350 WESTSIDE DR
WHITEWATER CA 92282

668070030
SOUTHERN CALIF EDISON CO
P O BOX 800
ROSEMEAD CA 91770

668050019
CHARLOTTE LOVE
CHARLES A AMENDOLA
SUSAN CAMILLE AMENDOLA

60350 WESTSIDE DR
WHITEWATER CA 92282



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: COMMERCIAL WECS PERMIT NO. 180001; VARIANCE CASE NO. 180003

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

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment/Initial Study and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Jay Olivas Title: Project Planner Date: October 19, 2018

Applicant/Project Sponsor: Painted Hills Wind, LLC Date Submitted: June 18, 2018

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Jay Olivas, Project Planner at 760-863-8271.

Revised: 08/01/18
Y:\Planning Case Files-Riverside office\WCS180001\PC Documents\WCS MND.docx

Please charge deposit fee case#: ZCEQ180059 ZCFW180050

FOR COUNTY CLERK'S USE ONLY

**INVOICE (INV-00059742)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Painted Hills Wind, LLC
11512 El Camino Real, 100
San Diego, Ca 92130

**County of Riverside
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00059742	10/22/2018	10/22/2018	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW180050	0451 - CF&W Trust ND/MND	\$2,280.75
0 Unassigned White Water, CA 92282		SUB TOTAL
		\$2,280.75

TOTAL **\$2,280.75**

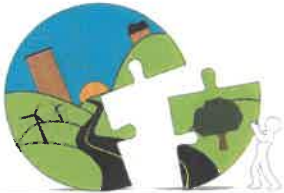
Please Remit Payment To:
County of Riverside P.O. Box 1605 Riverside, CA 92502

Credit Card Payments By Phone:
760-863-7735

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste H
Palm Desert, CA 92211



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.2

Planning Commission Hearing: November 28, 2018

PROPOSED PROJECT

Case Number(s): Specific Plan No. 339, General Plan Amendment No. 686, Change of Zone No. 6915

EIR No.: 506

Area Plan: Eastern Coachella Valley

Zoning Area/District: Chuckawalla Area

Supervisory District: Fourth District

Project Planner: Russell Brady

Project APN(s): 713-031-004, 713-031-005, 713-031-006, 713-032-001, 713-040-002, 713-040-003, 713-040-004, 713-040-005, 713-040-006, 713-040-007, 713-050-002, 713-060-001, 713-060-002, 713-060-003, 713-060-004, 713-072-001, 713-072-005

Applicant(s): GLC Enterprises LLC

Representative(s): Envicom Corporation

Danielian Associates

KWC Engineers

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

SPECIFIC PLAN NO. 339 is a proposal to establish a Specific Plan which would allow for a maximum of 8,490 dwelling units and up to 1.38 million square feet of non-residential uses within an approximately 1,848-acre development footprint divided between 6 Villages within an overall 5,000-acre Specific Plan area. Land use designations proposed by the Specific Plan include Residential, Commercial Retail, Mixed Use, Public Facilities, Open Space-Recreation, and Open Space-Conservation Habitat.

The majority of the site, approximately 3,100 acres, is to be left as natural open space and designated as Open Space-Conservation.

The residentially designated areas within the Specific Plan include a range of residential categories from Medium Density Residential to Highest Density Residential with an overall density range of 2 to 20+ dwelling units per acre.

Of the 4 Mixed Use Planning Areas totaling approximately 177 acres, 3 Mixed Use Planning Areas could accommodate either residential or commercial development or a combination of residential and commercial and the other 1 Mixed Use Planning Area could accommodate either commercial or business park/industrial development.

A total of approximately 54.9 acres is designated for larger park areas throughout the development area, while additional smaller parks are anticipated to be developed within some of the planning areas as outlined in the Specific Plan.

Of the Public Facilities areas, 5 future school sites are conceptually designated and the remaining Public Facilities areas are anticipated to accommodate infrastructure for drainage, water wells, and electrical substations.

The overall Specific Plan area is located east of the greater Coachella Valley on either side of Interstate-10 in an area known as Shavers Valley generally located 8 miles east of the City of Coachella and 10 miles west of Chiriaco Summit and abuts the southern boundary of the Joshua Tree National Park. The Mecca Hills bound the site on the south and west and the Orocopia Mountains are located to the southeast. Access from Interstate-10 to the project site is provided by an existing interchange with Frontage Road with on- and off-ramps.

GENERAL PLAN AMENDMENT NO. 686 is a proposal for a General Plan Foundation Component Amendment and General Plan Entitlement/Policy Amendment.

The General Plan Foundation Component Amendment is a proposal to change the Foundation of the site in the Eastern Coachella Valley Area Plan from Open Space to Community Development and Open Space as reflected in the Specific Plan land use plan.

The General Plan Entitlement/Policy Amendment is a proposal to change the underlying land use designation in the Eastern Coachella Valley Area Plan from Open Space: Rural (OS:RUR) to those as reflected in the Specific Plan land use plan, which include Open Space-Conservation Habitat (OS-CH), Open Space-Recreation (OS-R), Mixed Use (MU), Commercial Retail (CR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Highest Density Residential (HHDR), and Public Facilities (PF) designations.

CHANGE OF ZONE NO. 6915 is a proposal to change the zoning classification of the subject site from a mix of Controlled Development Areas, ten-acre minimum (W-2-10) and Natural Assets (N-A) to Specific Plan (SP) and adopt a Specific Plan zoning ordinance to establish the permitted uses and development standards for the Specific Plan Planning Areas.

All of the above is hereinafter referred to as the "Project."

ENVIRONMENTAL IMPACT REPORT NO. 506 studies the impacts of the project.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

CONTINUE to December 5, 2018.

PROJECT DATA

Land Use and Zoning:

Existing Specific Plan:	None
Proposed Specific Plan	339

Existing General Plan Foundation Component:	Open Space
Proposed General Plan Foundation Component:	Community Development
Existing General Plan Land Use Designation:	Open Space: Rural (OS:RUR)
Proposed General Plan Land Use Designation:	Various land use designations pursuant to the proposed Specific Plan land use plan, consisting of: Open Space-Conservation Habitat (OS-CH), Open Space-Recreation (OS-R), Mixed Use (MU), Commercial Retail (CR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Highest Density Residential (HHDR), and Public Facilities (PF), as reflected on the Land Use Plan for Specific Plan No. 339
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Open Space: Conservation Habitat (OS:CH) Open Space: Rural (OS:RUR)
East:	Open Space: Conservation Habitat (OS:CH) Open Space: Rural (OS:RUR)
South:	Open Space: Conservation Habitat (OS:CH) Open Space: Rural (OS:RUR)
West:	Open Space: Conservation Habitat (OS:CH) Open Space: Rural (OS:RUR)
Existing Zoning Classification:	Controlled Development Areas, ten-acre minimum (W-2-10), Natural Assets (N-A)
Proposed Zoning Classification:	Specific Plan (SP)
Surrounding Zoning Classifications	
North:	Controlled Development Areas, ten-acre minimum (W-2-10), Natural Assets (N-A)
East:	Controlled Development Areas, ten-acre minimum (W-2-10), Natural Assets (N-A)
South:	Controlled Development Areas, ten-acre minimum (W-2-10), Natural Assets (N-A)
West:	Controlled Development Areas, ten-acre minimum (W-2-10), Natural Assets (N-A)
Existing Use:	Vacant land, natural gas pipeline and compressor station, electrical transmission lines
Surrounding Uses	
North:	Vacant land, Joshua Tree National Park
South:	Vacant land
East:	Vacant land

West: Vacant land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (acres):	5,000	N/A
Maximum Residential Units:	8,490	N/A
Maximum Non-Residential Area (sq. ft.):	1,380,000	N/A
Undevelopable area within Specific Plan (acres)	3,100	N/A

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	Yes, located partially within a 100-year floodplain
Agricultural Preserve:	No
Liquefaction Area:	Yes, moderate and low potential
Subsidence Area:	Yes, active and susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	Yes, Desert Tortoise and Linkage Conservation Area
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

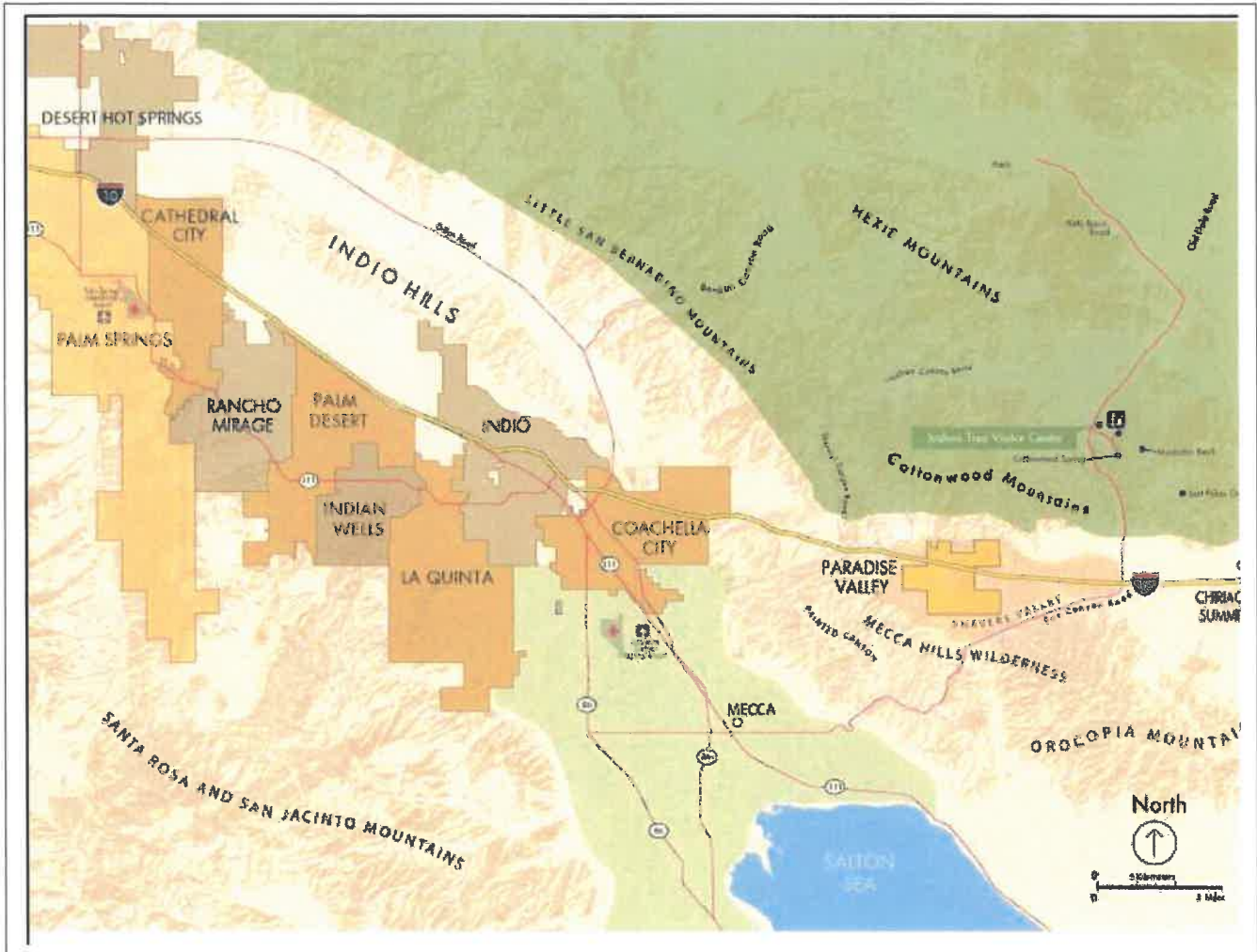


Figure 1: Regional Project Location Map

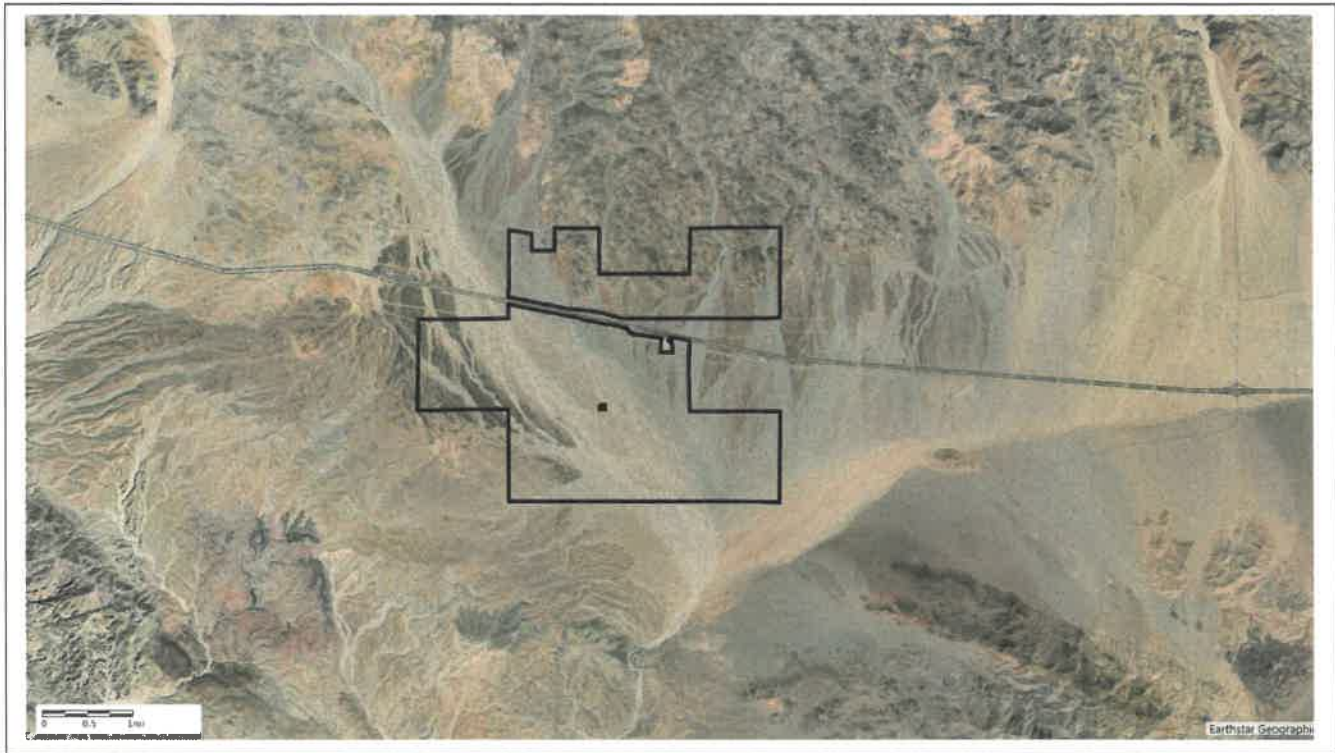


Figure 2: Local Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Project History

Specific Plan No. 339 was first submitted to the County of Riverside on January 6, 2004. During the project's earlier proposal, the Specific Plan consisted of approximately 12,000 units and 2.8 million square feet of non-residential buildings on a developable area of approximately 3,000 acres. Subsequently, the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP) was adopted. The CVMSHCP designates the project site nearly entirely within the Desert Tortoise and Linkage Conservation Area of the CVMSHCP with the remainder (approximately 112 acres) included within the Joshua Tree National Park Conservation Area. The CVMSHCP necessitated the project to be redesigned to accommodate greater area to be designated for conservation within the Specific Plan boundaries. The result is the Specific Plan as described above in the project description, and attached in its entirety to the staff report, which now includes a maximum of 8,490 dwelling units within 1,848 developable acres. Below is a table summarizing the proposed land uses of the project and the proposed land use plan.

Land Use Summary

LAND USE	GROSS ACRES	PERCENT OF DEVELOPMENT FOOTPRINT	GROSS DENSITY (Dwelling Units / Acre)	DWELLING UNITS	MAX. NON-RESIDENTIAL FLOOR AREA (Square Feet)
RESIDENTIAL					
MEDIUM DENSITY RESIDENTIAL – MDR	820.5	44.4 %	3.7	3,010	
MEDIUM HIGH DENSITY RESIDENTIAL - MHDR	539.1	29.2 %	6.3	3,399	
HIGH DENSITY RESIDENTIAL - HDR	58.7	3.2%	9.1	535	
HIGHEST DENSITY RESIDENTIAL - HHDR	10.5	0.5%	20.0	211	
TOTAL RESIDENTIAL	1,428.8	77.3 %	5.0	7,155	
MIXED USE - MU	177.0	9.6%	7.5	1,335	1,182,040
TOTAL MIXED USE	177.0	9.6%	7.5	1,335	1,182,040
NON-RESIDENTIAL					
COMMERCIAL RETAIL (CR)	23.4	1.3%			198,950
OPEN SPACE - RECREATION - OS (R)*	54.9	3.0%			
PUBLIC FACILITIES - PF**	44.8	2.4%			
BACKBONE ROADS ***	118.9	6.4%			
TOTAL NON-RESIDENTIAL	242.0	13.1 %			198,950
SUMMARY DEVELOPED / UNDEVELOPED					
DEVELOPMENT FOOTPRINT TOTAL	1,848	100 %	4.6	8,490	1,380,990
OPEN SPACE - CONSERVATION HABITAT	3,100				
PROJECT TOTAL	4,948				

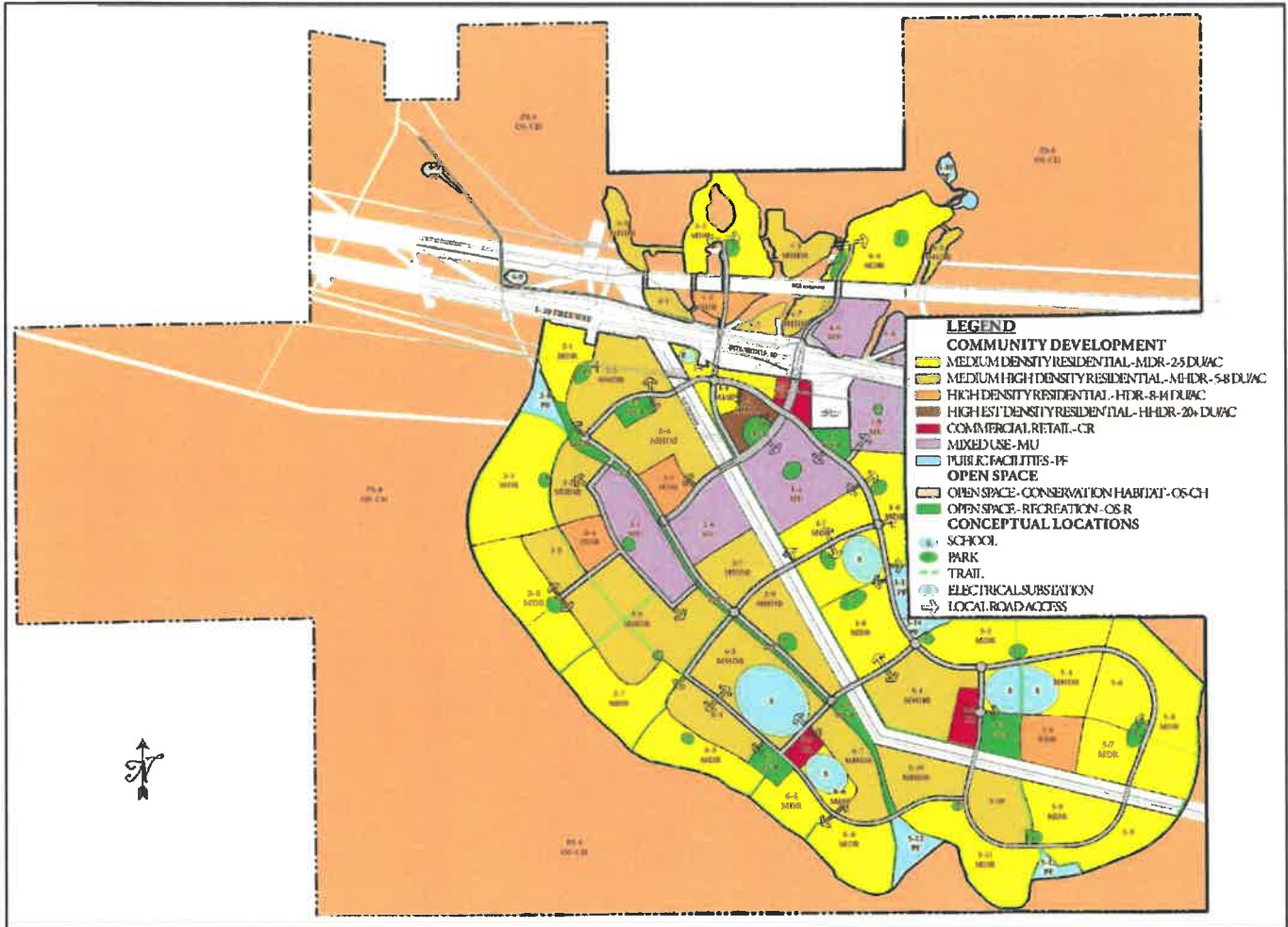
Source: Danielian Associates, May 2016.

* Additional parks totaling 55 acres will be conceptually located throughout the development footprint area.

** Public facilities such as schools, basins, drainage structures, water wells and electrical substations, will be conceptually located throughout the development footprint area.

*** Local roads, "Town Center Boulevard" and "Main Street" are not calculated in the backbone road area.

Land Use Plan



Program Environmental Impact Report

Although a Specific Plan is a proposal to establish a master plan with a maximum number of dwelling units and non-residential development that can be allowed under that Specific Plan, it does not directly result in development of the site that would physically alter the environment that could potentially cause significant impacts to the environment. For this reason, a Program Environmental Impact Report (EIR) was prepared for the Specific Plan which analyzes the Specific Plan in a programmatic manner that anticipates for further CEQA analysis to be performed when implementing projects are submitted that would provide more detailed analysis based on the particulars of what is being proposed by the implementing project.

One of the options for delivery of electricity service to the site involves construction of a transmission line on Bureau of Land Management (BLM) property. If this is the selected option for delivery of electricity service to the site, this transmission line will necessitate analysis under the National Environmental Protection Act (NEPA).

Eastern Coachella Valley Area Plan Policy 2.3

The Eastern Coachella Valley Area Plan (ECVAP) of the General Plan includes a policy (policy 2.3) specifically anticipating and setting a framework for development to be proposed within the Shavers Valley Area through certain provisions that should be met. These are included in detail in the findings included in this staff report. Generally, the provisions require an urban boundary be established, a comprehensive water service program, public facilities and services, parks, a range of housing opportunities, compatibility with the CVMSHCP, facilitate internal transit and pedestrian mobility, and to the extent feasible utilize technology to reduce energy and resource consumption. Specific Plan No. 339 meets these provisions as detailed in the findings below, as well as demonstrated for certain aspects within this Background section. Because these provisions have been met, pursuant to ECVAP Policy 2.3, the project is not subject to the eight-year limit and other procedural requirements applicable to Foundation Component amendments.

CVMSHCP Consistency

As noted previously, the project is located within the boundaries of the CVMSHCP, in particular the Desert Tortoise and Linkage Conservation Area of the CVMSHCP. Due to this, the Specific Plan and development pursuant to the Specific Plan is required to set aside areas to be dedicated for conservation in exchange for the ability to develop within this conservation area. The Specific Plan was submitted to the Coachella Valley Conservation Commission (CVCC) for Joint Project Review (JPR) in 2010 to review initial concepts and subsequently a formal application in 2011 and based on comments received from CVCC, U.S. Fish & Wildlife Service, and California Department of Fish & Wildlife and following further revisions to the proposed Specific Plan was again submitted for JPR in April 2012.

The CVCC initially issued a comment letter July 6, 2012, which includes “the JPR process requires specific information on the proposed project that does not allow for a programmatic level analysis.” and “...we have determined that not enough specific information is available to complete a JPR analysis of future phases of the project beyond Phase I.” The information that CVCC was requesting was the precise location of the mitigation land that would be placed into conservation to meet the CVMSHCP required ratio of 11.5:1 of conservation area to disturbance. CVCC did distinguish in its findings that although it would not determine that the overall Specific Plan is consistent with the MSHCP due to information not being provided regarding specific location of all required mitigation land, adequate mitigation/conservation land has been identified to support development of Phase I as identified in the Specific Plan.

Although the CVCC was not able to conclude JPR and reach a determination of consistency for the entire Specific Plan, there is not a requirement for the Specific Plan to complete the JPR process prior to approval based on the provisions of the CVMSHCP. These provisions of the CVMSHCP notes that the JPR process is required “for all projects under the Local Permittees’ jurisdiction in a Conservation Area that would result in disturbance to Habitat, natural communities, Biological Corridors, or Essential Ecological Process.” Since the Specific Plan and the EIR are Program level that do not directly result in development that would disturb the environment, the JPR process is not required to be completed for the Specific Plan to be able to be approved. In lieu of obtaining a determination of consistency through JPR for the overall Specific Plan, the EIR and the Specific Plan have incorporated mitigation measures and processes for implementing projects to go through JPR to identify, acquire, and dedicate open space based on the requirements of the CVMSHCP and would be consistent with the CVMSHCP.

Although the Specific Plan would allow for development with approval of implementing projects within the conservation area, it would require the acquisition of currently privately owned lands by the developer that would then be dedicated for conservation purposes to achieve the goals of the CVMSHCP. This amount of land to be acquired and dedicated based on the 11.5:1 ratio would go beyond what limited conservation

could be achieved within the boundaries of the current ownership of the developer within the proposed Specific Plan if the Specific Plan were not to be approved and developed.

Water Supply

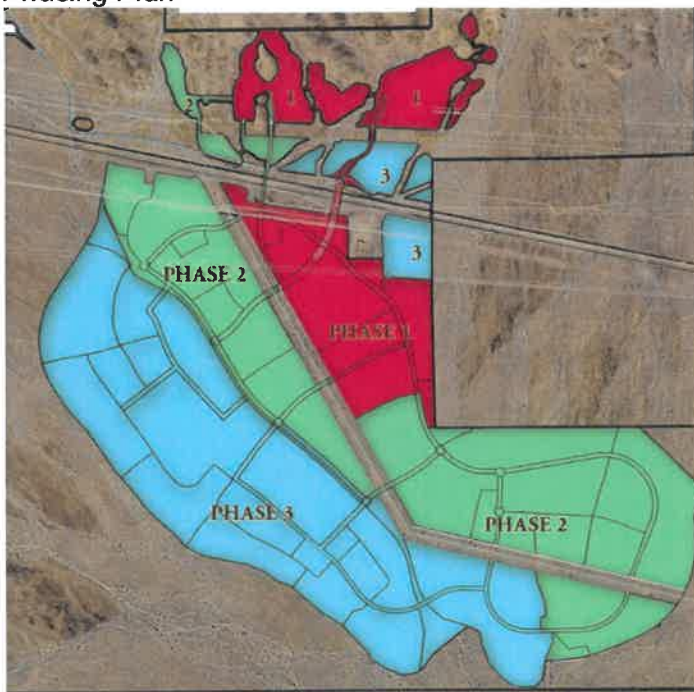
The project was required to complete a Water Supply Assessment (WSA) to determine whether adequate water supply exists to serve the proposed Specific Plan. The Specific Plan would be served directly from groundwater pumping from the Shavers Valley, which is estimated to contain 2,618,000 acre-feet of water. To assist in replenishment of the groundwater, the applicant has entered into a Water Supply Agreement with Rosedale-Rio Bravo Water District, which the applicant has assigned to CVWD. Under this agreement the Rosedale-Rio Bravo Water District is required to deliver water to the Coachella Valley Water District (CVWD) over a 30-year period a minimum of 9,500 acre-feet of water per year and a maximum of 16,500 acre-feet of water per year. The water will physically be delivered from the Rosedale-Rio Bravo Water District to the Metropolitan Water District via the California Aqueduct. This delivery will be taken by the Metropolitan Water District and through exchange agreements with CVWD, MWD will deliver a like amount of water from the Colorado River Aqueduct to CVWD. CVWD will store the delivered water in the Whitewater River Subbasin until such time as the water is needed by the proposed Specific Plan to replenish water that is pumped from groundwater in the Shavers Valley.

Since this agreement is already in place, a total of 57,000 acre-feet of water has already been delivered to MWD and in kind been delivered to CVWD. This amount stored already represents a 26-year supply for the proposed Specific Plan. In total the remaining amount of water to be delivered under the agreement represents a supply for 92 years for buildout of the proposed Specific Plan.

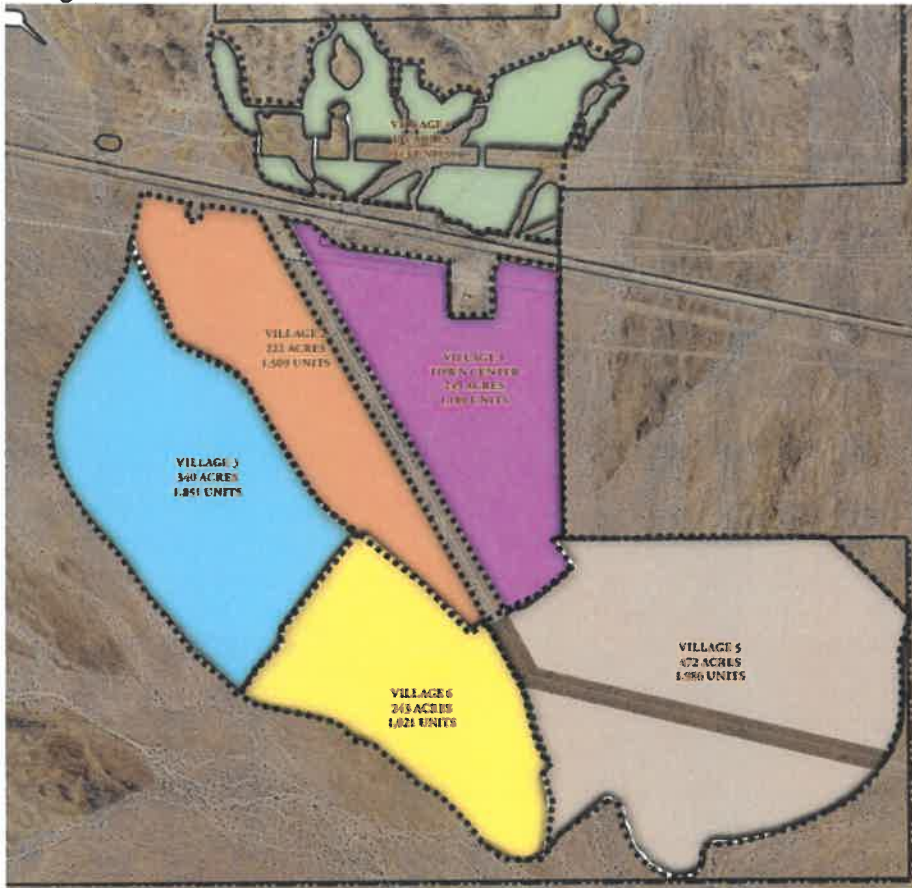
Phasing, Villages, and Village Refinement Plan

The Specific Plan is divided into 3 phases and further divided into 6 Villages as shown below, with each incorporating both residential and non-residential uses to assist in providing the services residents need.

Phasing Plan



Villages



Included within the phasing are requirements for a certain amount of non-residential development to be constructed prior to certain number of dwelling units being constructed (see below from the Specific Plan). This will ensure that adequate commercial services such as grocery stores, gasoline stations, and banks are developed as the Specific Plan is developed and that these services expand and diversify to meet the demands of the residents both in terms of the services they need but also to provide jobs for residents of the Specific Plan.

Much of the detailed design aspects for the development of the Specific Plan will be defined as part of a Village Refinement Plan to be adopted for each village. The Village Refinement Plans will contain detailed information regarding site layout and design, lighting, theming, monumentation and signage, infrastructure and other improvements. The Village Refinement Plans will be processed with an Application for Specific Plan Substantial Conformance.

Non-Residential Construction Triggers

- Construction of 50,000 SF of non-residential development shall commence at or before commencement of construction of the 200th residential unit.
- Construction of 32,000 SF (cumulative 82,000 SF) of non-residential development shall commence at or before commencement of construction of the 2,000th residential unit.

- Construction of 75,000 SF (cumulative 157,000 SF) of non-residential development shall commence at or before commencement of construction of the 4,000th residential unit.
- Construction of 85,000 SF (cumulative 242,000 SF) of non-residential development shall commence at or before commencement of construction of the 6,000th residential unit.
- Construction of 80,000 SF (cumulative 322,000 SF) of non-residential development shall commence at or before commencement of construction of the 8,000th residential unit.
- Construction of 20,000 SF (cumulative 342,000 SF) of non-residential development shall commence at or before commencement of construction of the 8,490th residential unit.

There are also triggers for certain public services to be developed within the Specific Plan that include fire stations, sheriff substations, and schools as discussed in the next section. All of these requirements for incorporating commercial and public services within the project meet the provision within ECVAP policy 2.3 for providing services to serve residents of the Specific Plan. Additionally, by providing these services within the Specific Plan it provides justification for the Specific Plan traffic analysis, based on the mix of land uses included within the Specific Plan, which projects that at buildout 64% of trips originating from the Specific Plan would be to destinations within the Specific Plan. This internal capture of trips assists in the project minimizing impacts from traffic on areas outside of the Specific Plan and encouraging the Specific Plan as a more self-sustaining community.

Public Services

As noted previously, the project is required to construct and coordinate for certain public services to be provided within the Specific Plan area. Most notably this includes schools to serve the future residents of the Specific Plan. Up to 5 schools are planned to be developed in 4 Planning Areas designated by the Specific Plan. The Specific Plan includes certain triggers as shown below for coordination with the Coachella Valley Unified School District who ultimately will make the decision on whether to and when to construct schools within the Specific Plan. See below triggers for school, fire, and medical services. Sheriff services are anticipated to be developed within Village 1 and is required to be operational prior to the first certificate of occupancy per the Specific Plan.

School Triggers

- Prior to tentative tract map approval of the 531st non-age-restricted residential unit, the project proponent will dedicate an elementary school site and coordinate with CVUSD regarding the needs of residents.
- Prior to the tentative tract map approval of the 2,597th non-age-restricted residential unit, the project proponent will dedicate an elementary school site and coordinate with CVUSD regarding the needs of residents.
- Prior to the tentative tract map approval of the 4,662nd non-age-restricted residential unit, the project proponent will dedicate an elementary school site which may be combined with a Middle School (K-8) site and coordinate with CVUSD regarding the needs of residents.
- Prior to the 5,420th non-age restricted dwelling unit, in which student generation equates to roughly half a Middle School ($5,420 \times 0.1107 = 600$), the project proponent will dedicate a middle school site which may be combined with the third elementary School (K-8) and coordinate with CVUSD regarding the needs of residents.

- Prior to the 5,448th non-age restricted dwelling unit, in which student generation equates to roughly 0.61 of a High School ($5,448 \times 0.2019 = 1,100$), the project proponent will dedicate a high school site and coordinate with CVUSD regarding the needs of residents.

Fire Service Triggers

- A temporary fire station staffed with one (1) 3-person paramedic fire engine will be provided concurrent with the delivery of combustibles. The precise size and location to be determined based on coordination with the Riverside County Fire Department (RCFD).
- A permanent fire station staffed with one (1) 3- person paramedic fire engine will be required concurrent with the 1,000th residential building permit. The precise size and location to be determined based on coordination with the Riverside County Fire Department (RCFD).
- A second squad, fire engine and/or fire sub-station may be required prior to build out. Prior to tentative tract map approval of the 4,000th residential unit and/or the issuance of building permits for 3,000,000 cumulative square feet of retail, commercial office and industrial space, whichever first occurs, the project proponent will coordinate with RCFD regarding the need for a second squad, fire engine and/or fire sub-station site based on the needs of residents.
- A third squad, fire engine and/or fire sub-station may be required prior to build out. Prior to tentative tract map approval of the 6,000th residential unit and/or the issuance of building permits for 6,000,000 cumulative square feet of retail, commercial office and industrial space, whichever first occurs, the project proponent will coordinate with RCFD regarding the need for a third squad, fire engine and/or fire sub-station site based on the needs of residents.
- Permanent fire hydrants shall be constructed prior to vertical construction.
- All Fire hydrants will meet the minimum flow requirements per the California Fire Code.
- The project proponents/developers shall also participate in the development Impact Fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impact on the Fire Departments. This will provide funding for capital improvements such as land/equipment purchases and fire station construction.
- Due to the remoteness of the project, Fire Operations shall be funded through a Community Service District (CSD) or other County taxing mechanism. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/ or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

Medical Service Triggers

- Prior to the issuance of the 1,500th building permit within the Specific Plan, detailed plans for the outpatient medical facility within the Specific Plan area shall be approved by the Planning Department. All designs shall substantially conform to the design criteria as specified in the Village Refinement Plan for the respective Village. The development of medical facilities shall be subject to an agreement with a health care provider to construct and operate these facilities.
- Prior to the issuance of the 2,500th building permit within the Specific Plan an outpatient medical facility shall be constructed and operating.

Sustainability Measures

The Specific Plan has prepared its own Climate Action Plan (CAP) to be consistent with Assembly Bill 32 and Senate Bill 375 reduction goals as well as Riverside County's own CAP (included as recently amended) and build on it further to incorporate a variety of sustainability measures that cover construction and operation of the Specific Plan. These include elements in design to encourage pedestrian connections through diversity and proximity of land uses, walking and bike trails, as well as a Neighborhood Electric Vehicle (NEV) system all to minimize use of gasoline based vehicles for trips within the Specific Plan area. The NEV system would function through most of the Specific Plan roads having speeds of 35 miles per hour or less, which allows for the use of NEVs pursuant to state law. For roads having speeds greater than 35 miles per hour, an 8- or 10-foot-wide striped NEV/bicycle lane will be included to accommodate NEVs on all Specific Plan roads.

The Specific Plan also includes requirements for construction of Zero Emission Vehicle (ZEV) infrastructure that includes an electric vehicle charger within all residential garages, at least one charger per 20 employees for non-residential land uses that employ at least 100 employees, at least 1 charger within the commercial districts of the Specific Plan, and at least 1 charger within the Village 1 Community Center, and preferred parking for ZEV and Low Emission Vehicle (LEV) throughout the Specific Plan. Although not guaranteed, these measures are anticipated to achieve a 37% rate of electric vehicle ownership for project residents which greatly assists in reducing emissions from vehicles related to general air quality and greenhouse gases.

To serve the extra demand for electricity from use of electric vehicles as well as to generally increase electricity production from renewable sources, the project is designed to supply 60% of electricity needs of the entire project. This is compared to Riverside County's CAP, which as updated in 2018 requires larger single family residential projects to provide for 30 percent minimum. Renewable energy production from solar photovoltaic panels is anticipated to be provided in a variety of ways throughout the project, on rooftops, parking lots, and ground mounted facilities. Additionally, other renewable energy sources are being considered, including wastewater methane capture and fuel cell generation. These are also anticipated to be phased in through the below triggers included within the Specific Plan's CAP.

Renewable Energy Triggers

- At the time of the first 1,200 residential dwelling units (DUs) and/or 250,000 sq. ft. of non-residential floor area are built, the project shall include at least 20 percent of the power needs by onsite renewable energy sources.
- At the time that a total of 2,700 DUs and/or 500,000 sq. ft. of non-residential floor area are built, the project shall include at least 30 percent of the power needs by onsite renewable energy sources.
- At the time that a total of 4,500 DUs and/or 750,000 sq. ft. of non-residential floor area are built, the project shall include at least 40 percent of the power needs by onsite renewable energy sources.
- At the time that a total of 5,500 DUs and/or 1,000,000 sq. ft. of non-residential floor area are built, the project shall include at least 50 percent of the power needs by onsite renewable energy sources.
- At the time that a total of 7,000 DUs and/or 1,250,000 sq. ft. of non-residential floor area are built, the project shall include at least 55 percent of the power needs by onsite renewable energy sources.

- At Project buildout totaling approximately 8,490 DUs and 1,380,990 sq. feet of nonresidential floor area, the project shall include at least 60 percent of the power needs by onsite renewable energy sources.

Electricity Service

The proposed Specific Plan considers three general options for providing electricity service to future development within the Specific Plan to supplement the onsite renewable electricity generated by the project. These include offsite connections to the Imperial Irrigation District (IID) substation located at 52nd Avenue and Pierce Street in the City of Coachella, on-site electricity generation through on-site natural gas-powered electrical generator and/or fuel cell generation, or a connection to the Southern California Edison (SCE) 500 kV transmission line that traverses the site. The EIR analyzed the potential impacts of these options for electricity delivery in a programmatic fashion. Additional analysis will be necessary depending on the ultimate option selected to provide electricity service to the development pursuant to the Specific Plan.

Fiscal Impact Analysis

A fiscal impact analysis was prepared for the proposed Specific Plan to analyze its anticipated financial impact on the County. The analysis determined that the proposed project would result in a net surplus at buildout to the County estimated at \$6.6 million annually (including Measure A sales tax revenue). This analysis was reviewed by a third party to verify its accuracy. Although this review did note some corrections to clarify certain amounts stated in the analysis which results in a change to the surplus to approximately \$5.7 million annually, it determined that the overall analysis is sound. Included in the analysis is the creation of a new County Service Area (CSA) and/or Community Facilities District (CFD) for the project which would collect a tax of \$100 per residential unit to help offset anticipated deficits specifically for the Structural Fire Protection Fund. The fiscal impact analysis and the summary of its review are attached to this staff report.

Off-Site Improvements

Anticipated off-site improvements would include water infrastructure to bring water to the site from the MWD's Colorado River Aqueduct including a turnout and pipelines; access improvements to the I-10 Frontage Road freeway ramps; realignment of an existing AT&T fiber optic communication line through the property, requiring off-site work within the existing AT&T easement; and the potential electrical power supply/transmission options including improvements to the Imperial Irrigation District's Coachella substation located at 52nd Avenue and Pierce Street as noted previously.

Projected Market/Demographics

Based on marketing studies prepared for the project, the Specific Plan population is expected to consist of full and part time residents, and visitors. Full and part time residents are anticipated to be of all age ranges, including seniors (defined as those over age 55). The target demographics for the project are: approximately 1/3 full time families and individuals, 1/3 part-time families and individuals, and 1/3 couples or singles with at least one family member who is age 55 years or older.

Village 3 is planned as an age restricted community. In addition, approximately 950 units within the Paradise Valley project site will be "age targeted," which are units that are not officially age-restricted but will be designed with features desirable to seniors. The project is envisioned to include approximately 2,801 retired households.

The project will be designed to provide for a range of income levels. The Specific Plan commits to five percent of the total housing units (425 residential units,) to housing affordable for low to moderate income households, as compared to area median income households as defined by the California Health and Safety Code (Section 50052.5). Below is the required construction of affordable units for each phase and overall.

Affordable Unit Phasing

Number of Building Permits Issued	Number of Affordable Units in Each Phase	Cumulative Affordable Units Provided in Master Plan
No more than 2,500 Units	100 Units	100 Units
No more than 5,000 Units	150 Units	250 Units
No more than 7,500 Units	150 Units	400 Units
Buildout at 8,490 Units	25 Units	425 Units

SB18/AB52 Tribal Consultation

In compliance with Senate Bill 18 (SB18) concerning proposed General Plan Amendment No. 686, the County requested a list from the Native American Heritage Commission (NAHC) of Tribes whose historical extent includes the project area. Based on the list provided by NAHC, the County sent project notices on October 20, 2006 to 13 Native American Tribal representatives. No responses were received requesting consultation based on these notices.

In compliance with Assembly Bill 52 (AB52), the County mailed notices regarding this project to the Cahuilla Band of Indians, the Cabazon Band of Mission Indians, Torres-Martinez Desert Cahuilla Indians, and the Agua Caliente Band of Cahuilla Indians on May 9, 2016. A response requesting additional information was received from Agua Caliente Band of Cahuilla Indians dated May 16, 2016. Upon receipt and review of the information requested, a subsequent later dated June 7, 2017 was received from Agua Caliente Band of Cahuilla Indians noting all concerns being addressed and proper mitigation measures have been incorporated for tribal monitoring and noted conclusion of consultation. Although not included on the noticing for AB52 consultation, a letter from Twenty-nine Palms Band of Mission Indians dated November 29, 2016 was received noting it was not aware of any cultural resources within the project boundary and requesting additional information. A subsequent letter was received from Twenty-nine Palms Band of Mission Indians dated January 11, 2018 based on noticing on availability of the Draft EIR which notes the requested inclusion of tribal monitoring for the project. In addition to mitigation measures to have a Cultural Resources Management Plan and archaeological monitoring of ground disturbance, the EIR also includes mitigation (MM CUL-5) that requires coordination and monitoring from a Native American tribal representative for ground disturbance activities.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An EIR has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The EIR represents the independent judgement of Riverside County. The Draft Environmental Impact Report was circulated in January of 2018. Below is a summary of the significant and unavoidable impacts identified in the circulated Draft EIR:

Aesthetics – Scenic Vista and Visual Character

The Specific Plan incorporates through its conceptual grading, landscape, and architectural design elements that will minimize the impacts of the project. However, since the project would develop an area that is primarily undeveloped and would convert the view from surrounding areas of open desert to urban development that fundamentally changes the views of the area, impacts to scenic vistas as viewed from I-10 and Box Canyon Road, Orocopia Mountains, and nearby trails and change in visual character would be significant and unavoidable. Impacts to views from Joshua Tree National Park were determined to be less than significant, primarily due to intervening topography blocking views.

Aesthetics – Light and Glare

The Specific Plan includes lighting guidelines that would minimize direct impacts from light and glare to less than significant levels. However, with the introduction of lighting in an area where lighting is currently extremely limited, the project would have incremental impacts to night time sky glow. Since there is no quantitative threshold for significance for skyglow and considering the projects location to Joshua Tree National Park, impacts were conservatively assumed to be potentially significant.

Air Quality - AQMP Consistency and Regional Emissions

The Specific Plan would have the potential to result in or cause National Ambient Air Quality Standards (NAAQS) or California Ambient Air Quality Standards (CAAQS) violations due to the Specific Plan's exceedance of regional construction and operational emission thresholds for VOC, NO_x PM₁₀, and PM_{2.5}. The Specific Plan includes a number of design features and all feasible mitigation measures that would reduce emissions; however, emissions remain potentially significant. Therefore, the project would have a significant and unavoidable cumulative effect on regional air pollution and impacts related to AQMP consistency, Non-Attainment Pollutants, and Cumulative Air Quality would remain significant and unavoidable.

Greenhouse Gas Emissions

The Specific Plan includes a number of design features and mitigation measures related to sustainability and other elements that are intended to reduce greenhouse gas emissions as detailed in the Specific Plan's Climate Action Plan. Although with these measures it is anticipated that the Specific Plan would meet applicable greenhouse gas reduction goals, since the projected rates of electric vehicle ownership and usage cannot be guaranteed at this time, the EIR conservatively determined that impacts to greenhouse gas emissions may be potentially significant.

Noise – Operational Off-site and Ambient

Project-related operational impacts would result in less than significant impacts to on-site and most off-site locations. However, the project's generation of vehicle traffic on I-10 has the potential to significantly impact two residences off-site where noise barriers or other noise attenuation features do not exist. Mitigation is included for implementing projects to analyze further and to work with the affected residences to install adequate noise barriers or other features. However, since this cannot be guaranteed at this time, the EIR conservatively determined that impacts to these residences are significant and unavoidable. Additionally, since the project is developing urban uses with associated

noise production in what is primarily an undeveloped location with few noise sources, impacts to ambient noise levels on the project site and immediate vicinity is significant and unavoidable.

Public Services – Construction of Fire, Sheriff, School, Libraries, Medical, Parks and Recreation Facilities

Since the Specific Plan includes the construction of fire, sheriff, school, libraries, and medical facilities and the Specific Plan as a whole has potentially significant impacts, the impacts from these public services included within the Specific Plan (although a small portion of the overall proposed development) would also present cumulatively potentially significant impacts to the environment related to the other topics noted here. These potentially significant impacts are not related to whether adequate public services would be provided for the Specific Plan.

Transportation and Traffic - Conflict with Plan, Ordinance or Policy Establishing Standards for Circulation System and Conflict with an Applicable Congestion Management Plan

The Specific Plan would generate traffic that would exceed the significance thresholds based on level of service for 7 intersections, 1 freeway segment, and 1 freeway ramp merge/diverge zone based on existing conditions. Three of these intersections as well as the freeway segment and freeway ramp merge/diverge zone currently operate at an adverse level of service. Based on a projection of 2035 conditions, the Specific Plan would create significant impacts at 4 intersections, 8 freeway segments, and 7 freeway ramp merge/diverge zones beyond what is anticipated to be operating at an adverse level of service without the project in 2035. Based on a projection of 2040 conditions, the Specific Plan would create significant impacts at 7 intersections beyond what is anticipated to be operating at an adverse level of service without the project in 2040.

Mitigation measures are included to conduct further traffic analysis for implementing projects to determine more accurately impacts to traffic closer to development and determine what improvements may be necessary to address direct impacts. Additionally, the project will pay TUMF and DIF and provide payment of impacts to facilities not included in TUMF and DIF (including funding to cities through the County) to address the Specific Plan's cumulative impacts. However, since these facilities cannot be assured to be constructed at time of project operation, impacts remain significant and unavoidable.

Utility and Service Systems – Construction of Water and Sewer Facilities

Similar to Public Services, since the Specific Plan includes the construction of water and sewer facilities and the Specific Plan as a whole has potential significant impacts, the impacts from these utilities included within the Specific Plan (although a small portion of the overall proposed development) would also present potential cumulatively significant impacts to the environment related to the other topics noted here. These potentially significant impacts are not related to whether adequate utility services would be provided for the Specific Plan.

Forty-seven comments were received during the 45-day public review period, and 2 comments were received following the close of the public review period. These comments were reviewed and detailed responses to each comment were prepared and included in the Final EIR, which was posted on November 1, 2018. Mailed notices to commenters sent on October 26, 2018 and noted Final EIR availability of November 1, 2018.

For the reasons set forth above and in the EIR prepared for this Project, the proposed project will potentially have a significant effect on the environment related Aesthetics, Air Quality, Greenhouse Gas Emissions, Noise, Public Service facilities, Transportation, and Utility facilities. Mitigation Measures from the EIR have been incorporated as conditions of approval on the project.

Due to the potentially significant impacts of the project, if the Board of Supervisors is to approve the project, it will be required to adopt Findings with a Statement of Overriding Considerations. The Statement of Overriding Considerations would clarify what benefits the project is providing that the Board of Supervisors could determine outweigh the potentially significant environmental impacts of the project. At this time these Findings and Statement of Overriding Considerations are not finalized. However, the benefits of the project may include, but not be limited to, providing additional housing opportunities, development of a community with high standards for energy efficiency and sustainability, provision of affordable housing, variety of choices for transportation.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made:

Land Use Findings:

1. The project site is currently designated Open Space: Rural (OS:RUR) in the Eastern Coachella Valley Area Plan. While the proposed project would not be consistent with this existing General Plan Foundation Component or Land Use Designation, upon adoption of General Plan Amendment No. 686, which is part of the project, the project will be consistent with the Land Uses as proposed on the Specific Plan Land Use Plan, which consist of Open Space-Conservation Habitat (OS-CH), Open Space-Recreation (OS-R), Mixed Use (MU), Commercial Retail (CR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Highest Density Residential (HHDR), and Public Facilities (PF) designations. The specific land use designations are being proposed to be consistent with the desired and anticipated land uses for those areas.
2. The project site currently has Zoning Classifications of Controlled Development Areas, ten-acre minimum (W-2-10), and Natural Assets (N-A), which are consistent with the current Riverside County General Plan, but are inconsistent with the project as proposed. However, upon approval and adoption of Change of Zone No. 6915, which is part of the project, the project site will have a zoning classification of Specific Plan and adopt a zoning ordinance that establishes the permitted and conditionally permitted uses and development standards for the Specific Plan Planning Areas. As a Specific Plan, the project as proposed will be consistent with the proposed Specific Plan zoning classification.

Entitlement Findings:

General Plan Amendment

For an Entitlement/Policy General Plan Amendment, the following findings are required to be made:

Pursuant to Ordinance No. 348, the first two (1 – 2) of the following findings are required and one additional finding is also required. The additional finding pursuant to Ordinance No. 348 is “Special circumstances

or conditions have emerged that were unanticipated in preparing the General Plan.” The Entitlement/Policy General Plan Amendment findings are as follows:

1. The proposed changes do not involve a change in or conflict with:
 - a. The Riverside County Vision.

The General Plan Vision Statement, in its introductory discussion on Risk, provides, “We readily acknowledge that there is a certain degree of risk and uncertainty regarding future expectations, especially as they relate to land resources and how we manage them. At the same time, through the unique planning opportunities present here, we seek to make the risks known and avoid arbitrary and capricious decision making that aggravates the normal risks in human affairs.” The project as proposed is not without its risks and potential impacts to the environment, but these have been documented in the EIR and made available for the public and for decision makers on the project to consider.

Riverside County Vision: The Riverside County Vision, in its discussion on Population Growth, specifically states, “New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas.” While the project is not currently located adjacent to similar type or intensity of development, the project is located on what is currently a major transportation corridor, Interstate-10, and therefore it intends to create a concentration of development that fits the framework of an existing transportation corridor.

Additionally, the project is providing for conservation areas which help serve to further secure lands as open space corridors. Further in its discussion on Population Growth, the Riverside County Vision states that the focus on growth is on quality development, not on halting growth. The project with its land use plan and other provisions will require the development of a well-designed, quality community. In addition, the project is designed to support a variety of transportation choices including walking, hiking, biking, mass transit and the automobile. The project will also coordinate transportation with local and regional agencies where possible in order to maximize integration of the project with local transportation planning and implementation efforts.

On the topic of Our Communities and Their Neighborhoods, the Riverside County Vision states, “The planning process continues to refine acceptable densities as a means of accommodating additional growth so that the extensive permanent open space that now exists can be sustained.” The project is an example of that with its relatively higher densities to accommodate for growth across all income groups via a variety of allowed densities while also preserving open space areas as reflected in the Specific Plan Land Use Plan. The project site utilizes the existing natural setting by incorporating a reduced development footprint that will avoid high value habitat and conserves approximately 3,100 acres of various habitats within the Specific Plan area and ultimately substantially more areas outside of the Specific Plan area based on CVMSHCP required ratios of conservation to development.

On the topic of Healthy Communities, the Riverside County Vision states, "Communities are developed so that they support and encourage residents to be more physically active; achieved by increasing the number of and access to active parks and trails, creating new passive open spaces, working with schools to open up school yards as parks, and promoting well balanced transportation networks with an equity between vehicle, public transit, bicycling and walking networks." The project, through its designation and distribution of active park areas, connecting trails and sidewalks, and dedication of natural open space specifically meets this provision of the Riverside County Vision. Specifically, the Specific Plan would provide 54.9 acres of planning areas specifically designated for parks by the land use plan and an additional 55 acres are planned to be located within other planning areas with smaller parks and trails.

Also within Healthy Communities, the Riverside County Vision states, "Throughout Riverside County there are hubs of complete, compact and transit-oriented communities, with a mix of housing, jobs, retail, and community facilities. These types of communities flourish because it brings housing, jobs and shopping opportunities close together to create cohesive and beautiful communities that provide for the daily needs of residents within easy walking distance of homes and workplaces." The project with its diverse land uses, both in its diversity of residential densities and the provision for retail and office uses is intended to develop such a community to meet the daily needs of residents. The mixed-use areas will be designed to discourage the use of cars and the network of bicycle lanes, trails, and paseos leads to destinations such as the library, schools, parks, open space, and bus stops.

On the topic of Conservation and Open Space Resource System, the Riverside County vision provides, "Conserved multi-purpose open space is viewed as a critical part of Riverside County's system of public facilities and services required to improve the existing quality of life and accommodate new development." The project with its large area to be designated as open space helps secure a great deal of open space, while allowing the remaining balance of the site to be developed. The Specific Plan includes approximately 3,100 acres of conserved open space within its boundaries and 109.5 acres of parks and trails.

On the introductory discussion of Employment, the General Plan Vision Statement provides, "We acknowledge gainful employment as one of the most basic individual needs and value a growing and diversified job base within which our residents may find a wide range of income opportunities in the agricultural, commercial, industrial, office, tourism, and institutional sectors of our economy." The proposed project includes a diverse amount of non-residential development intended to provide jobs locally for residents of the Specific Plan.

On the topic of Sustainability and Global Environmental Stewardship, the General Plan Vision Statement provides, "Measures that reduce carbon emissions and increase energy efficiency are now routinely included in all areas of growth within Riverside County – new development, retrofitting of existing structures, as well as new and ongoing operations." As is shown in the Climate Action Plan prepared for the Specific Plan and the EIR, the project is providing a number of certain design and operational measures to limit the project's contribution to greenhouse gas emissions to be consistent with state reduction goals and the County's own Climate Action Plan as it has been recently been amended.

This is simply a sampling of the General Plan Vision Statement topics that the General Plan Amendment is consistent with and not an exhaustive list of Vision topics. There are no other provisions or statements within the Riverside County Vision that the Specific Plan or General Plan Amendments are inherently inconsistent with. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County Vision.

b. Any General Planning Principle Set forth in General Plan Appendix B:

General Plan Principle I.C provides for Maturing Communities for every community to mature in its own way, at its own pace and within its own context. This Principle highlights that communities are not fixed in their development patterns, but that over time may transition, in particular to more urban uses and intensities, while still respecting the existing communities where they meet by transitioning densities and providing buffers where appropriate. The area around the project site is largely undeveloped. The project seeks to develop the area while setting clear boundaries for development and buffers to open space areas.

General Plan Principles in Section VII provide for Economic Development, which aims to expand the current and future economic and employment base within the County to allow residents to both live and work within the County, and to become part of regional, national, and international markets and not just local markets.

The General Plan Amendment implements the Principle for Efficient Land Use which encourages compact development and increased densities, which the proposed Specific Plan includes through its varied and high residential densities and connection between residential and non-residential areas through roads, trails, and NEV network.

The General Plan Amendment implements the Principle for Environmentally Sensitive Design which aims to preserve significant environmental features where possible through the project's inclusion of large areas of conserved open space. Similarly, the General Plan Amendment implements the Principle for Habitat Preservation which seeks preservation of natural systems through the project's inclusion of large areas or conserved open space.

The General Plan Amendment meets the General Plan Principle of encouraging a wide range of housing opportunities for residents in a wider range of economic circumstances by providing for 5% set aside of units affordable to low- and moderate-income households.

The General Plan Amendment implements the General Plan Principle for Community Open Space with the preservation of approximately 3,100 acres within the Specific Plan boundaries and additional area that will be required to be conserved as the Specific Plan is developed pursuant to the conservation ratio requirements of the CVMSHCP.

This is simply a sampling of the Principles that the proposed General Plan Amendment is consistent with and not an exhaustive list of all consistent Principles. There are no Principles that the General Plan Amendment inherently conflicts with. Therefore, the proposed General Plan Amendments would not conflict with the Riverside County General Planning Principles set forth in General Plan Appendix B.

- c. Any Foundation Component designation in the General Plan except as otherwise expressly allowed.

The proposed General Plan Amendment proposes to change Foundation Components. Findings to support a foundation component amendment are provided below. This will prevent any conflict with a Foundation Component designation in the General Plan.

- 2. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The purposes of the General Plan are to set direction for land use and development in strategic locations, provide for the development of the economic base, establish a framework of the transportation system, and the preservation of extremely valuable natural and cultural resources. The project is dedicating approximately 3,100 acres of area within the Specific Plan boundary for conservation and pursuant to requirements of the CVMSHCP will be required to dedicate additional area for conservation as the Specific Plan develops, thus assisting in achieving the conservation goals of the CVMSHCP. Additionally, although the project proposes to develop in an area that is largely undeveloped currently, the Specific Plan aims to make the proposed development as self-sufficient as possible to strategically plan for land uses within the Specific Plan area as well as provide for the necessary infrastructure to adequately serve future residents of the development.

The project site is located within the Eastern Coachella Valley Area Plan. Policy 2.3 of this Area Plan includes specific provisions that need to be made for development that is proposed within the Shavers Valley Area. These provisions are included below:

- a. *Planned community proposals may have urban characteristics with thematic elements (i.e., golf, equestrian opportunities, etc.), but also will have a rigid and permanent urban boundary.* The Specific Plan proposes a land use plan which sets clear parameters for areas to be developed within a core area of the overall Specific Plan area and creating a clear edge for development with transitions in land use, landscaping, lighting, and other elements as may be appropriate to create a proper boundary between the developed and natural parts of the Specific Plan.
- b. *The plan must include a comprehensive water service program that addresses the long-term requirements of the project, conservation, and reliability.* The project was required to complete a WSA to determine whether adequate water supply exists to serve the proposed Specific Plan. The Specific Plan would be served directly from groundwater pumping from the Shavers Valley, which is estimated to contain 2,618,000 acre-feet of water. To assist in replenishment of the groundwater, the applicant has entered into a Water Supply Agreement with Rosedale-Rio Bravo Water District which the applicant has assigned to CVWD. Under this agreement the Rosedale-Rio Bravo Water District is required to deliver water to CVWD over a 30 year period a minimum of 9,500 acre feet of water per year and a maximum of 16,500 acre feet of water per year. The water will physically be delivered from the Rosedale-Rio Bravo Water District to the Metropolitan Water District via the California Aqueduct. This delivery will be taken by MWD and through exchange agreements with CVWD, MWD will deliver a like amount of water from the Colorado River Aqueduct to CVWD. CVWD will store the delivered water in the Whitewater River Subbasin until such time as the water is needed by the proposed Specific Plan to

replenish water that is pumped from groundwater in the Shavers Valley. With this established agreement and plan for replenishment of local groundwater, the Specific Plan has created a comprehensive water service program that addresses the long-term requirements of the project, conservation, and reliability.

- c. *The proposed community must be located within a district that provides water and sewer services or a water and sewer district has agreed to annex and serve the project; and there is an agreement that such services will not be expanded beyond the limits of the proposed community.* The Specific Plan is located within the service boundaries of CVWD that would ultimately serve the project for water and sewer services upon completion of facilities through development of the Specific Plan. The proposed facilities are designed to serve just the Specific Plan as proposed. Storage and use of groundwater will be governed by a Groundwater management Plan that is required to be prepared with development of the Specific Plan that will establish an agreement on the scope of service for water and sewer services that would be limited to the boundaries of the Specific Plan.
- d. *The proposed community must provide for all relevant public facilities and services, including public protection, road maintenance, library services, education facilities, and waste disposal; and, it must be demonstrated that such service can be efficiently delivered within the proposed community.* Through the land use plan, zoning ordinance, and specific provisions on construction of certain public facilities and services as the project is developed, the proposed Specific Plan will provide for all relevant public facilities and services.

Public protection in the form of police protection will be provided from the Riverside County Sheriff, which the Specific Plan includes provisions for a Sheriff substation to be developed within Village 1 of the Specific Plan. Public protection in the form of fire protection will be provided by the Riverside County Fire Department which will be served through a series of fire stations to be developed based on specific triggers included in the Specific Plan to be built at certain thresholds of residential development.

As shown in the fiscal impact analysis prepared for the project, the property taxes and other revenue generated for the project would go towards covering the ongoing cost of maintaining the roads. Additionally, the project would create and/or annex into a Lighting and Landscape Maintenance District (LLMD) to fund for ongoing maintenance of landscape areas along roadways and other facilities and would include street sweeping related to road maintenance. Revenue from gas tax would be utilized for larger, longer term maintenance of project roads.

A library is planned to be located within Village 1 and is required to be developed based on specific triggers included in the Specific Plan to be built at a certain threshold of residential development.

Schools are included within certain planning areas of the Specific Plan and are required to be coordinated with the Coachella Valley Unified School District (CVUSD) at certain residential building permit thresholds so that the developer of the Specific

Plan and CVUSD ensure that adequate school facilities are planned for and built to serve the residents of the Specific Plan.

The Specific Plan area is located within the County of Riverside Franchise Area 13 of the Department of Environmental Health, which is serviced by CR&R Waste and Recycling Services.

Generally, as indicated in the fiscal impact analysis prepared for the project, through revenue generated by the project in the form of property taxes, sales tax, transient occupancy tax, and other forms as well as through creation of special taxing areas through County Service Areas, Community Facility Districts, and Lighting and Landscape Maintenance District, the project as a whole at buildout would be anticipated to result in a net surplus in revenue to the County to be able to efficiently provide for the public services necessary to serve the development that could occur under the proposed Specific Plan.

- e. *The proposed community must provide a full range of parks and if necessary, parks large enough to accommodate organized sports activities.* The land use plan proposed with the Specific Plan includes a number and variety of parks throughout the Specific Plan. Neighborhood parks and pocket parks are conceptually located in the Specific Plan so that all homes will be within walking and biking distance (generally within ¼- to ½-mile). Trails and linear park systems connect between the residential areas to the destination areas within the Specific Plan such as schools, parks, and commercial areas. Specifically designated parks in the land use plan range in size from 2.0 acres up to 12.1 acres, which are sized large enough to handle organized soccer, baseball, and football activities. Active sports fields are planned for the 7.0 acre park in Village 5, but could also be accommodated in other larger planned parks.
- f. *The proposed community must be consistent with, and advance the goals of, the Riverside County Housing Element and provide for a range of housing opportunities including low and moderate-income housing.* The range of residential densities proposed by the Specific Plan are anticipated to serve a wide range of demographics and income levels. Additionally, the Specific Plan includes provisions for 5% of the total dwelling units (425 units assuming a buildout of 8,490 units) to be affordable to lower- and moderate-income households. As noted elsewhere in the findings, as well as included in Appendix J-1 of the Environmental Impact report, the proposed Specific Plan is consistent with the policies and advances the goals of the Riverside County Housing Element.
- g. *At least 50% of the proposed community must be devoted to open space and recreation.* The Specific Plan encompasses a total of approximately 5,000 acres with approximately 3,100 acres dedicated for natural open space. This alone, not including developed open areas like parks, meets the requirement for a minimum of 50% to be dedicated to open space and recreation.
- h. *The proposed community must be compatible with the achievement of the goals of the Coachella Valley Multiple Species Habitat Conservation Plan, as determined by the County of Riverside in consultation with the Coachella Valley Association of Governments, the California Department of Fish and Wildlife, and the United*

States Fish and Wildlife Service. Consistency with the CVMSHCP is detailed in full in Section 4.4 of the Environmental Impact Report. Generally, related to dedication of open space as required by the CVMSHCP, the Specific Plan initially sets aside area within the Specific Plan boundaries to be dedicated as conservation area and establishes a process for identifying additionally area to be dedicated as development is proposed and would be reviewed under the Joint Project Review (JPR) process with the Coachella Valley Conservation Commission (CVCC). Additionally, the Specific Plan has been designed to avoid and minimize impacts to the most sensitive areas associated with wildlife corridors identified by the CVMSHCP that are within the boundaries of the Specific Plan.

- i. *The plan must be based on “new urbanism” principles, and include elements that facilitate internal transit programs and encourage pedestrian mobility.* The Specific Plan includes a variety of land use types and densities of residential within a relatively compact area with enhanced pedestrian connections that all encourage pedestrian mobility. The Specific Plan includes a plan to accommodate Neighborhood Electric Vehicles (NEVs) to facilitate internal transit that provides for a viable alternative to traditional automobiles. The Specific Plan also includes and promotes sustainable practices through construction and operation of implementing development that is also a principle of new urbanism.
 - j. *The plan, to the extent feasible, must contain provisions for the use of innovative and state-of-the-art technology to reduce energy and resource consumption.* The Specific Plan includes a number of plans and provisions aimed to reduce energy and resource consumption, such as a network for NEVs, electrical vehicle chargers with all residential garages, chargers for non-residential land uses, and a projected production of 60% of the Specific Plan’s electricity needs through on-site generation from solar, wastewater methane capture, fuel cell generation, and other methods that may be feasible.
3. There are new conditions or special circumstances that were unanticipated in preparing the General Plan.

The new conditions or circumstances that exist are the proposed Specific Plan fully meeting the provisions listed in ECVAP Policy 2.3 as detailed above, in particular provision b. related to a comprehensive water service program that addresses the long-term requirements of the project. The project prepared a Water Supply Assessment (WSA) for the Coachella Valley Water District (CVWD) dated July 14, 2017 and approved by CVWD on July 25, 2017. This recent action by CVWD and the details within the WSA provide a basis to determine that the project addresses the long-term water supply requirements consistent with ECVAP Policy 2.3. With this provision met, it provides justification to amend the General Plan land use designations as it is envisioned to potentially do by the General Plan.

The proposed project is a planned community in lands adjacent to Interstate 10 in the Shavers Valley area and complies with requirements a.-j. of ECVAP Policy 2.3, and, therefore, under ECVAP 2.3, the proposed project is not subject to the usual eight-year limit or other procedural requirements applicable to Foundation Component amendment. For a Foundation Component General Plan Amendment, the following findings allowing such an amendment are made as follows:

1. That new conditions or circumstances disclosed during the review process justify modifying the General Plan.

The new conditions or circumstances that exist are the proposed Specific Plan meeting the provisions listed in ECVAP Policy 2.3 as detailed above. With these provisions met, it provides justification to amend the General Plan land use designations. Additionally, a new condition may also be the opportunity that is presented by having 5,000 acres under the control of one entity that wants to pursue a comprehensive master plan to address not only the land uses, but the infrastructure and open space needs as well and which in doing so will assist the County in compliance with the MSHCP and furthering the objectives of the General Plan and implementation of ECVAP Policy 2.3. Without such an extensive ownership and ability to comprehensively plan for the area, which balances out the needs for open space conservation with areas with increased intensity as well as ability to provide for necessary infrastructure to serve this intensity, such land use designations would not be as practical applied on their own.

2. The modifications do not conflict with the overall Riverside County Vision.

This is detailed above in the Findings for the Entitlement/Policy component of the General Plan Amendment, which concludes that the amendment would not conflict with the overall Riverside County Vision.

3. The modifications would not create an internal inconsistency among the elements of the General Plan.

The General Plan Amendment changes the Foundation Component from Open Space to Community Development. Such change does not conflict with other Elements of the General Plan. As provided in EIR No. 471 and detailed in Environmental Impact Report Appendix J-1, the project would not create an internal inconsistency among the elements or any General Plan policies.

Specific Plan

1. The Specific Plan proposes a master plan that would allow for a maximum of 8,490 dwelling units and up to 1.38 million square feet of non-residential uses within an approximately 1,848-acre development footprint divided between 6 Villages within an overall 5,000-acre overall Specific Plan area.
2. Pursuant to Ordinance No. 348, the proposed Specific Plan includes the following:
 - a. *The distribution, location and extent of the uses of land, including open space, within the area covered by the plan.* These are shown on the land use plan included in the Specific Plan.
 - b. *The proposed distribution, location and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan.* These are shown through the land use plan, circulation plan, water master plan, wastewater plan, drainage master plan, infrastructure and public services which addresses solid waste disposal and energy service as well as the analysis included in the Environmental Impact Report for the Specific Plan.

- c. *Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.* The Specific Plan includes general standards for development to comply with and the Specific Plan zoning ordinances includes specifics on the uses and development standards that will be allowed within the Specific Plan. The land use plan and other provisions of the Specific Plan and mitigation measures from the Environmental Impact Report further establish criteria and provisions that implementing development will be required to comply with for purposes of conservation and utilization of natural resources.
 - d. *A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2) and (3) of this subsection [items a, b and c].* The Specific Plan and conditions of approval for the Specific Plan includes a number of provisions to guide implementing development and infrastructure to serve the development as well as financing measures to support development and ongoing operation of development. The Environmental Impact Report also includes analysis and mitigation measures (which are incorporated as conditions of approval) as appropriate to include programs for implementing development to ensure it meets the provisions as noted in items a, b, and c above.
 - e. *A specific plan shall include a statement of the relationship of the specific plan to the General Plan.* The Specific Plan provides this statement in Section 1.11 of the Specific Plan.
3. Eastern Coachella Valley Area Plan Policy 2.3 notes anticipated “new towns and planned self-sustaining communities” to be developed in Riverside County and specifically identifies the potential for such development in the Shavers Valley where the proposed Specific Plan is located. The policy identifies certain provisions that need to be met for development to be proposed in this area to not be subject to the procedural requirements of a Foundation Component General Plan Amendment. These provisions are detailed in the findings for the General Plan Amendment to support the proposed Specific Plan.

Change of Zone

1. The proposed change of zone to Specific Plan would allow generally for a variety of residential and non-residential uses as included in the Specific Plan land use plan. The Zoning Classification for the property is being changed to SP to be consistent with the proposed Specific Plan and the General Plan land use designations of Open Space-Conservation Habitat (OS-CH), Open Space-Recreation (OS-R), Mixed Use (MU), Commercial Retail (CR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Highest Density Residential (HHDR), and Public Facilities (PF) designations, as reflected on the Land Use Plan for Specific Plan No. 339 .

Other Findings:

1. The project site is located within the Desert Tortoise and Linkage Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan. This Specific Plan fulfills the plan requirements based on the Specific Plan not directly proposing development that would “result in disturbance to Habitat, natural communities, Biological Corridors, or Essential Ecological Process.” Since the Specific Plan and the EIR are Program level that do not directly result in development that would

disturb the environment, the JPR process is not required to be completed for the Specific Plan to be able to be approved. In lieu of obtaining a determination of consistency through JPR for the overall Specific Plan, the EIR and the Specific Plan have incorporated mitigation measures and processes for implementing projects to go through JPR to identify, acquire, and dedicate open space based on the requirements of the CVMSHCP and would be consistent with the CVMSHCP.

2. The project site is not located a city's Sphere of Influence.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. In compliance with Senate Bill 18 (SB18) concerning proposed General Plan Amendment No. 686, the County requested a list from the Native American Heritage Commission (NAHC) of Tribes whose historical extent includes the project area. Based on the list provided by NAHC, the County sent project notices on October 20, 2006 to 13 Native American Tribal representatives. No responses were received requesting consultation based on these notices.

In compliance with Assembly Bill 52 (AB52), the County mailed notices regarding this project to the Cahuilla Band of Indians, the Cabazon Band of Mission Indians, Torres-Martinez Desert Cahuilla Indians, and the Agua Caliente Band of Cahuilla Indians on May 9, 2016. A response requesting additional information was received from Agua Caliente Band of Cahuilla Indians dated May 16, 2016. Upon receipt and review of the information requested, a subsequent later dated June 7, 2017 was received from Agua Caliente Band of Cahuilla Indians noting all concerns being addressed and proper mitigation measures have been incorporated for tribal monitoring and noted conclusion of consultation. Although not included on the noticing for AB52 consultation, a letter from Twenty-nine Palms Band of Mission Indians dated November 29, 2016 was received noting it was not aware of any cultural resources within the project boundary and requesting additional information. A subsequent letter was received from Twenty-nine Palms Band of Mission Indians dated January 11, 2018 based on noticing on availability of the Draft EIR which notes the requested inclusion of tribal monitoring for the project. In addition for requirements to have a Cultural Resources Management Plan and archaeological monitoring of ground disturbance, the Environmental Impact Report also includes mitigation (MM CUL-5) that requires coordination and monitoring from a Native American tribal representative for ground disturbance activities.

5. The project site is not located within the Mount Palomar Observatory Lighting Zone boundary.
6. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").

Fire Findings:

1. This land division is located outside any area designated with fire hazard severity and not located within either a State Responsibility Area or a Local Responsibility Area and is not subject to the requirements of Government Code section 66474.02.

Conclusion:

1. For the reasons discussed above, as well as the information provided in the EIR, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law

and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper and Desert Sun Newspaper. Additionally, public hearing notices were mailed to property owners within 2,400 feet of the project site and any other parties or individuals that specifically requested to be noticed regarding the project or that commented on the Draft EIR. As of the writing of this report, Planning Staff has received comments through the course of processing the project as well as comments received on the EIR Notice of Preparation and Draft EIR. The comments received through the course of processing are attached to the staff report. The comments received on the EIR Notice of Preparation and Draft EIR are included within the Final EIR documents.

RESOLUTION 2018-011
RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT NO. 686
AND SPECIFIC PLAN NO. 339

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on November 28, 2018 and December 5, 2018, to consider the above-referenced matter; and,

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County Rules to Implement the Act have been met and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on November 28, 2018 and December 5, 2018, that it has reviewed and considered the environmental document prepared or relied on and recommends the following, based on the findings and conclusions in the staff report and incorporated herein by reference:

ADOPTION of a resolution certifying the environmental document, **ENVIRONMENTAL IMPACT REPORT NO. 506**;

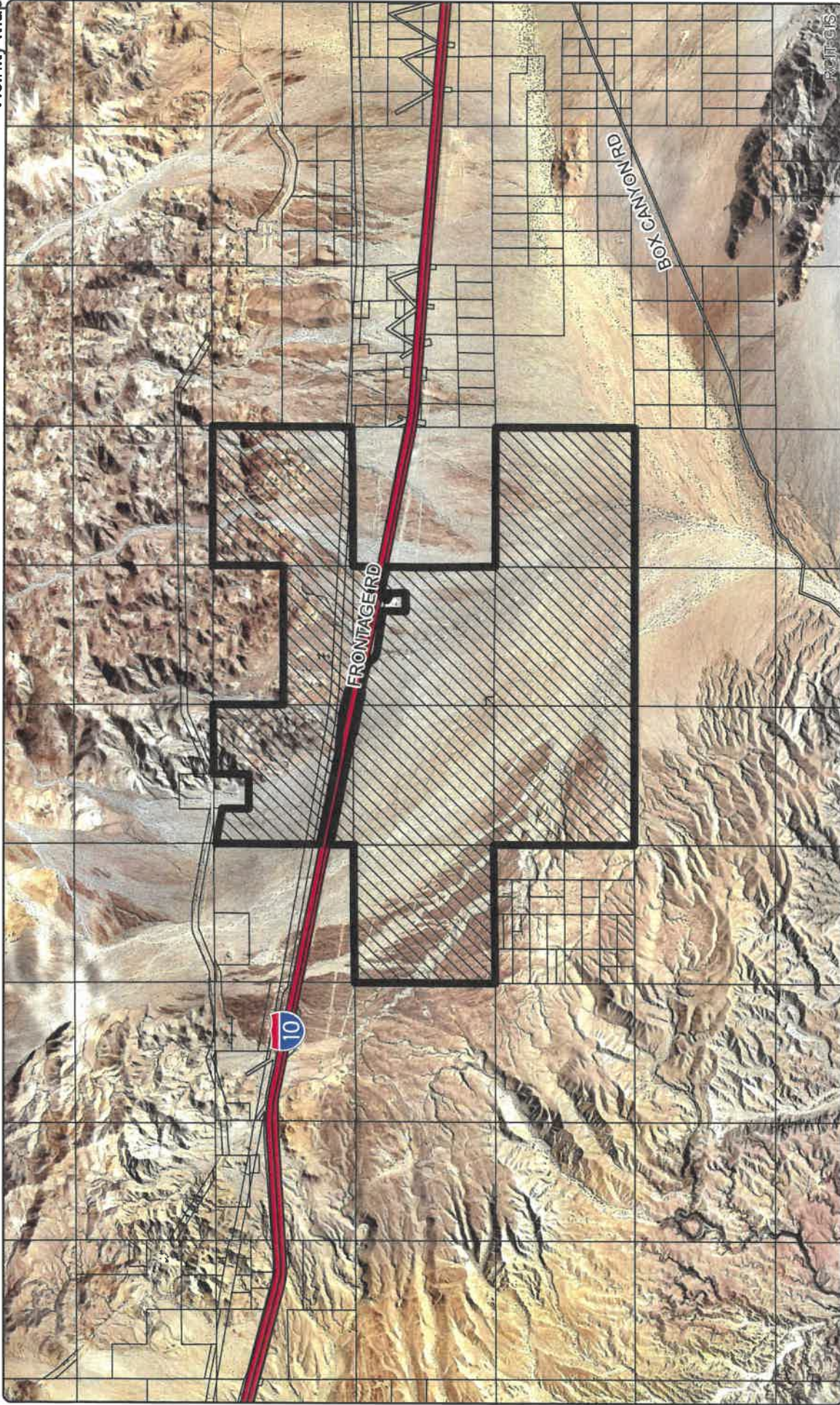
APPROVAL of **SPECIFIC PLAN NO. 3339**; and

APPROVAL of **GENERAL PLAN AMENDMENT NO. 686**.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ06915 GPA00686 SP00339
VICINITY/POLICY AREAS

Supervisor: Perez
District 4

Date Drawn: 11/20/2018
Vicinity Map



Zoning Area: Chuckawalla

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan. This new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at 951.955-3200 (Western County) or in Palm Desert at (760)965-2277 (Eastern County) or planning@rivco.net

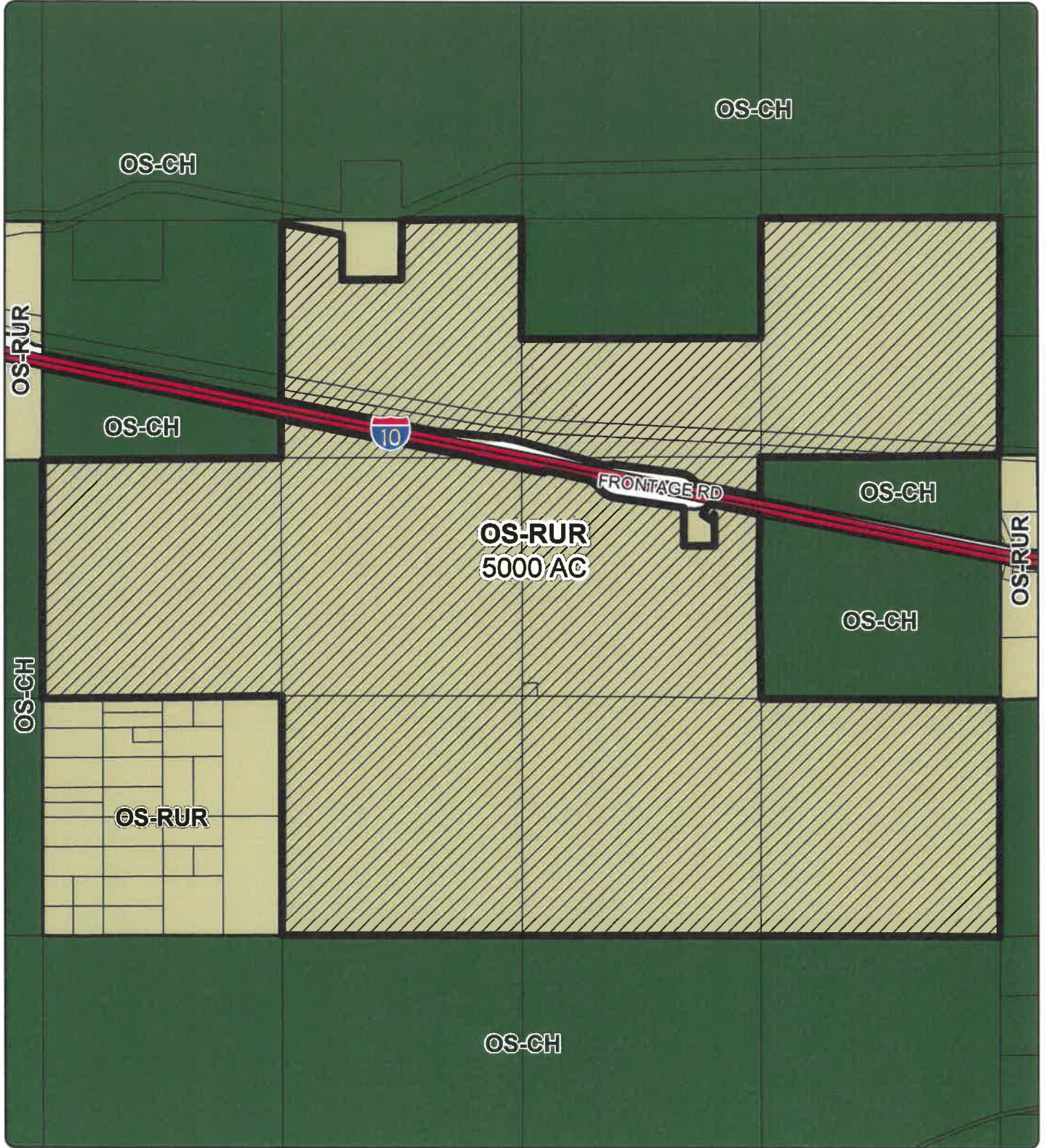
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ06915 GPA00686 SP00339

EXISTING GENERAL PLAN

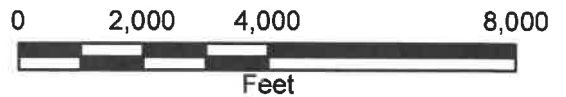
Supervisor: Perez
District 4

Date Drawn: 11/20/2018
Exhibit 5



Zoning Area: Chuckawalla

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)963-8277 (Eastern County) or Website <http://planning.rctlma.org>

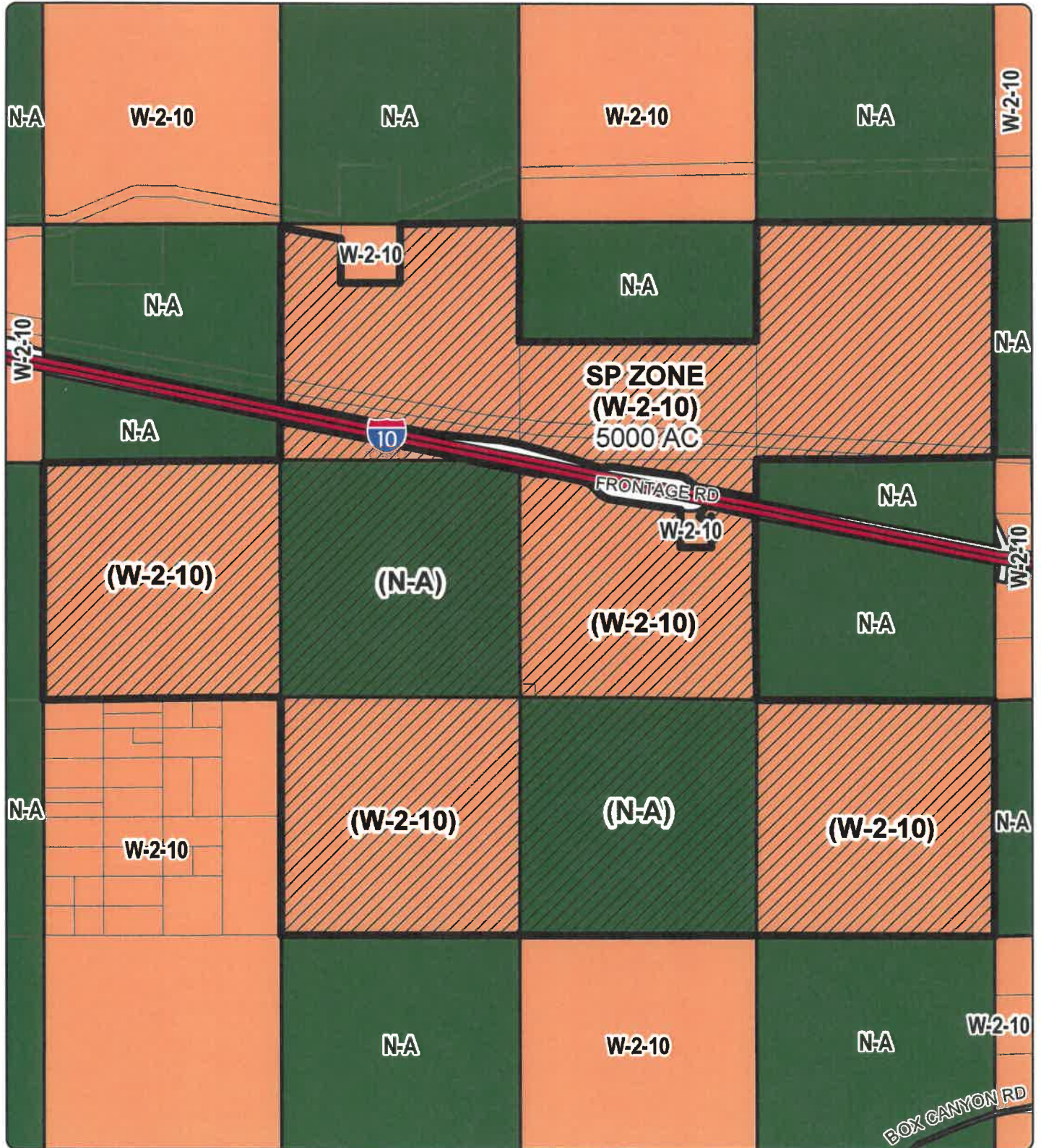
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ06915 GPA00686 SP00339

PROPOSED ZONING

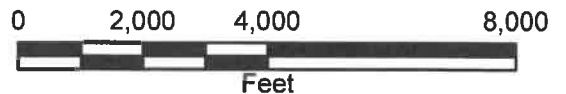
Supervisor: Perez
District 4

Date Drawn: 11/20/2018
Exhibit 3



Zoning Area: Chuckawalla

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

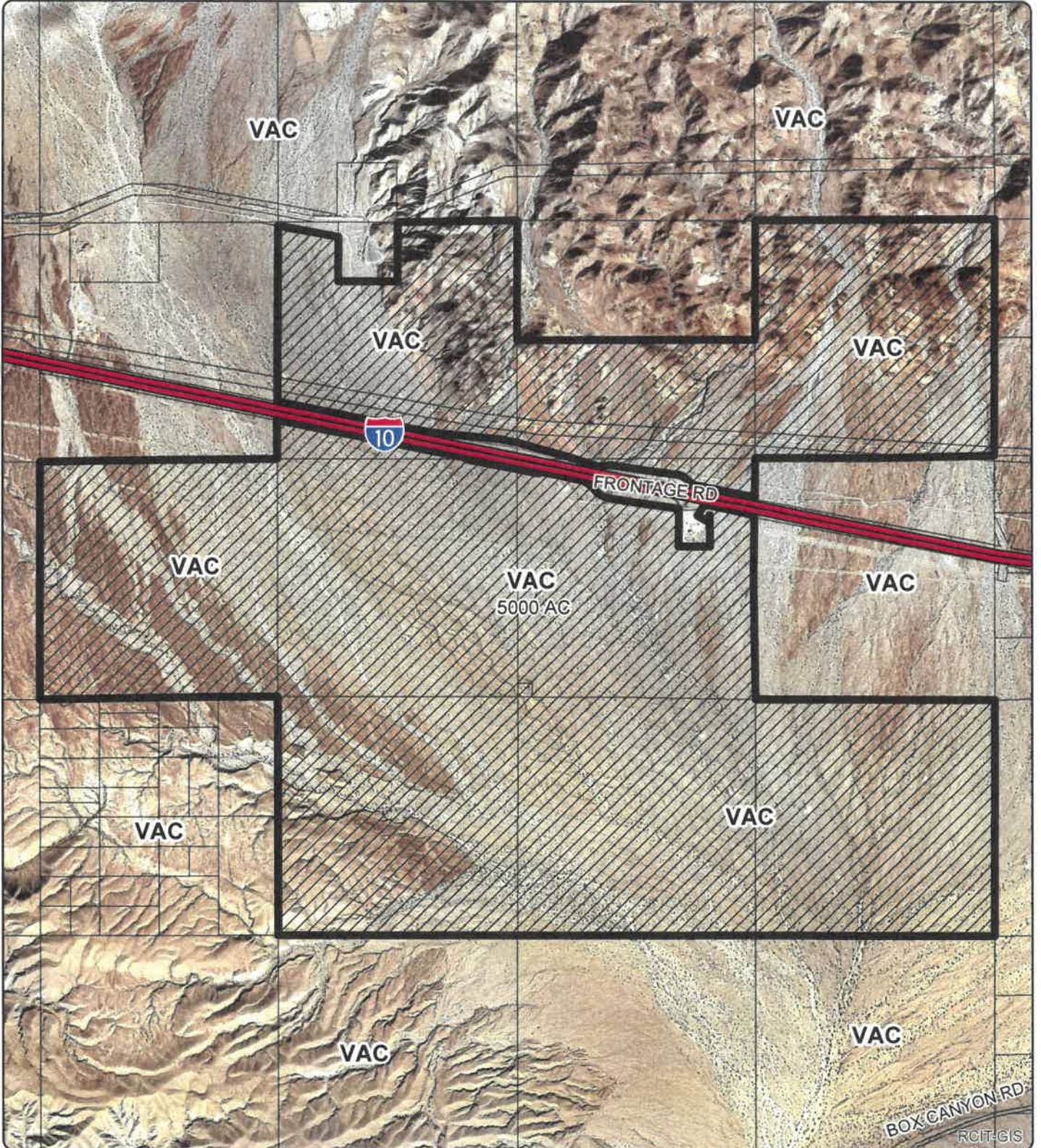
CZ06915 GPA00686 SP00339

Supervisor: Perez
District 4

Date Drawn: 11/20/2018

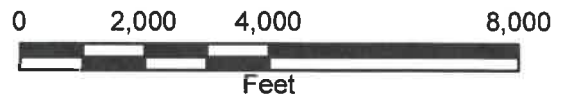
LAND USE

Exhibit 1



Zoning Area: Chuckawalla

Author: Vinnie Nguyen



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PARADISE VALLEY

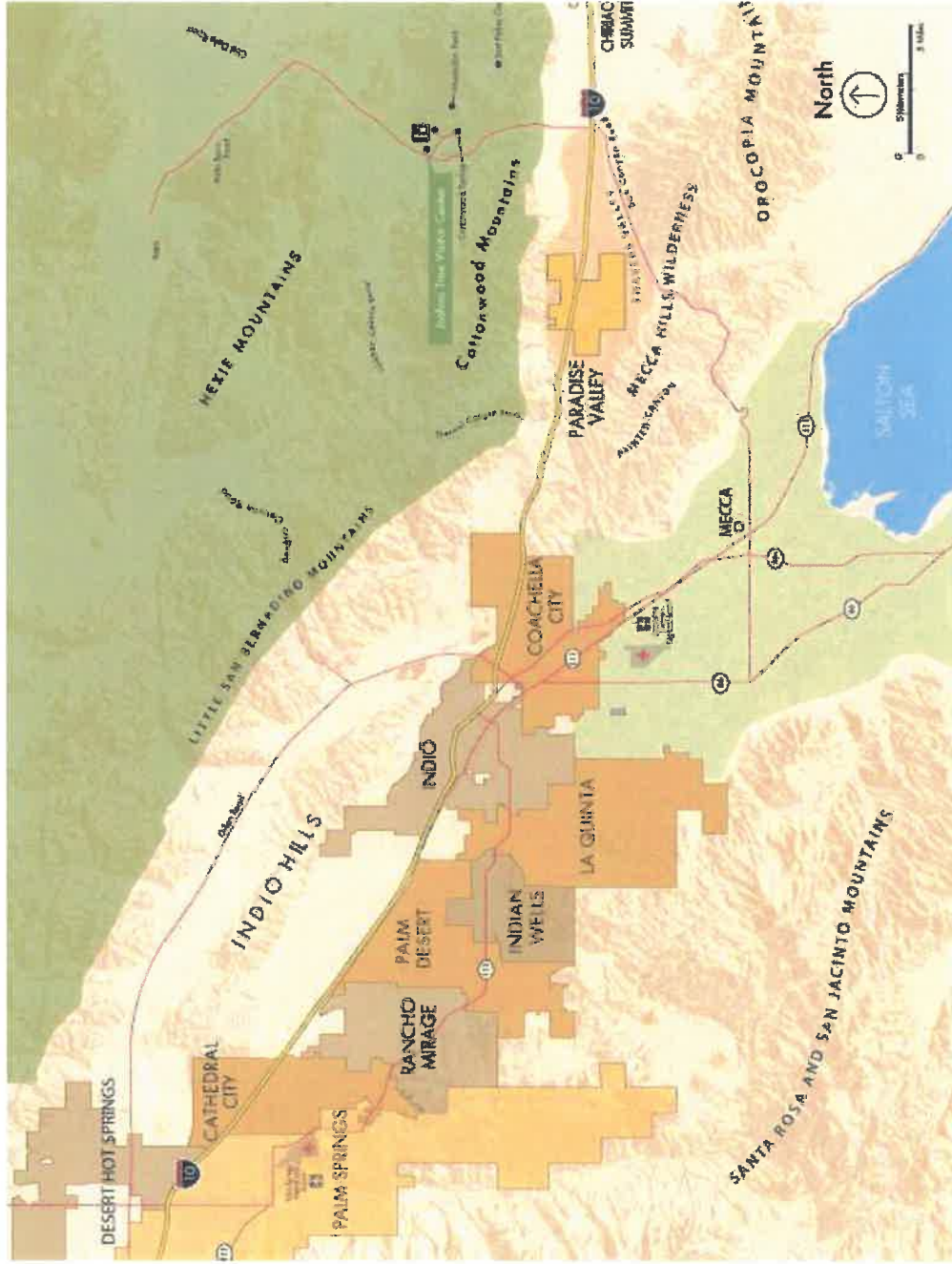


EXHIBIT 1-1 REGIONAL CONTEXT

PARADISE VALLEY

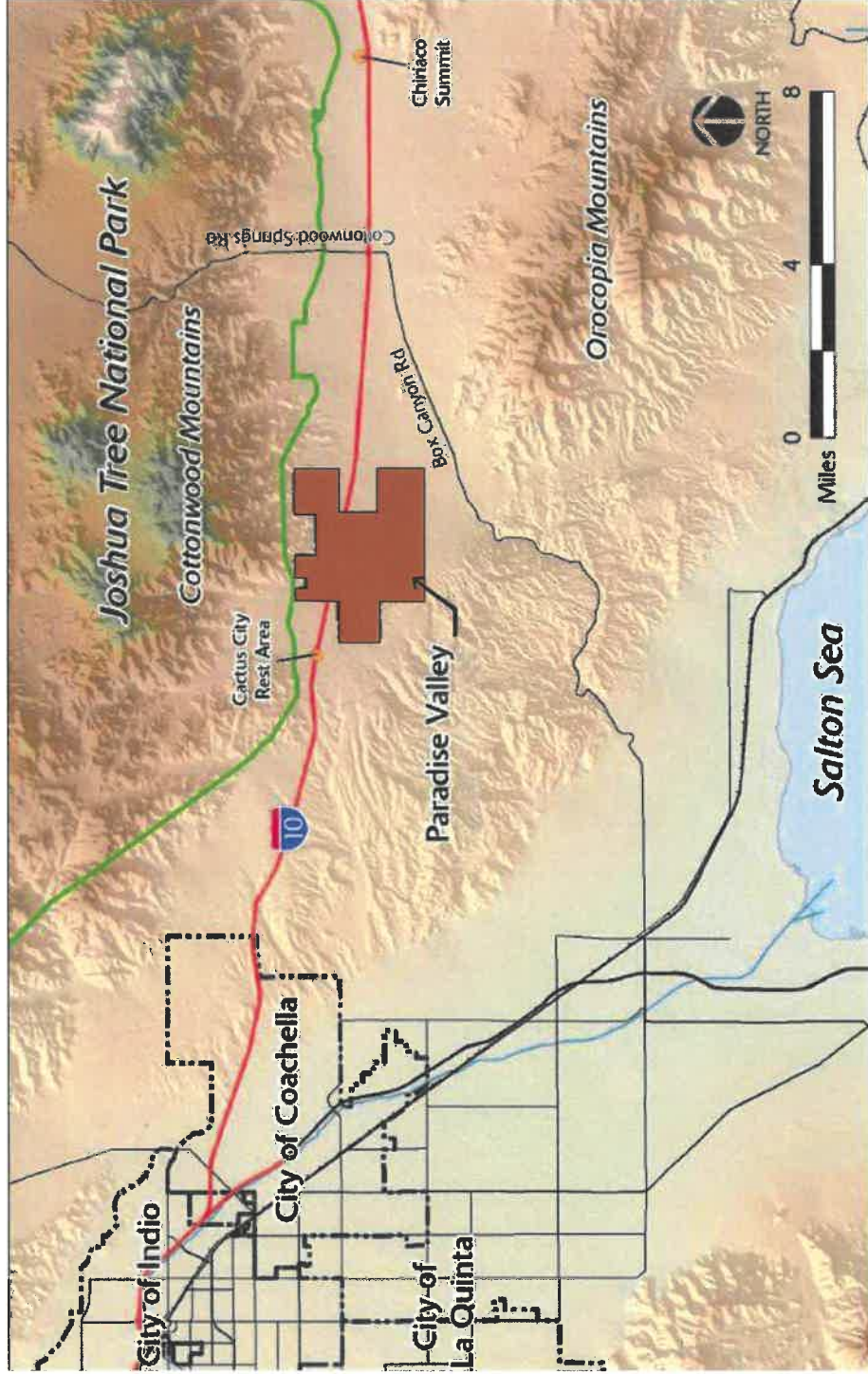


EXHIBIT 1-2 LOCAL CONTEXT

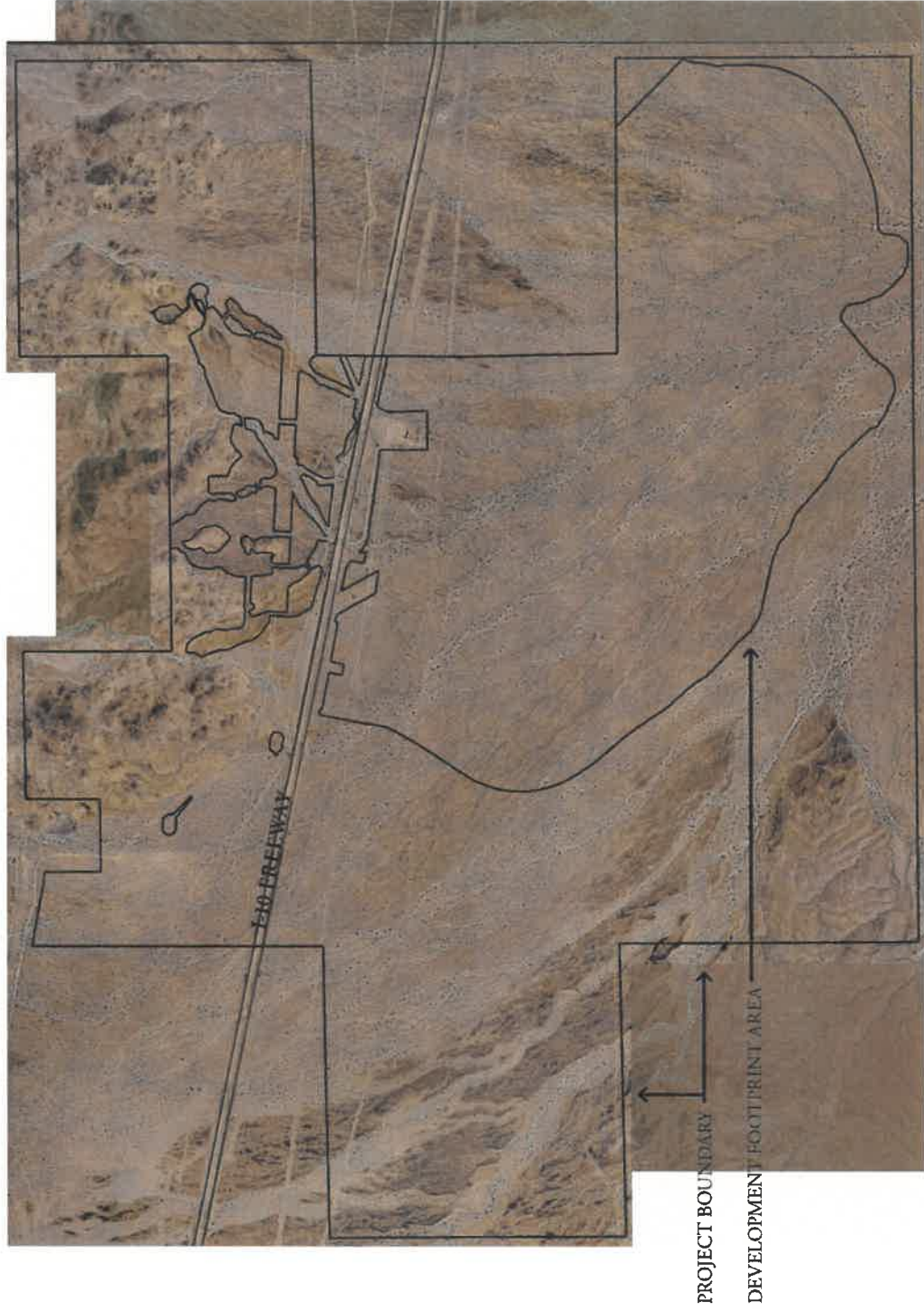


EXHIBIT 1-3 SITE AERIAL

TABLE 2-1 PROJECT SUMMARY

LAND USE	GROSS ACRES	% OF DEV. FOOT-PRINT	GROSS DENSITY (DU/AC)	TARGET DWELLING UNITS (DU)	MAXIMUM NON-RESIDENTIAL SQUARE FOOTAGE (SF)
RESIDENTIAL					
MEDIUM DENSITY RESIDENTIAL - MDR 2-5 DU/AC	820.5	44.4%	3.7	3,010	
MEDIUM HIGH DENSITY RESIDENTIAL - MHDR 5-8 DU/AC	539.1	29.2%	6.3	3,399	
HIGH DENSITY RESIDENTIAL - HDR 8-14 DU/AC	58.7	3.2%	9.1	535	
VERY HIGH DENSITY RESIDENTIAL - VHDR 14-20 DU/AC	-	-	-	-	
HIGHEST DENSITY RESIDENTIAL - HHDR 20+ DU/AC	10.5	0.5%	20.00	211	
TOTAL RESIDENTIAL	1,428.8	77.3%	5.0	7,155	
MIXED USE					
MIXED USE - MU	177.0	9.6%	7.5	1,335	1,182,040
TOTAL MIXED USE	177.0	9.6%	7.5	1,335	1,182,040
NON-RESIDENTIAL					
COMMERCIAL RETAIL - CR	23.4	1.3%			198,950
OPEN SPACE - RECREATION - OS -R*	54.9	3.0%			
PUBLIC FACILITIES - PF**	44.8	2.4%			
BACKBONE ROADS***	118.9	6.4%			
TOTAL NON-RESIDENTIAL	242.0	13.1			198,950
DEVELOPMENT FOOTPRINT TOTAL					
DEVELOPMENT FOOTPRINT TOTAL	1,848	100%	4.6	8,490	1,380,990
OPEN SPACE - CONSERVATION HABITAT - OS - CH	3,100				
PROJECT TOTAL	4,948				

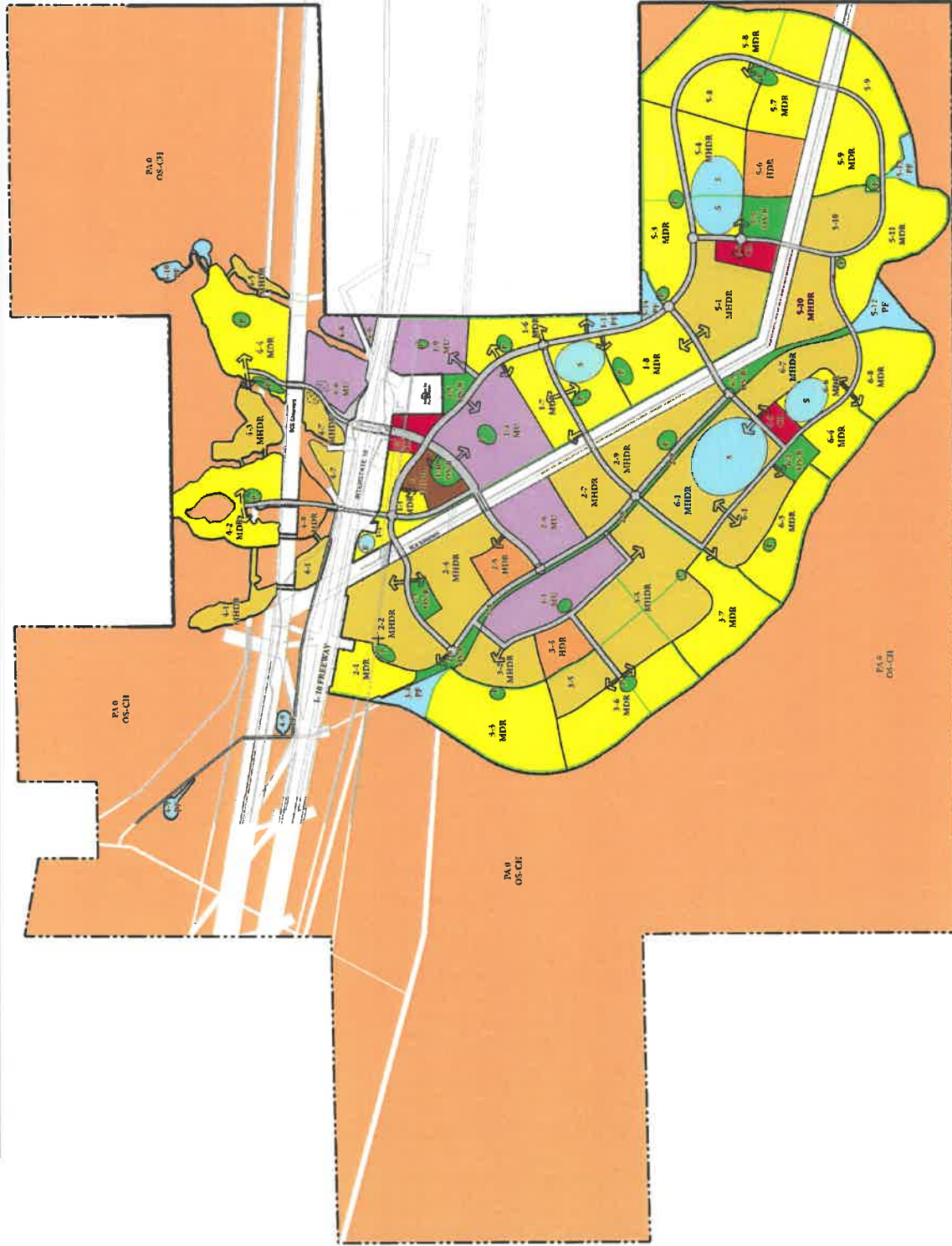
NOTES:

* ADDITIONAL PARKS TOTALING APPROXIMATELY 55 ACRES ARE CONCEPTUALLY LOCATED THROUGHOUT THE PLAN FOR A TOTAL PARK AREA OF 109.9 ACRES.

**PUBLIC FACILITIES AND INFRASTRUCTURE SUCH AS SCHOOLS, WATER WELLS AND ELECTRICAL SUBSTATIONS ARE CONCEPTUALLY LOCATED THROUGHOUT THE PLAN.

***LOCAL ROADS, "TOWN CENTER BOULEVARD" AND "MAIN STREET" ARE NOT CALCULATED IN THE BACKBONE ROAD AREA.

PARADISE VALLEY &



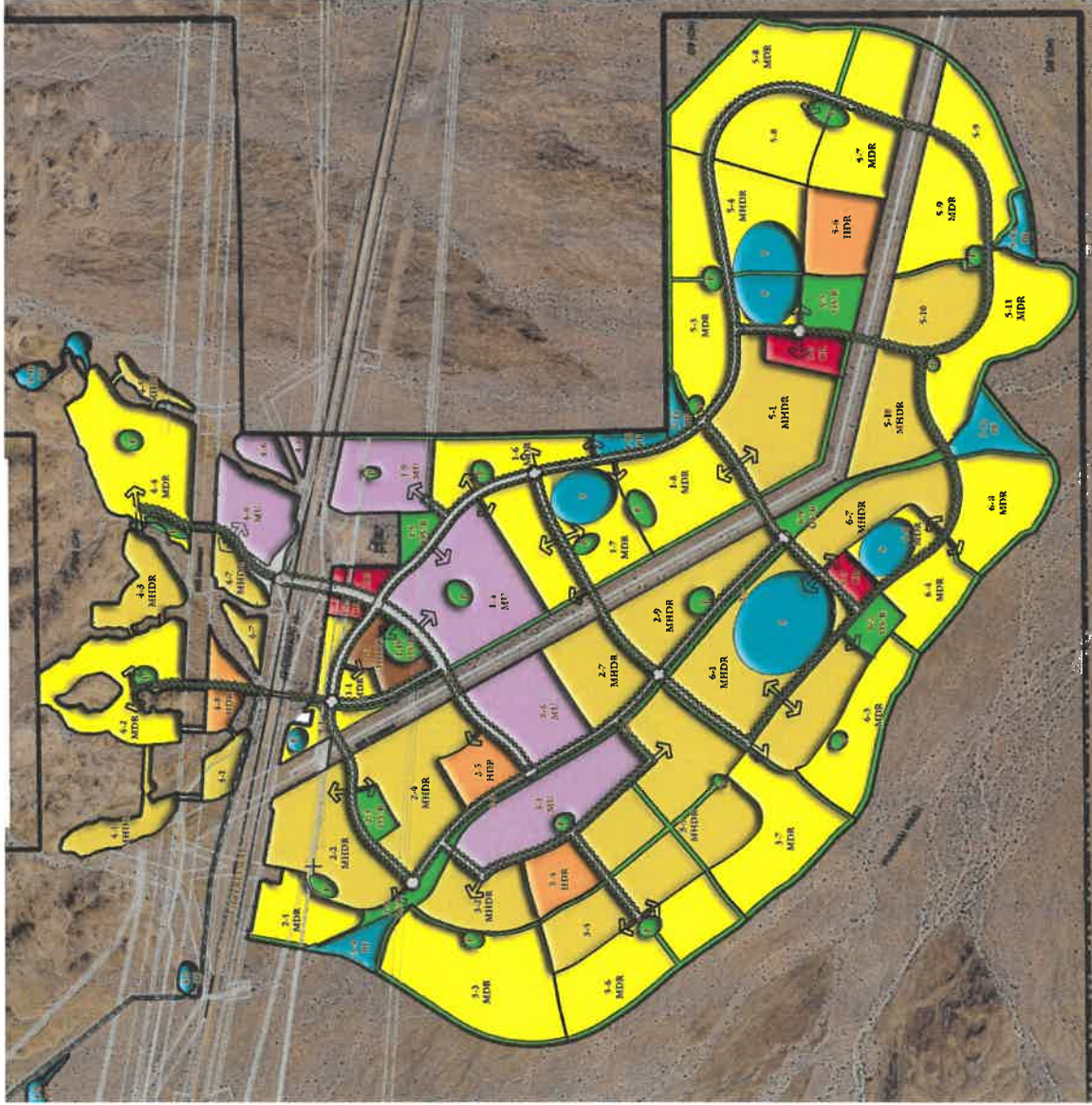
- LEGEND**
- COMMUNITY DEVELOPMENT**
- MEDIUM DENSITY RESIDENTIAL - MDR-25 DU/AC
 - MEDIUM HIGH DENSITY RESIDENTIAL - MHDR-58 DU/AC
 - HIGH DENSITY RESIDENTIAL - HDR-84 DU/AC
 - HIGHEST DENSITY RESIDENTIAL - HHDR-20+ DU/AC
 - COMMERCIAL RETAIL - CR
 - MIXED USE - MU
 - PUBLIC FACILITIES - PF
- OPEN SPACE**
- OPEN SPACE - CONSERVATION HABITAT - OS-CH
 - OPEN SPACE - RECREATION - OS-R

- CONCEPTUAL LOCATIONS**
- SCHOOL
 - PARK
 - TRAIL
 - ELECTRICAL SUBSTATION
 - LOCAL ROAD ACCESS

NOTE: Final planning area boundaries and roadway alignments shall be established by a Change of Zone with an implementing project as part of the subdivision map process. Minor adjustments to planning area boundaries and roadway alignments may be made at this time. Parks, public facilities and infrastructure are conceptually located and subject to change. Final locations, sizes, configuration and number of parks, public facilities and infrastructure will be determined at the time of the Village Refinement Plan process.

EXHIBIT 2-1 LAND USE PLAN - CONTIGUOUS SPECIFIC PLAN AREA

PARADISE VALLEY



LEGEND

- COMMUNITY DEVELOPMENT**
- MEDIUM DENSITY RESIDENTIAL - MDR-25 DU/AC
 - MEDIUM/HIGH DENSITY RESIDENTIAL - MHDR-58 DU/AC
 - HIGH DENSITY RESIDENTIAL - HDR-84 DU/AC
 - HIGHEST DENSITY RESIDENTIAL - HHDR-20+ DU/AC
 - COMMERCIAL RETAIL - CR
 - MIXED USE - MU
 - PUBLIC FACILITIES - PF

- OPEN SPACE**
- OPEN SPACE - RECREATION - OS-R

CONCEPTUAL LOCATIONS

- SCHOOL
- PARK
- TRAIL
- ELECTRICAL SUBSTATION
- LOCAL ROAD ACCESS



NOTE: Final planning area boundaries and roadway alignments shall be established by a Change of Zone with an implementing project as part of the subdivision map process. Minor adjustments to planning area boundaries and roadway alignments may be made at this time. Parks, public facilities and infrastructure are conceptually located and subject to change. Final locations, sizes, configuration and number of parks, public facilities and infrastructure will be determined at the time of the Village Refinement Plan process.

EXHIBIT 2-2 LAND USE PLAN - DEVELOPMENT FOOTPRINT AREA

2.3 Development Standards and Organization

2.3.1 Villages

The Paradise Valley Specific Plan is organized into six villages and a large natural open space conservation area. These villages will be differentiated by their distinct function in the community, lifestyle, location, physical setting, mix of uses and home types. These villages are structured around a highly integrated road and trails network linking Paradise Valley's various components to one another. A special project feature is an approximate 4.8 mile trail system located along the majority of the community perimeter, allowing both walking and exercise opportunities, as well as beautiful views to the outlying desert environs.

Set within each of these villages is a "core" intended to include a variety of uses and activities such as retail and service, health and wellness, education, cultural and civic uses, and may provide an array of functions and programs.

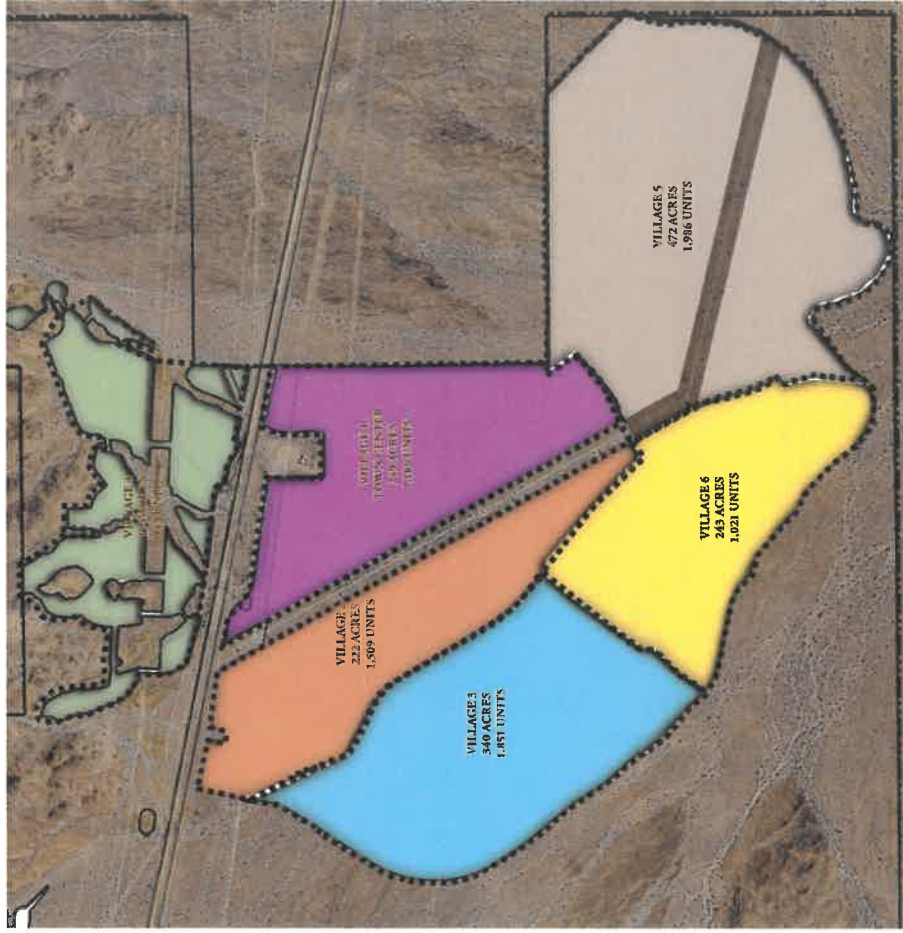
Each village will have its own identity, with unique signage and monumentation for neighborhood entries, parks, common areas and retail centers. At the same time, every village will be an integral part of the overall Paradise Valley community, with community monumentation, backbone road signage, landscape and lighting characterized by a cohesive theme. A set of complementary architectural styles has been identified to help set the tone for the entire community: Spanish, Heritage, Desert Contemporary, Prairie, Monterey and Italianate. Together, these architectural styles, with their classic and elegant detail, will provide architectural diversity and beauty. More information regarding architectural styles can be found in Section 8, Community Design Guidelines.

The Villages are as follows:

- Village 1 - Town Center
- Village 2 - The Resort Area
- Village 3 - The Age Qualified Community
- Village 4 - The Hillside Area
- Village 5 - The Family Village
- Village 6 - The Family and Pre-retiree Village

In an effort to maintain flexibility, much of the detailed design aspects for development will be defined at a later date as part of a Village Refinement Plan. Each Village within Paradise Valley will require a unique Village Refinement Plan containing detailed information regarding site layout and design, lighting, theming, monumentation and signage, infrastructure and other improvements. A Village Refinement Plan must be submitted to the Riverside County Transportation and Land Management Agency prior to the approval of any implementing plan. Please see the criteria set forth in Section 9, Implementation, Maintenance and Financing, for further information.

A description of each Village follows.



NOTE: The delineation of Villages is shown for illustrative purposes only. Final Village locations will be determined at the time of subdivision mapping.

EXHIBIT 2-3 VILLAGE ORGANIZATION

PARADISE VALLEY

TABLE 2-2 VILLAGE 1 - TOWN CENTER - SUMMARY

Planning Area	Land Use	Gross Acreage	Target Dwelling Units	Maximum Dwelling Units	Gross Density	Maximum Square Footage
1-1	MDR	19.14	92	96	4.8	
1-6	MDR	26.86	114	134	4.2	
1-7	MDR	53.56	214	268	4.0	
1-8	MDR	37.34	136	187	3.6	
1-3	HHDR	10.55	211	422	20.0	
1-4	MU	51.85	413	413	8.0	315,500
1-9	MU	27.56				313,940
1-2	CR	7.50				78,800
1-5	OS-R	5.54				
1-10	OS-R	3.84				
1-11	PF	5.38				
	TOTAL	249.13	1,180	1,520		708,240

Note: All acreages are approximate



Town Center Core Concept
For illustrative purposes only



KEY MAP

VILLAGE CORE AREA

CONCEPTUAL LOCATIONS

- SCHOOL
- PARK
- TRAIL
- ELECTRICAL SUBSTATION



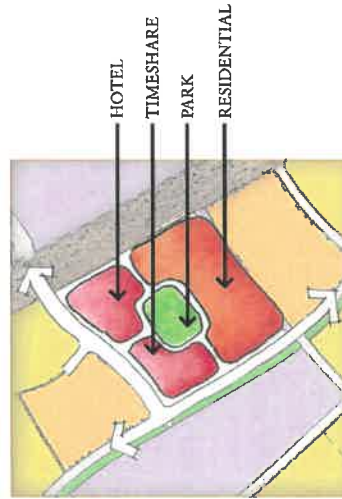
NOTE: Final planning area boundaries and roadway alignments shall be established by a Change of Zone with an implementing project as part of the subdivision map process. Minor adjustments to planning area boundaries and roadway alignments may be made at this time. Parks, public facilities and infrastructure are conceptually located and subject to change. Final locations, sizes, configuration and number of parks, public facilities and infrastructure will be determined at the time of the Village Refinement Plan process.

EXHIBIT 2-4 VILLAGE 1 TOWN CENTER

TABLE 2-3 Village 2 - SUMMARY

Planning Area	Land Use	Gross Acreage	Target Dwelling Units	Maximum Dwelling Units	Gross Density	Maximum Square Footage
2-1	MDR	20.56	77	103	3.7	
2-2	MHDR	42.54	281	340	6.6	
2-4	MHDR	42.26	247	338	5.8	
2-7	MHDR	24.92	190	199	7.6	
2-9	MHDR	31.34	172	251	5.5	
2-5	HDR	13.07	122	183	9.3	
2-6	MU	29.03	420	420	14.5	287,600
2-3	OS-R	5.23				
2-8	OS-R	13.48				
	TOTAL	222.43	1,509	1,834		287,600

Note: All acreages are approximate



Village 2 Core Concepts
For illustrative purposes only



NOTE: Final planning area boundaries and roadway alignments shall be established by a Change of Zone with an implementing project as part of the subdivision map process. Minor adjustments to planning area boundaries and roadway alignments may be made at this time. Parks, public facilities and infrastructure are conceptually located and subject to change. Final locations, size, configuration and number of parks, public facilities and infrastructure will be determined at the time of the Village Refinement Plan process.

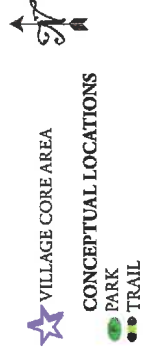


EXHIBIT 2-6 VILLAGE 2

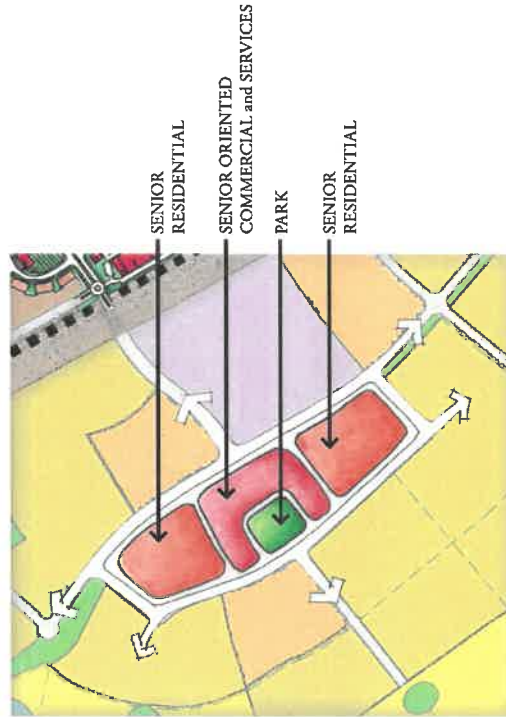


KEY MAP

TABLE 2-4 VILLAGE 3 SUMMARY

Planning Area	Land Use	Gross Acreage	Target Dwelling Units	Maximum Dwelling Units	Gross Density	Maximum Square Footage
3-3	MDR	63.46	233	317	3.7	
3-6	MDR	50.54	151	253	3.0	
3-7	MDR	42.47	153	212	3.6	
3-2	MHDR	22.57	147	181	6.5	
3-5	MHDR	99.85	635	799	6.4	
3-4	HDR	13.77	114	193	8.3	
3-1	MU	39.54	418	418	10.6	125,000
3-8	PF	8.29				
TOTAL		340.49	1,851	2,372		125,000

Note: All acreages are approximate



Village 3 Core Concept
For illustrative purposes only



NOTE: Final planning area boundaries and roadway alignments shall be established by a Change of Zone with an implementing project as part of the subdivision map process. Minor adjustments to planning area boundaries and roadway alignments may be made at this time. Parks, public facilities and infrastructure are conceptually located and subject to change. Final locations, sizes, configuration and number of parks, public facilities and infrastructure will be determined at the time of the Village Refinement Plan process.

VILLAGE CORE AREA

CONCEPTUAL LOCATIONS

- PARK
- TRAIL

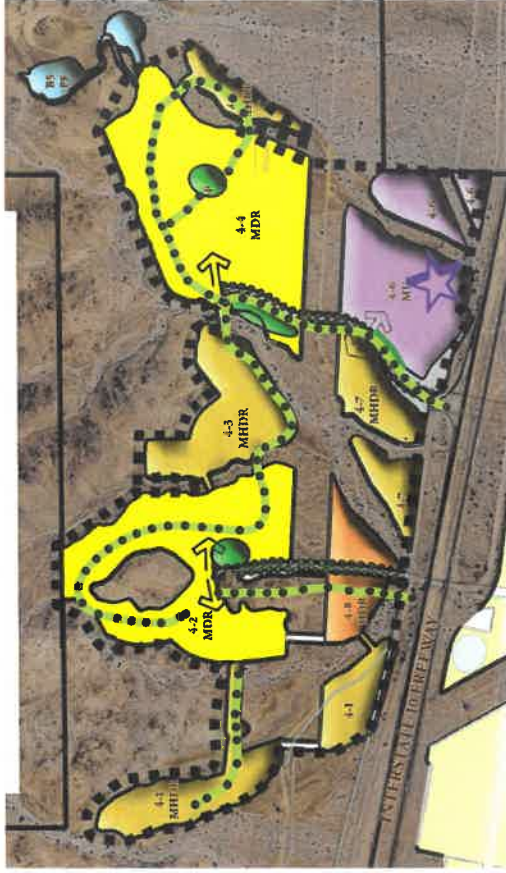
EXHIBIT 2-7 VILLAGE 3

PARADISE VALLEY

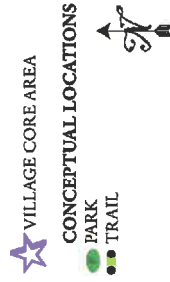
TABLE 2-5 VILLAGE 4 SUMMARY

Planning Area	Land Use	Gross Acreage	Target Dwelling Units	Maximum Dwelling Units	Gross Density	Maximum Square Footage
4-2	MDR	39.5	192	198	4.9	
4-4	MDR	49.04	172	245	3.5	
4-1	MHDR	21.30	153	170	7.2	
4-3	MHDR	17.75	116	142	6.5	
4-5	MHDR	5.35	38	43	7.1	
4-7	MHDR	13.57	96	109	7.1	
4-8	HDR	9.61	92	135	9.6	
4-6	MU	29.05	84	84	2.9	140,000
4-9	PF	4.02				
4-10	PF	5.22				
	TOTAL	194.41	943	1,125		140,000

Note. All acreages are approximate



Village 4 Core Concept
For illustrative purposes only



KEY MAP

NOTE: Final planning area boundaries and roadway alignments shall be established by a Change of Zone with an implementing project as part of the subdivision map process. Minor adjustments to planning area boundaries and roadway alignments may be made at this time. Parks, public facilities and infrastructure are conceptually located and subject to change. Final locations, sizes, configuration and number of parks, public facilities and infrastructure will be determined at the time of the Village Refinement Plan process.

EXHIBIT 2-8 VILLAGE 4

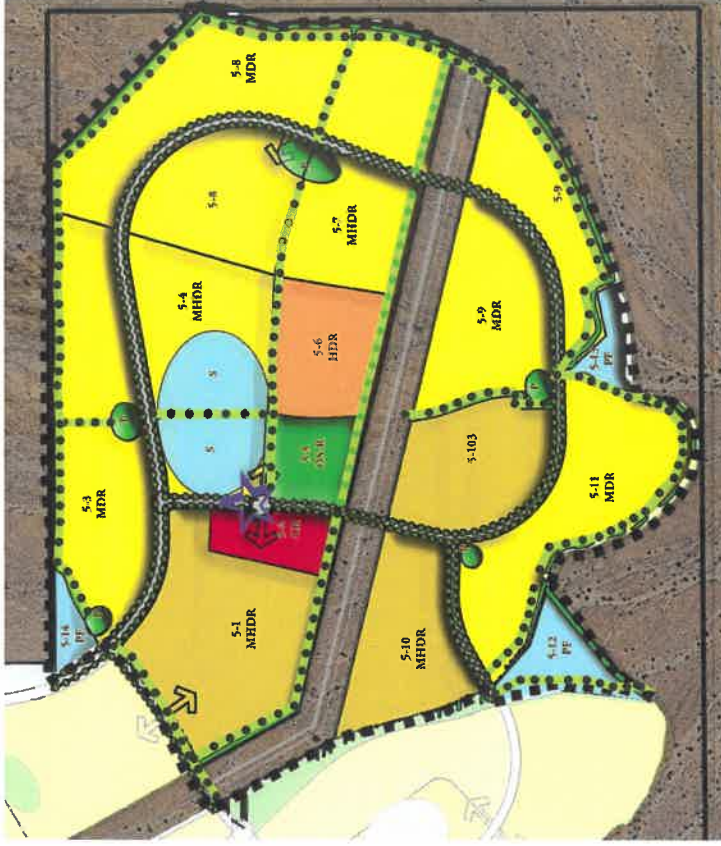
TABLE 2-6 VILLAGE 5 SUMMARY

Planning Area	Land Use	Gross Acreage	Target Dwelling Units	Maximum Dwelling Units	Gross Density	Maximum Square Footage
5-3	MDR	50.95	127	255	2.5	
5-4	MDR	43.68	172	218	3.9	
5-7	MDR	22.86	109	114	4.8	
5-8	MDR	91.58	381	458	4.2	
5-9	MDR	58.31	227	292	3.9	
5-11	MDR	45.89	156	229	3.4	
5-1	MHDR	45.88	325	367	7.1	
5-10	MHDR	53.93	282	431	5.2	
5-6	HDR	22.25	207	312	9.3	
5-2	CR	10.10				65,700
5-5	OS-R	12.08				
5-12	PF	12.24				
5-13	PF	5.61				
5-14	PF	4.01				
TOTAL		472.3	1,986	2,676		65,700

Note: All acreages are approximate



Village 5 Core Concept
For illustrative purposes only



VILLAGE CORE AREA

- CONCEPTUAL LOCATIONS
- SCHOOL
 - PARK
 - TRAIL



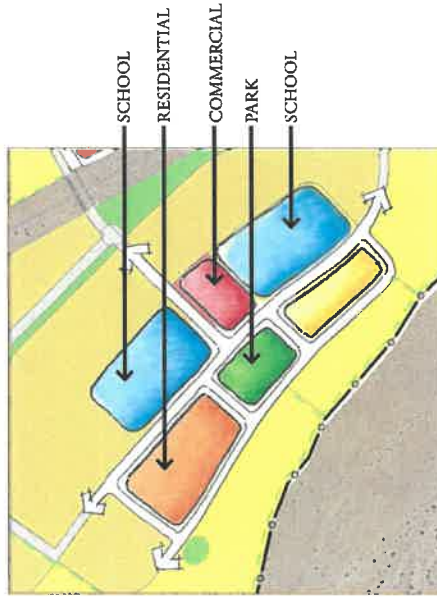
NOTE: Final planning area boundaries and roadway alignments shall be established by a Change of Zone with an implementing project as part of the subdivision map process. Minor adjustments to planning area boundaries and roadway alignments may be made at this time. Parks, public facilities and infrastructure are conceptually located and subject to change. Final locations, sizes, configuration and number of parks, public facilities and infrastructure will be determined at the time of the Village Refinement Plan process.

EXHIBIT 2-9 VILLAGE 5

TABLE 2-7 VILLAGE 6 SUMMARY

Planning Area	Land Use	Gross Acreage	Target Dwelling Units	Maximum Dwelling Units	Gross Density	Maximum Square Footage
6-3	MDR	33.78	87	169	2.6	
6-4	MDR	21.38	66	107	3.1	
6-6	MDR	14.45	65	72	4.5	
6-8	MDR	35.17	86	176	2.4	
6-1	MHDR	88.87	530	444	6.0	
6-7	MHDR	28.94	187	145	6.5	
6-5	CR	5.78				54,450
6-2	OS-R	7.04				
6-9	OS-R	7.69				
	TOTAL	243.1	1,021	1,113		54,450

Note: All acreages are approximate



Village 6 Core Concept
For illustrative purposes only



VILLAGE CORE AREA

CONCEPTUAL LOCATIONS

- S SCHOOL
- P PARK
- T TRAIL



KEY MAP

NOTE: Final planning area boundaries and roadway alignments shall be established by a Change of Zone with an implementing project as part of the subdivision map process. Minor adjustments to planning area boundaries and roadway alignments may be made at this time. Parks, public facilities and infrastructure are conceptually located and subject to change. Final locations, sizes, configuration and number of parks, public facilities and infrastructure will be determined at the time of the Village Refinement Plan process.

EXHIBIT 2-10 VILLAGE 6



- LEGEND**
- 6-LANE URBAN ARTERIAL with MEDIAN - 152' ROW
 - 4-LANE MAJOR ARTERIAL with MEDIAN - 116' ROW
 - 2-LANE DIVIDED COLLECTOR with MEDIAN - 90' ROW
 - 2-LANE MAIN STREET - 90' ROW
 - 2-LANE TOWN CENTER BOULEVARD - 84' ROW
 - 2-LANE LOCAL COLLECTOR - 72' ROW
 - 2-LANE LOCAL ROAD - 56' OR 60' ROW
 - URBAN ARTERIAL UNDER I-10 FREEWAY - 78'
 - COLLECTOR UNDER I-10 FREEWAY - 50'

- INTERSTATE 10 FREEWAY
- ROUNDABOUT
- ROUNDABOUT - LARGE
- ROUNDABOUT - SMALL
- SHUTTLE STOP
- CONCEPTUAL LOCATION

NOTE: The circulation pattern, roundabout locations and associated infrastructure shown are for illustrative purposes only. Final roundabout locations, road alignments and backbone infrastructure will be determined at the time of subdivision mapping.

EXHIBIT 4-1 CIRCULATION PLAN

PARADISE VALLEY



NOTE: The circulation pattern and associated infrastructure shown are for illustrative purposes only. Final alignments and infrastructure will be determined at the time of subdivision mapping.

EXHIBIT 4-2 ENTRIES AND SIGNALIZATION

4.2.14 Interstate 10 Freeway Interchange

Access to the Paradise Valley Specific Plan site is provided by the existing Frontage Road on and off ramp located approximately 8 miles east of the City of Coachella and approximately three miles east of the Cactus City Rest Stop. The existing interchange allows traffic to exit the freeway traveling either east or west, pass under the freeway and re-enter in either direction. The existing underpass, also called the East Cactus City Bridge, allows traffic under Interstate 10 to access the east and west bound on ramps with approximately a minimum 15'2" clearance. See Existing Interchange Exhibit 4-16. Adjacent to the underpass roadway is an existing trapezoidal, open drainage channel traveling north-south, parallel to the existing 36' wide travel way. The channel provides drainage conveyance to upstream tributary areas within the Cottonwood Mountains as well as runoff trapped between the east and west bound lanes. A Sprint fiber optic cable aligned parallel with the freeway is located within the southerly Caltrans Frontage Road right-of-way. The south eastern end of the interchange provides access to the existing Southern California Gas Company compressor station as well as a Sprint fiber optic splice station, both south of the Frontage Road right-of-way.

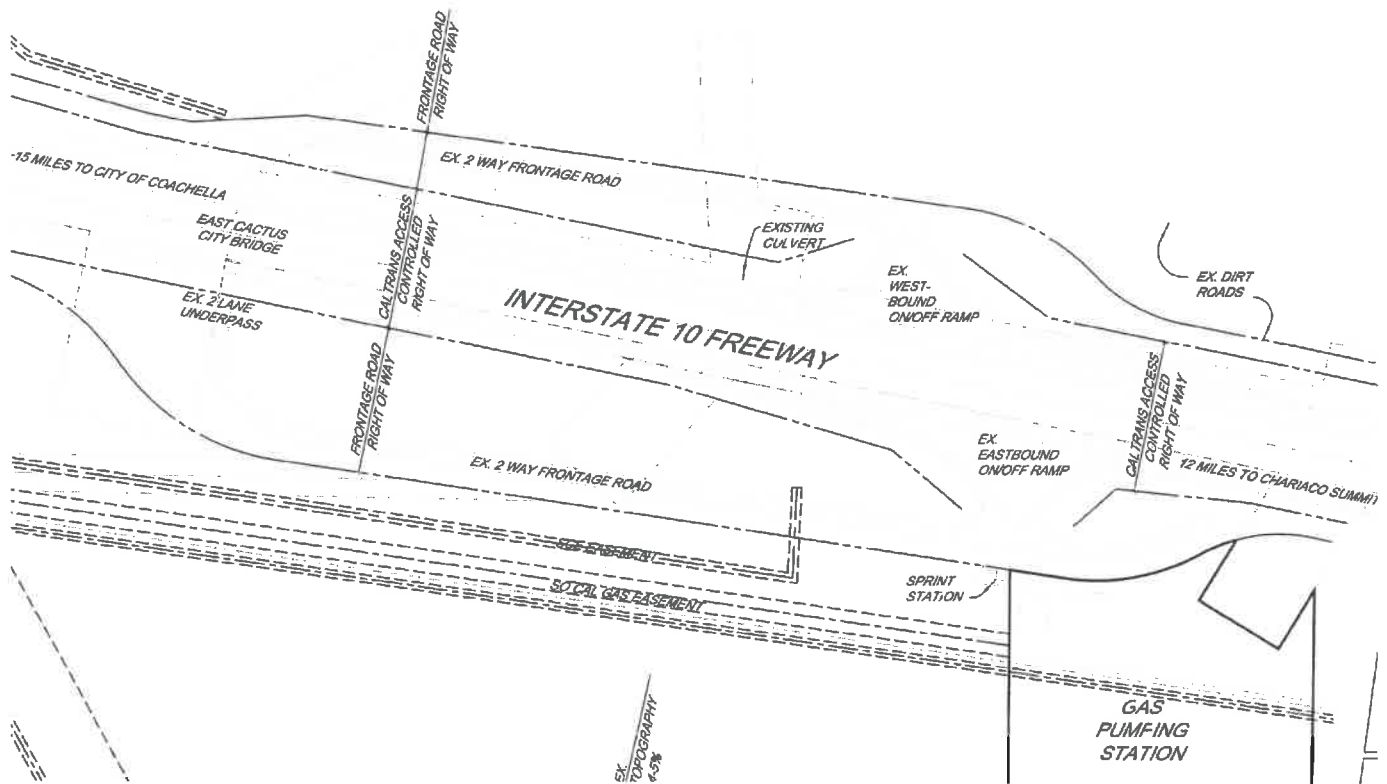
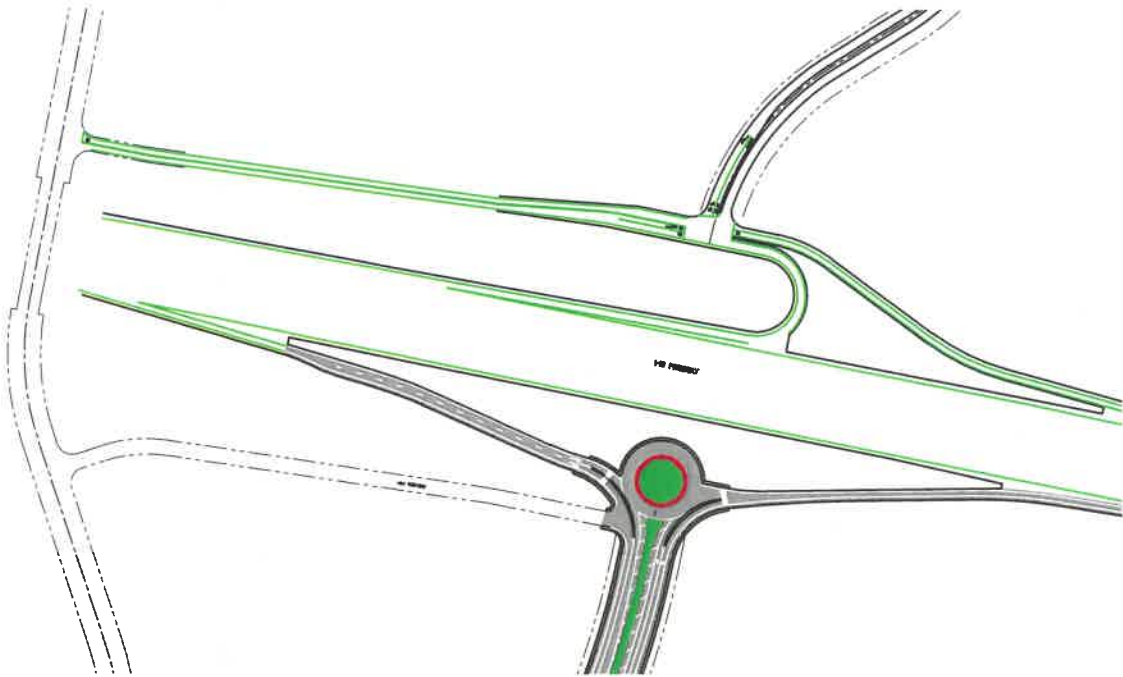


EXHIBIT 4-16 EXISTING INTERSTATE 10 INTERCHANGE

4.2.15 Interim Interstate 10 Interchange

The Frontage Road interchange will be phased with the project to meet the traffic demands of each development within the Paradise Valley Specific Plan. To the extent possible, the existing Frontage Road interchange will be utilized during the initial stages of the project. As the interchange is phased, there will be construction of new east and west bound on- and off-ramps to comply with current Caltrans, FHWA and AASHTO standards and regulations for the given traffic projections. See Interim Interchange Exhibit 4-17. The interim design proposes a west bound loop on-ramp and a standard diamond shape off-ramp. The northerly interchange intersection will service traffic from northern planning areas via the two-lane divided collector roadway. The existing Frontage Road will be utilized to direct traffic under the existing underpass to access the southern planning areas of the Paradise Valley Specific Plan and/or the eastbound on and off-ramps. The interim design also proposes a standard diamond shape eastbound on and off-ramps leading to a proposed ultimate roundabout traffic facility. The interim interchange facilities will be designed and constructed to allow a future underpass and two points of access to the northern and southern planning areas and villages.

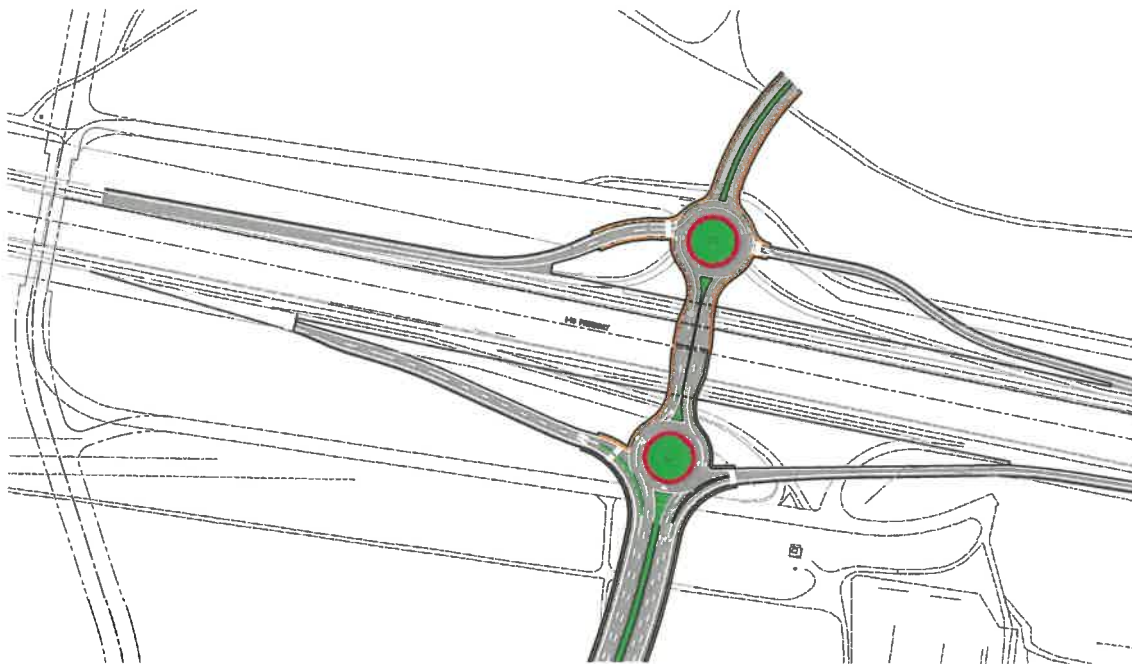


NOTE: The interim Interstate 10 Interchange and associated infrastructure shown is for illustrative purposes only. Final alignments, design and infrastructure will be determined at the time of subdivision mapping subject to planning, transportation, engineering and fire approval.

EXHIBIT 4-17 INTERIM INTERSTATE 10 INTERCHANGE

4.2.16 Ultimate Interstate 10 Interchange

The proposed ultimate interchange is conceptually designed as a diamond interchange with roundabouts directing traffic in and out of the community. The ultimate design also consists of a freeway underpass connecting the northern 2 lane divided collector to the southern 6 lane urban arterial roadway. The underpass will be designed in accordance with all state and federal standards and requirements. The ultimate design provides a two-lane eastbound off-ramp and a two-lane westbound on-ramp. The frontage roads on the north and south side of the freeway will be closed as traffic will be able to access the on and off-ramps via the new undercrossing as well as by the interior improved roadways. See Ultimate Interstate 10 Interchange Exhibit 4-18. The design and location of Monumentation, signage, walls, landscape and other community design features related to the Interstate 10 Freeway Interchange will be determined in the Village Refinement Plans.



NOTE: The ultimate Interstate 10 Interchange and associated infrastructure shown is for illustrative purposes only. Final alignments, design and infrastructure will be determined at the time of subdivision mapping subject to planning, transportation, engineering and fire approval.

EXHIBIT 4-18 ULTIMATE INTERSTATE 10 INTERCHANGE

4.2.17 Caltrans Frontage Road Right-of-Way

Caltrans has certain existing rights of way for frontage roads which traverse the project site on both the north and south sides of the I-10 freeway. Ingress and egress to and from the Project will require the construction of a freeway interchange, on and off ramps and access roads to and from the Project site, as more particularly described in the circulation section of this Specific Plan. The circulation plan for the Paradise Valley Project shall be designed and developed in such a manner as to preserve contiguity of the frontage road rights-of-way within the Project boundaries. Such contiguity may be provided by separated or at-grade intersections, the dedication of additional rights-of-way for continuation of potential frontage road segments within the interior public roadways of the Project, or in such other manner as shall be acceptable to CalTrans and the County.

Please see exhibit 4-19, Caltrans frontage road right-of-way, for a detail.

LEGEND



KEY MAP

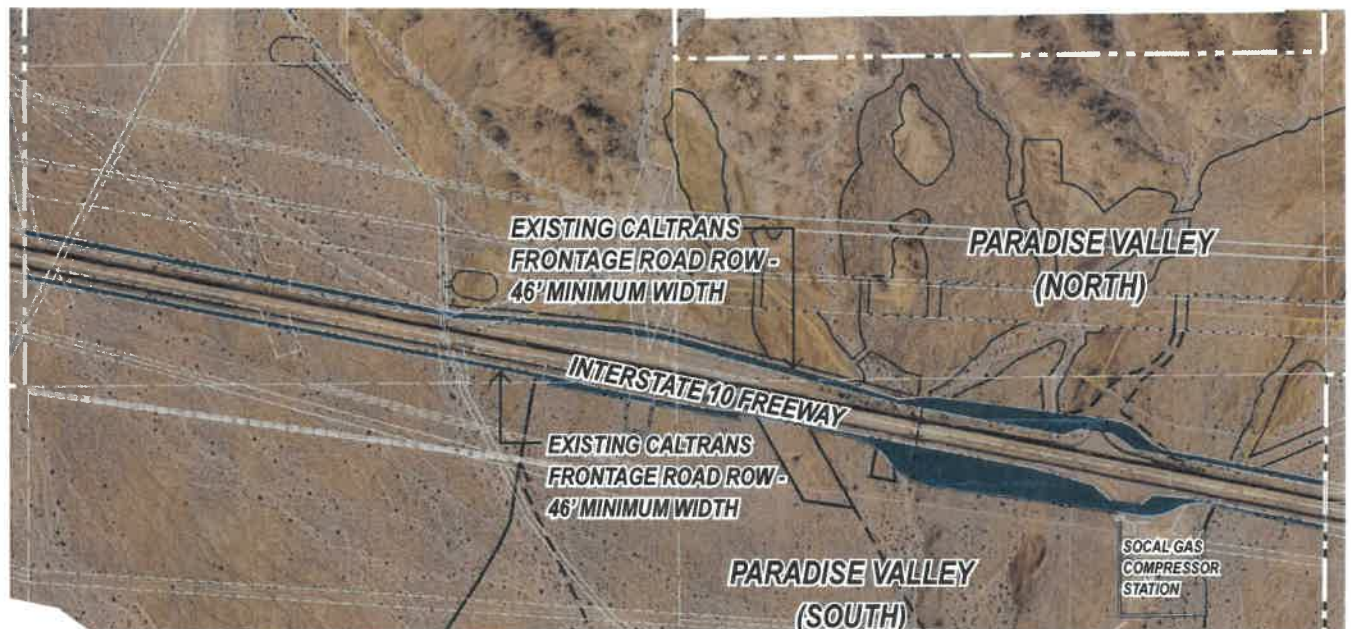
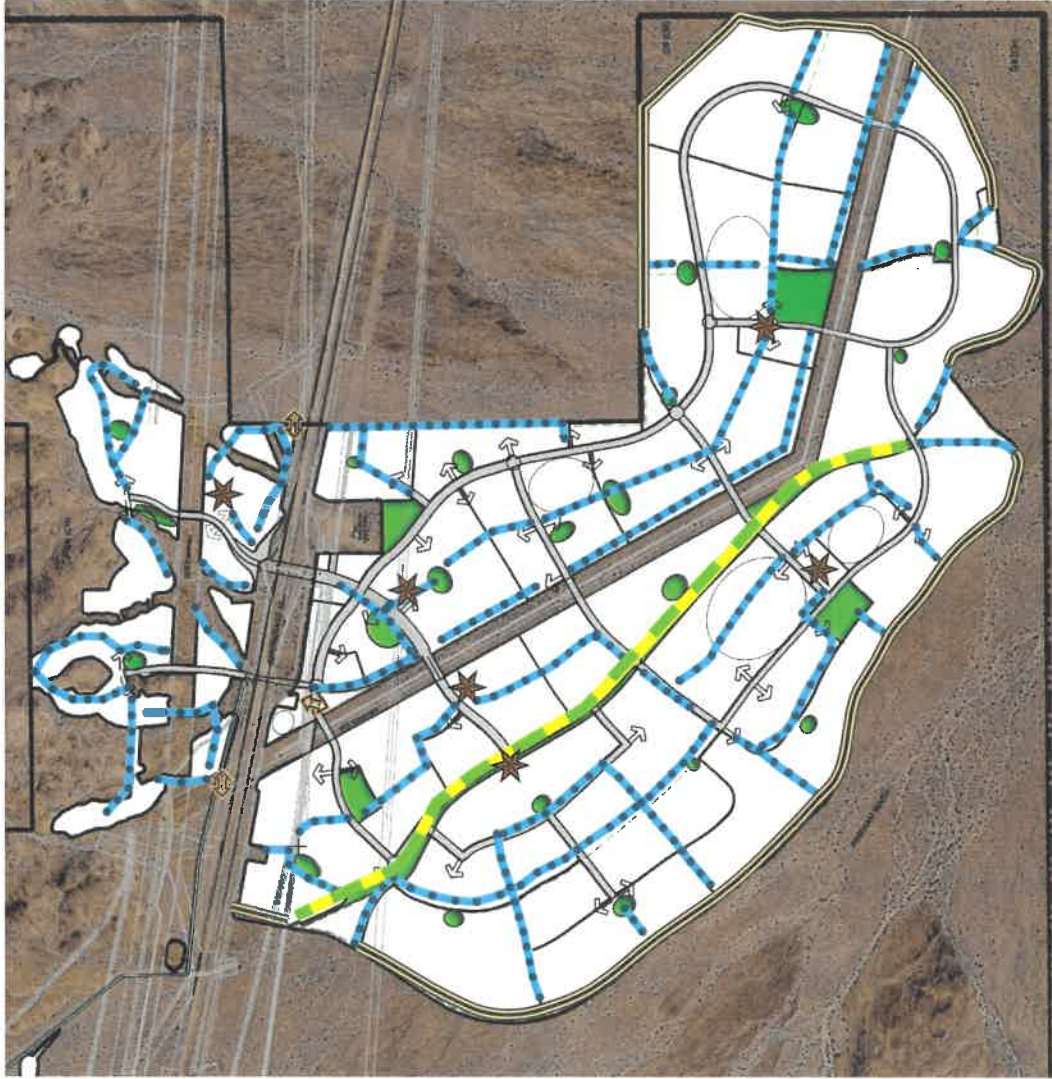


EXHIBIT 4-19 Caltrans frontage road right-of-way

PARADISE VALLEY

- LEGEND**
- PARADISE VALLEY LINEAR PARK
 - PERIMETER TRAIL
 - NEIGHBORHOOD TRAIL
 - VILLAGE CORE
 - CONNECTION TO PUBLIC TRAIL

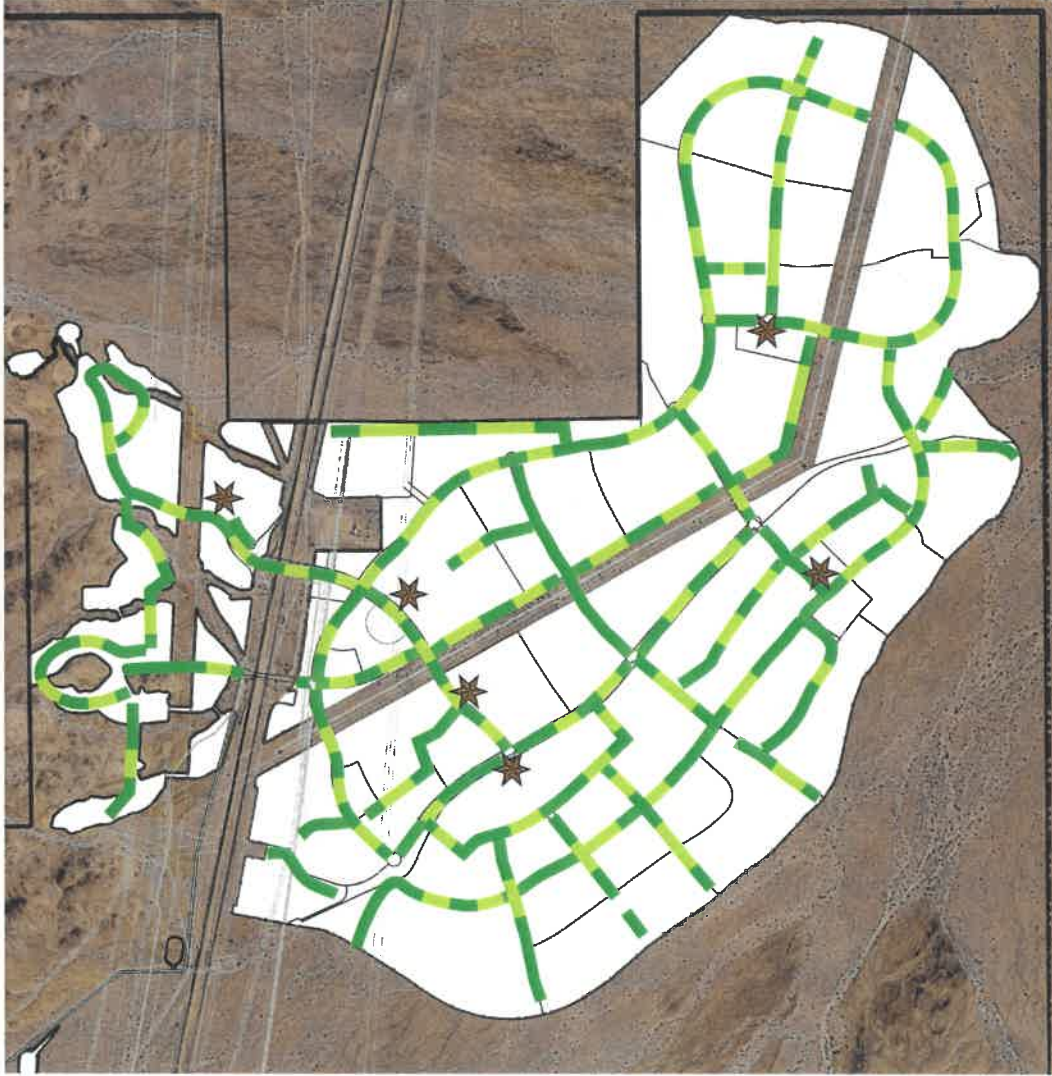


NOTE: The park and trail locations shown are for illustrative purposes only. Final locations will be determined at the time of subdivision mapping.

EXHIBIT 4-20 TRAIL NETWORK

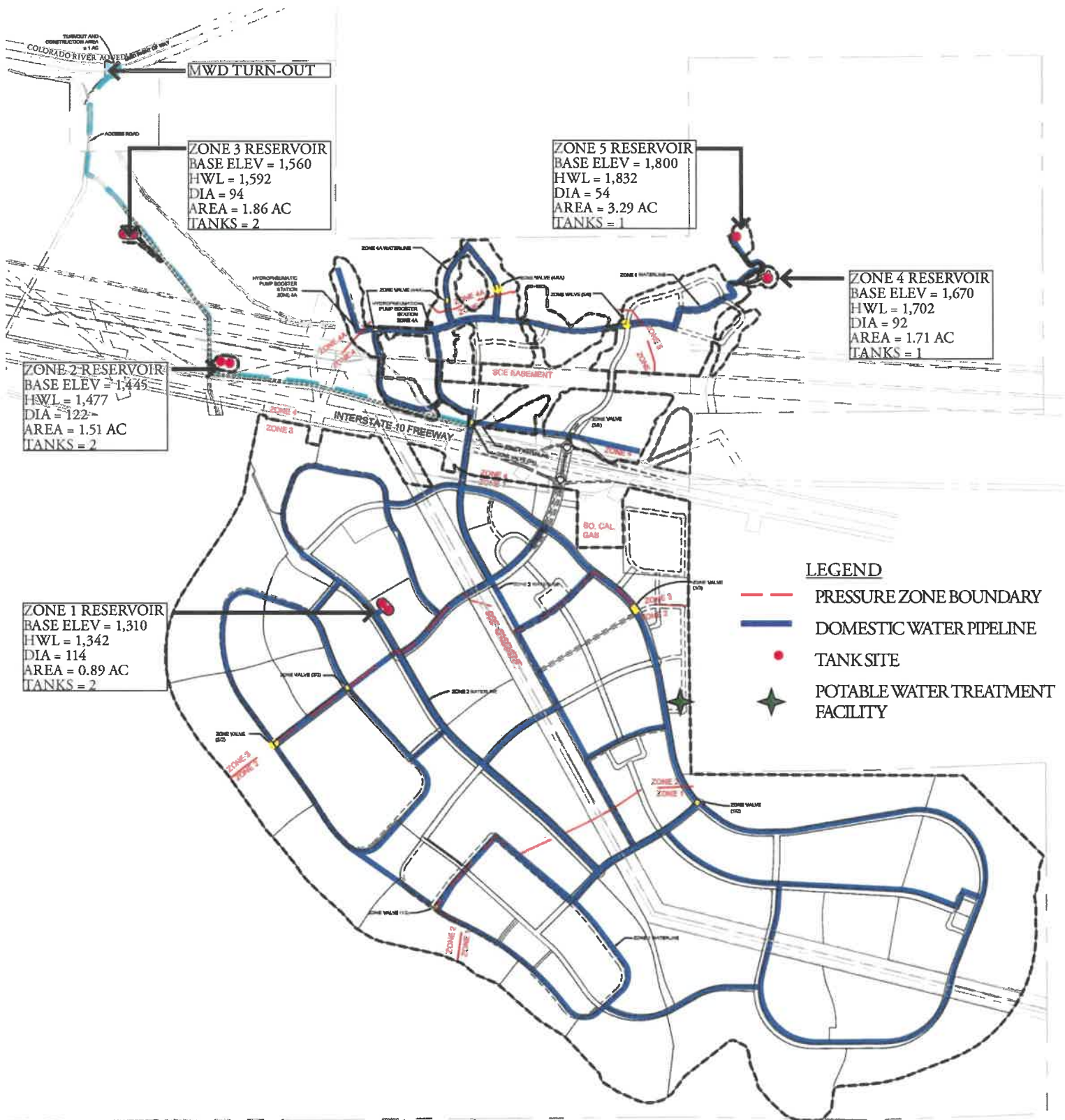
PARADISE VALLEY

- LEGEND
- NEV PATH
 - VILLAGE CORE



NOTE: The NEV path locations shown are for illustrative purposes only. Final locations will be determined at the time of subdivision mapping.

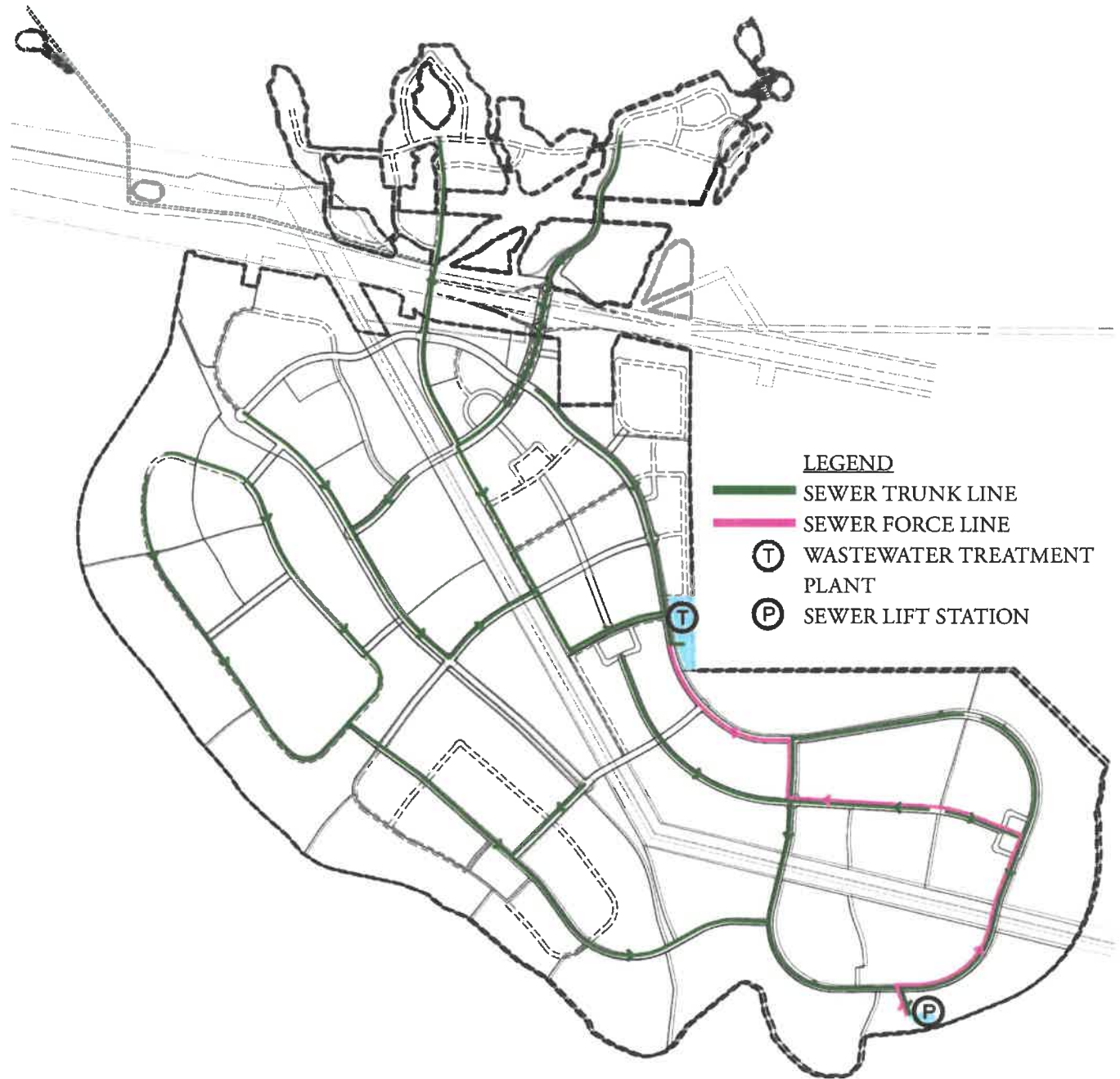
EXHIBIT 4-21 NEIGHBORHOOD ELECTRIC VEHICLE NETWORK



NOTE: The circulation pattern and associated infrastructure shown is for illustrative purposes only. Final alignments and infrastructure will be determined at the time of subdivision mapping.

EXHIBIT 5-1 WATER MASTER PLAN

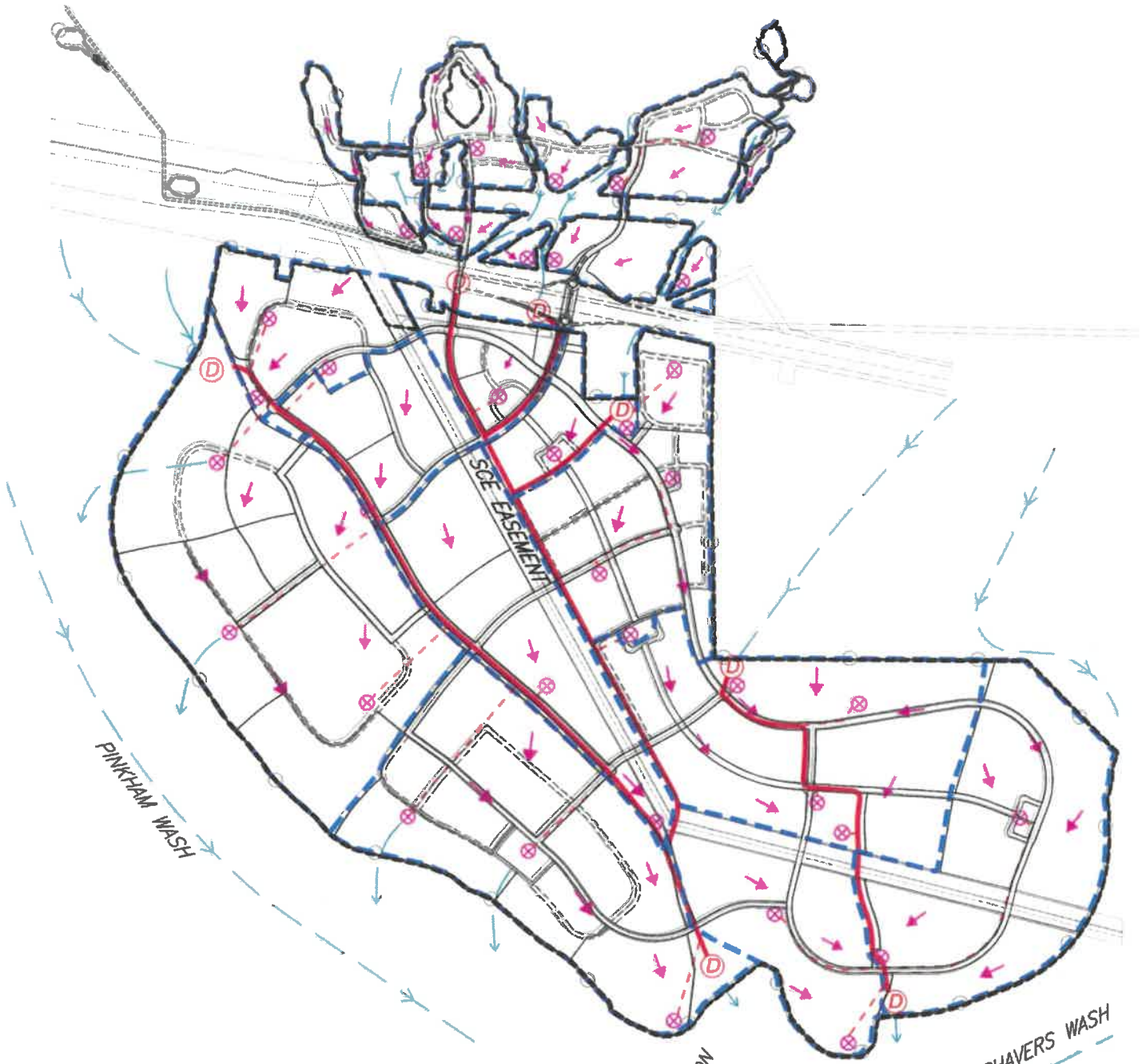
PARADISE VALLEY



NOTE: The circulation pattern and associated infrastructure shown is for illustrative purposes only. Final alignments and infrastructure will be determined at the time of subdivision mapping.

EXHIBIT 5-2 WASTEWATER PLAN

PARADISE VALLEY



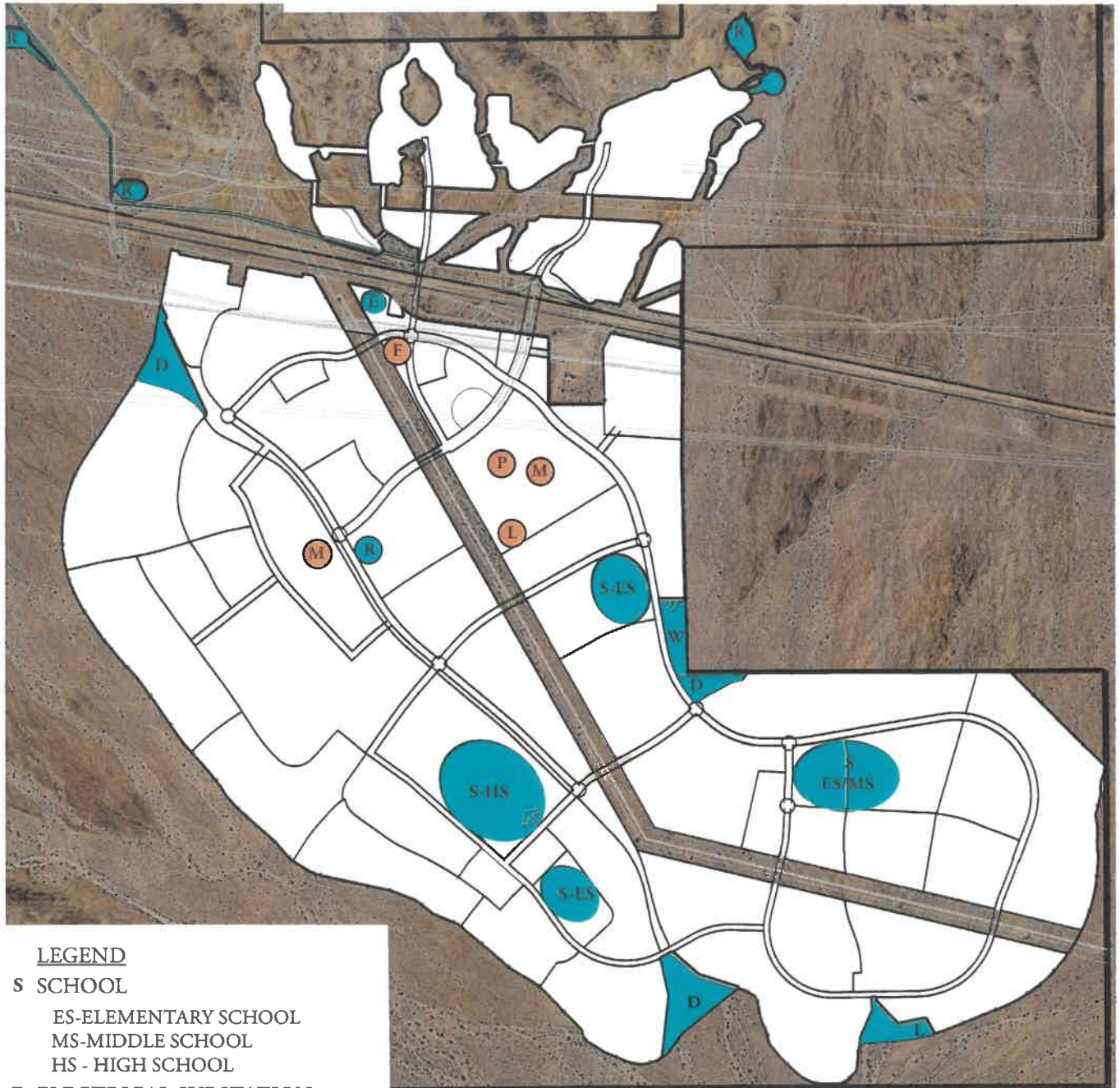
LEGEND

- Ⓧ DRAINAGE INLET/OUTLET STRUCTURES
- - - - - OFF-SITE FLOW CONVEYANCE
- CULVERT AND/OR CONCRETE CHANNEL
- - - - - ON-SITE STORM DRAIN CONVEYANCE
- - - - - DETENTION/STORM WATER TREATMENT BASIN*
- Ⓧ ON-SITE DIRECTION OF FLOW

**NOTE: The locations of parks and corresponding detention/treatment facilities are for illustrative purposes only. The circulation pattern and associated infrastructure shown is for illustrative purposes only. Final alignments and infrastructure will be determined at the time of subdivision mapping.*

EXHIBIT 5-3 DRAINAGE MASTER PLAN

PARADISE VALLEY



- LEGEND**
- S SCHOOL
 - ES-ELEMENTARY SCHOOL
 - MS-MIDDLE SCHOOL
 - HS - HIGH SCHOOL
 - E ELECTRICAL SUBSTATION
 - D DRAINAGE STRUCTURE
 - W WASTEWATER TREATMENT FACILITY
 - L SEWER LIFT STATION
 - R RESERVOIR
 - P POLICE/SHERIFF SUBSTATION
 - F FIRE
 - L LIBRARY
 - M MEDICAL FACILITIES

NOTE: The circulation pattern and associated infrastructure shown is for illustrative purposes only. Final alignments and infrastructure will be determined at the time of subdivision mapping.

EXHIBIT 5-5 PUBLIC FACILITIES AND SERVICES PLAN

TABLE 6-2 OPEN SPACE - RECREATION SUMMARY






PLANNING AREA	OPEN SPACE TYPE	ACRES
VILLAGE 1 - TOWN CENTER		
1-5	NEIGHBORHOOD PARK	5.5
1-10	NEIGHBORHOOD PARK	3.8
	CONCEPTUALLY LOCATED PARKS	4.5
	CONCEPTUALLY LOCATED TRAILS	4.5
	TOTAL FOR VILLAGE 1	18.4
VILLAGE 2		
2-3	NEIGHBORHOOD PARK	5.2
2-8	LINEAR PARK	10.4
	CONCEPTUALLY LOCATED PARKS	2.5
	CONCEPTUALLY LOCATED TRAILS	2.5
	TOTAL FOR VILLAGE 2	20.6
VILLAGE 3		
	CONCEPTUALLY LOCATED PARKS	3.5
	CONCEPTUALLY LOCATED TRAILS	10.0
	TOTAL FOR VILLAGE 3	13.5
VILLAGE 4		
	CONCEPTUALLY LOCATED PARKS	4.0
	CONCEPTUALLY LOCATED TRAILS	2.0
	TOTAL FOR VILLAGE 4	6.0
VILLAGE 5		
5-5	NEIGHBORHOOD PARK	7.0
	CONCEPTUALLY LOCATED PARKS	2.7
	CONCEPTUALLY LOCATED TRAILS	9.0
	TOTAL FOR VILLAGE 5	18.7
VILLAGE 6		
6-2	NEIGHBORHOOD PARK	12.1
6-9	LINEAR PARK	10.5
	CONCEPTUALLY LOCATED PARKS	4.0
	CONCEPTUALLY LOCATED TRAILS	6.0
	TOTAL FOR VILLAGE 6	32.6
PROJECT TOTAL		109.9

Note: All areas are approximate. Numbers may not add precisely due to rounding.

PARADISE VALLEY



LEGEND

-  Natural Open Space (OS-CH)
-  Neighborhood "Anchor" Parks and Trails and (OS-P)
-  Conceptually located Park
-  Trails
-  Quarter mile walking radius from park or trail

NOTE: The park and trail locations shown are for illustrative purposes only. Final locations will be determined as part of a Village Refinement Plan.

EXHIBIT 6-1 PARKS AND OPEN SPACE PLAN

TABLE 9-1 COMMUNITY FACILITIES: POTENTIAL CONSTRUCTION RESPONSIBILITY AND FUNDING SOURCES

FACILITY TYPE	POTENTIAL PARTY RESPONSIBLE FOR CONSTRUCTION	POTENTIAL FUNDING SOURCES
Backbone Roadways	<ul style="list-style-type: none"> • Developer 	<ul style="list-style-type: none"> • CFD • Development Impact Fees
Community Buildings	<ul style="list-style-type: none"> • Developer 	<ul style="list-style-type: none"> • CSA • Developer contributions
Drainage Facilities	<ul style="list-style-type: none"> • Developer • CVWD 	<ul style="list-style-type: none"> • CSA or CFD • Development Impact Fees • Sewer and Water Connection Charges • Infrastructure Financing District
Fire Station	<ul style="list-style-type: none"> • Developer 	<ul style="list-style-type: none"> • CSA • Developer contributions • Development Impact Fees
Irrigation and Fire Water Facilities	<ul style="list-style-type: none"> • Developer • CVWD 	<ul style="list-style-type: none"> • CSA or CFD • Development Impact Fees
Library	<ul style="list-style-type: none"> • Developer 	<ul style="list-style-type: none"> • CSA or CFD • Development Impact Fees • Developer contributions
Parks and Trails	<ul style="list-style-type: none"> • Developer 	<ul style="list-style-type: none"> • CSA or CFD • Development Impact Fees • Developer contributions
Potable Water and Water Wells	<ul style="list-style-type: none"> • Developer • CVWD 	<ul style="list-style-type: none"> • CFD • Development Impact Fees • Sewer and Water Connection Charges • Infrastructure Financing District
Sewer (including collection, treatment, and disposal facilities)	<ul style="list-style-type: none"> • CVWD 	<ul style="list-style-type: none"> • CSA or CFD • Development Impact Fees • Sewer and Water Connection Charges • Infrastructure Financing District
Sheriff Substation	<ul style="list-style-type: none"> • Developer 	<ul style="list-style-type: none"> • CSA • Developer contributions • Development Impact Fees
Schools	<ul style="list-style-type: none"> • Developer • CVUSD 	<ul style="list-style-type: none"> • CVUSD School Fees • Developer contributions
Power/Electrical Electrical Substations	<ul style="list-style-type: none"> • Developer • IID 	<ul style="list-style-type: none"> • Development Impact Fees • Developer contributions

TABLE 9-2 MAINTENANCE RESPONSIBILITY

FACILITY/PROGRAM TYPE	PROVIDER
Bus benches and shelters at transit stops	<ul style="list-style-type: none"> • CSA, CFD, HOA and/or other equivalent mechanism
Community Signage, Walls and Fences	<ul style="list-style-type: none"> • CSA, CFD, HOA and/or other equivalent mechanism
Drainage, Local	<ul style="list-style-type: none"> • CSA, CFD, HOA or other equivalent mechanism
Drainage, Regional	<ul style="list-style-type: none"> • Coachella Valley Water District
Electrical Facilities	<ul style="list-style-type: none"> • Imperial Irrigation District
Fire Stations	<ul style="list-style-type: none"> • CSA, CFD, or other equivalent mechanism
Library	<ul style="list-style-type: none"> • Riverside County Library System
Natural Gas Facilities	<ul style="list-style-type: none"> • Southern California Gas Company
Parks and Trails (including perimeter tortoise fences)	<ul style="list-style-type: none"> • CSA, CFD, HOA or other equivalent mechanism
Public Art	<ul style="list-style-type: none"> • CSA, CFD, HOA and/or other equivalent mechanism (maintenance of public art pieces following installation).
Public Schools (K–12)	<ul style="list-style-type: none"> • Coachella Valley Unified School District
Public Street Lighting (facility maintenance; utility payments to IID)	<ul style="list-style-type: none"> • CSA, CFD, HOA and/or other equivalent mechanism
Public Streets (including traffic signals and on-street bike and NEV lanes)	<ul style="list-style-type: none"> • CSA, CFD, HOA and/or other equivalent mechanism
Private Streets (serving individual Planning Areas)	<ul style="list-style-type: none"> • CSA, CFD, HOA and/or other equivalent mechanism
Recycled Water (including storage, transmission lines, and distribution lines up to and including service meters)	<ul style="list-style-type: none"> • Coachella Valley Water District
Sewer (including collection, treatment, and disposal facilities)	<ul style="list-style-type: none"> • Coachella Valley Water District
Sheriff Substation	<ul style="list-style-type: none"> • CSA, CFD, or other equivalent mechanism
Shuttle services, transit node and bus benches/shelters	<ul style="list-style-type: none"> • CSA, CFD, HOA and/or other equivalent mechanism
Streetscapes (edge of pavement to edge of right-of-way) and other common community areas.	<ul style="list-style-type: none"> • CSA, CFD, HOA and/or other equivalent mechanism
Trash and recycling receptacles in Open Space Recreation Areas	<ul style="list-style-type: none"> • CSA, CFD, HOA and/or other equivalent mechanism

FACILITY/PROGRAM TYPE	PROVIDER
Water facilities (including storage, transmission, and distribution, including service meters)	<ul style="list-style-type: none"> • Coachella Valley Water District
Weed Management Plan	<ul style="list-style-type: none"> • Master HOA
WQMP Trench and Detention Basins	<ul style="list-style-type: none"> • CSA, CFD, HOA and/or other equivalent mechanism

County Service Area

A potential mechanism for facilities funding and maintenance is a County Service Area (CSA). The PVSP project will either annex into an existing CSA, or form a new CSA to provide and fund services within the project area. The CSA may provide funding and/or maintenances such as sheriff protection, fire protection, local park maintenance services, ambulance services, streetlight energy services, landscape services and street sweeping. The Riverside County Board of Supervisors will be the CSA governing body, which is established by law to administer the operation of county service areas per Government Code 25210.0.

Community Facilities District (CFD)

A Mello-Roos Community Facilities District (CFD) may also be established to finance improvements and services at Paradise Valley. The services and improvements that Mello-Roos CFDs can finance include streets, sewer systems and other basic infrastructure, police protection, fire protection, ambulance services, schools, parks, libraries, museums and other cultural facilities. A CFD would be a formed under the Mello-Roos Community Facilities Act of 1982, California Government Code Section 53311-53368.3.

Community Services District

A Community Services District (CSD), or similar entity, may also be established to provide and fund services within PVSP. The CSD, if formed, will be administered by a locally elected board of directors and will employ professional management, staff and outside assistance as required to offer the necessary range of services to the PVSP community. The CSD will be a multi-service special district that will be formed under the Community Services District Law, California Government Code Section 61000 et seq.

9.5.3 Mitigation Monitoring

A summary of conditions of project approval will be prepared to mitigate or avoid significant effects on the environment. An approved Mitigation Monitoring Program will be established so that the Paradise Valley Specific Plan complies with all applicable environmental mitigation and permit requirements. The final approved Mitigation Monitoring program shall be established upon EIR certification.

9.6 Environmental Review

Environmental assessments shall be required for applications for development projects within the Paradise Valley Specific Plan to the extent required under the California Environmental Quality Act. Residential projects undertaken pursuant to and in conformity to the Paradise Valley Specific Plan

may be exempt from further environmental review if such projects meet the requirements of California Government Code Section 65457 and CEQA Guidelines Section 15182.

9.7 Affordable Housing

The Paradise Valley Specific Plan will provide five (5) percent of the total dwelling units as affordable to lower and moderate income households, or a total of 425 units, assuming the project is built out to the maximum of 8,490 units, as outlined in Table 2. Specifically:

Moderate Income Units: Housing units affordable to moderate income households will be provided primarily in the multi-family and small-lot single-family for-sale components of the Specific Plan. A total of 382 for-sale units will be made available at prices affordable to moderate income households.

Very Low Income Units: Housing units affordable to very low income households will be provided in the rental housing component of the Specific Plan. A total of 43 units of the rental housing component will be made available at rents affordable to very low income households.

Target Households

The Paradise Valley Affordable Housing Program targets the following income groups, consistent with the State Housing Element law:

- ✦ “Very low income households” means households defined in Section 50105 of the Health and Safety Code, as may be amended.
- ✦ “Lower income households” means households defined in Section 50079.5 of the Health and Safety Code, as may be amended.
- ✦ “Moderate income households” means persons and families defined in Section 50093 of the Health and Safety Code, as may be amended.

TABLE 9-3 AFFORDABLE HOUSING

Income Group	Income Definition	Affordable Housing Costs			
		Ownership Housing		Rental Housing	
		% Income Spent on Housing	Income Limit	% Income Spent on Housing	Income Limit
Very Low	0-50% AMI	30%	50% of AMI	30%	50% of AMI
Low	51-80% AMI	30%	70% of AMI	30%	60% of AMI
Moderate	81-120% AMI	35%	110% of AMI	30%	110% of AMI

AMI = Area Median Income

Source: Section 50052.5, Health and Safety Code

Pursuant to State law, income eligibility will be determined as a percentage of the Area Median Income for the metropolitan area (Riverside County), as published by the State Department of Housing and Community Development (Health & Safety Code Section 50093(c)).

Affordable Housing Costs

Affordable housing costs are based on standards established in Sections 50052.5 and 50053 of the Health and Safety Code (Table 9-3). Affordable housing costs include reasonable allowance for utilities and based on underwriting standards of mortgage financing.

Affordable Units

The proposed affordable units will be made available based on a percentage of the estimated residential units for the proposed product types as allocated within the development phases.

It is the intent of the master developer to avoid concentration of affordable housing in any one location or development phase of Paradise Valley. Specific locations, types, and occupancy will be included in the Affordable Housing Implementation Program (AHIP) to be submitted to the County with the first increment of development and updated with subsequent development increments.

Phasing of Affordable Units

TABLE 9-4 PHASING OF AFFORDABLE UNITS

Number of Building Permits Issued	Number of Affordable Units in Each Phase	Cumulative Affordable Units Provided in Master Plan
No more than 2,500 Units	100 Units	100 Units
No more than 5,000 Units	150 Units	250 Units
No more than 7,500 Units	150 Units	400 Units
Buildout at 8,490 Units	25 Units	425 Units

The different phases of the Specific Plan do not represent the exact sequence of developing the various subareas. It is the intent of the master developer to provide the affordable units concurrent with the overall development of the Specific Plan. To the extent feasible, the number of affordable units to be provided will adhere to the following schedule:

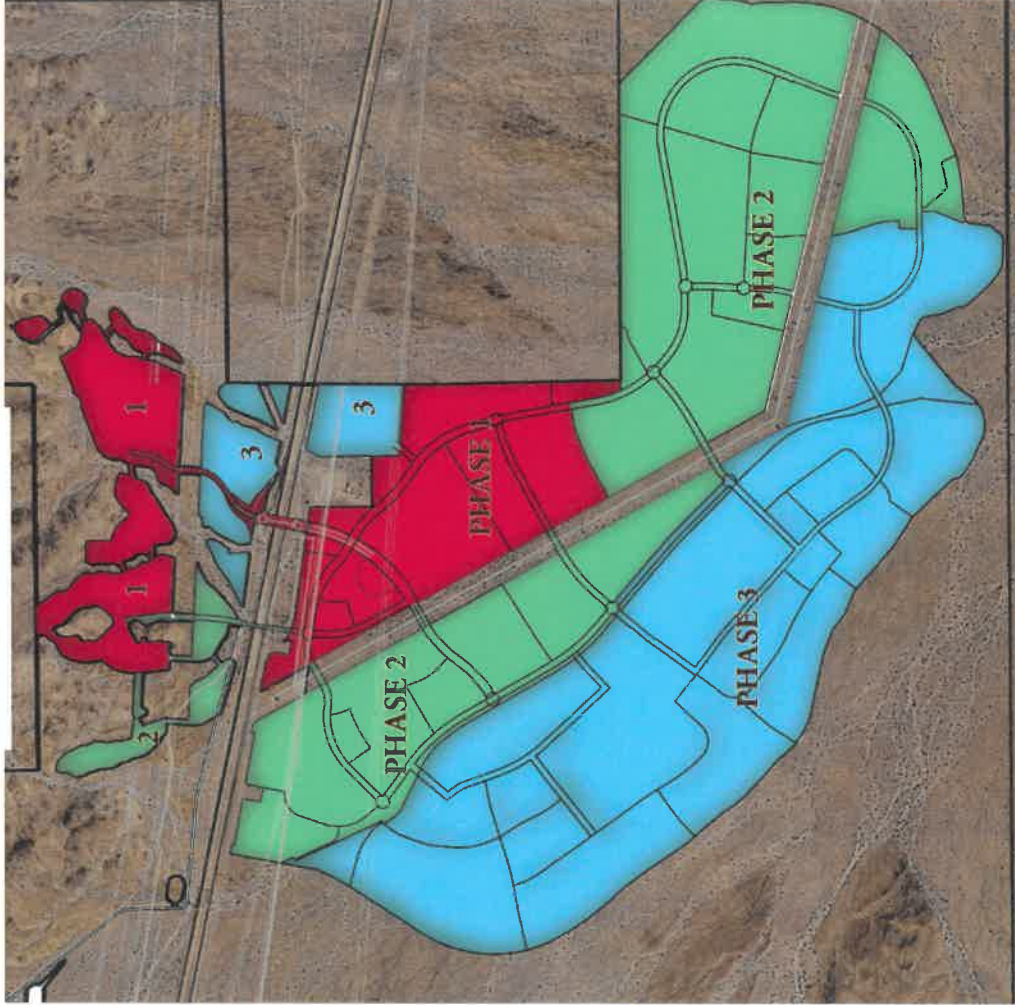
Alternatives to Providing Affordable Units

The affordable housing requirements may be satisfied with alternative mechanisms. These may include:

- ✦ Units off site
- ✦ Land donation to the County or a County-approved affordable housing development for the construction of affordable units
- ✦ Payment of in-lieu fees under a County approved in-lie fee program

The master developer will specify the method of satisfying the affordable housing requirements in the AHIP.

PARADISE VALLEY



- LEGEND**
- PHASE 1
 - PHASE 2
 - PHASE 3

Note: All phases are market-driven, can be implemented over time and are subject to change. One or more phases, or portion thereof, may be developed concurrently. The phasing shown is intended for illustrative purposes only.

EXHIBIT 9-1 PHASING PLAN



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

*Juan C. Perez
Agency Director*



11/20/18, 9:13 am

SP00339

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for SP00339. 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 - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (SP00339) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards
2. Specific Plan Design Guidelines

Advisory Notification. 3 AND - EIR Mitigation Measures

Mitigation Measures from the Environmental Impact Report prepared for the Specific Plan have been incorporated as conditions of approval/advisory notices for the Specific Plan and are required to be incorporated for review and conditioning of implementing projects of the Specific Plan as appropriate based on the specifics of each mitigation measure.

Advisory Notification. 4 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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

- 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)

- Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)]

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 413 (Regulating Vehicle Parking)
- Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
- Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)

Insurance Program)

- Ord. No. 460 (Division of Land)
- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 484 (Control of Blowing Sand)
- Ord. No. 555 (Surface Mining and Reclamation)
- Ord. No. 625 (Right to Farm)
- Ord. No. 630 (Regulating Dogs and Cats)
- 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. 671 (Consolidated Fees)
- Ord. No. 679 (Directional Signs for Subdivisions)
- Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)
- 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)

Deliveries)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
 - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

MSHCP)

Advisory Notification. 5 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Hold Harmless (cont.)

harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Specific Plan, General Plan Amendment, Change of Zone, or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the Specific Plan, General Plan Amendment, Change of Zone, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

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

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Advisory Notification. 6 AND - Project Description & Operational Limits

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Project Description & Operational Limits (cont.)

SPECIFIC PLAN NO. 339 is a proposal to establish a Specific Plan which would allow for a maximum of 8,490 dwelling units and up to 1.38 million square feet of non-residential uses within an approximate 1,848 development footprint divided between 6 Villages within an overall 5,000 acre overall Specific Plan area. Land use designations proposed by the Specific Plan include Residential, Commercial Retail, Mixed Use, Public Facilities, Open Space-Recreation, and Open Space-Conservation Habitat.

The majority of the site, approximately 3,100 acres, is to be left as natural open space and designated as Open Space-Conservation.

The residentially designated areas within the Specific Plan include a range of residential categories from Medium Density Residential to Highest Density Residential with an overall density range of 2 to 40 units per acre.

Of the 4 Mixed Use Planning Areas totaling approximately 177 acres, 3 Mixed Use Planning Areas could accommodate either residential or commercial development or a combination of residential and commercial and the other 1 Mixed Use Planning Area could accommodate either commercial or business park/industrial development.

A total of approximately 23.4 acres is designated for larger park areas throughout the development area while additional smaller parks are anticipated to be developed within some of the planning areas as outlined in the Specific Plan.

Of the Public Facilities areas, 5 future school sites are conceptually designated and the remaining Public Facilities areas are anticipated to accommodate infrastructure for drainage, water wells, and electrical substations.

The overall Specific Plan area is located east of the greater Coachella Valley on either side of Interstate-10 in an area known as Shavers Valley generally located 8 miles east of the City of Coachella and 10 miles west of Chiriaco Summit and abuts the southern boundary of the Joshua Tree National Park. The Mecca Hills bound the site on the south and west and the Orocopia Mountains are located to the southeast. Access from Interstate-10 to the project site is provided by an existing interchange with Frontage Road with on- and off-ramps.

Advisory Notification. 7 AND - Specific Plan Definitions

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 339 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 339, dated October 2018.

CHANGE OF ZONE = Change of Zone No. 6915.

GPA = General Plan Amendment No. 686.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Specific Plan Definitions (cont.)

EIR = Environmental Impact Report No. 506.

VILLAGE or VILLAGES = A SPECIFIC PLAN's Planning District or group of planning areas. The intent of the VILLAGE is to break down a very large Specific Plan into manageable sections or pieces.

VILLAGE REFINEMENT PLAN = a substantial conformance to the SPECIFIC PLAN Design Guideline Document is to be submitted separately for each VILLAGE within the SPECIFIC PLAN. The VILLAGE REFINEMENT PLAN and/or the Conditions of Approval may address features that are specific to an individual VILLAGE and may not affect the entire SPECIFIC PLAN.

TOTAL DWELLING UNIT TRACKING MATRIX = A chart for purposes of tracking the total build out of the SPECIFIC PLAN maintained by TLMA Counter Services Division. The matrix shall differentiate between individual building permits and the total number of dwelling units that are represented by the building permits that have been issued for the entire Specific Plan.

BUILDING PERMITS = the number of dwelling units constructed within an implementing project. Any condition of approval that uses the term "building permit" to trigger an event or to cause another action to take place shall be interpreted to mean "Dwelling Units" as enumerated within the TOTAL DWELLING UNIT TRACKING MATRIX.

BS-Grade

BS-Grade. 1 0010-BS-Grade-SP- GEO/SOIL TO BE OBEYED

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

BS-Grade. 2 0010-BS-Grade-SP- ORD. NOT SUPERSEDED

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

E Health

E Health. 1 0010-E Health-SP - 339 COMMENTS

The Department of Environmental Health (DEH) has received

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 0010-E Health-SP - 339 COMMENTS (cont.)
and reviewed the Specific Plan and offers the following
comments:

1)The specific plan will be required to have sanitary sewer and potable drinking water for all its inhabitable structures. The purveyor in the area is Coachella Valley Water District (CVWD). DEH will require the water and sewer availability will serve letters at the time the applicants make a submittal to the Planning Department for the issuance of a SAN53. It is the responsibility of the developer to ensure that all requirements associated with obtaining CVWD water and sewer are met.

2) Prior to the approval of any Planning Case project subject to the SP339, the Department of Environmental Health (DEH) will require additional information to evaluate if the proposed projects meet any/all applicable requirements that are under the jurisdiction of the Department.

Fire

Fire. 1 0010-Fire-SP-#100-FIRE STATION

Based on national fire standards, one new fire station and/or engine company could be required for every 2,000 new dwelling units, or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to 7 fire stations may be needed to meet anticipated service demands, given project densities.

Fire. 2 0010-Fire-SP-#71-ADVERSE IMPACTS

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction.

The Fire Department reserves the right to negotiate

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 2 0010-Fire-SP-#71-ADVERSE IMPACTS (cont.)

developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures, traffic and population. The project proponents/developers will be expected to provide for a proportional mitigation to these impacts via capital improvements and/or impact fees. . The proposed project identifies approximately 5,262 acres of land including up to 8,490 residential units and 1,380,990 square feet of retail, office, and light industrial uses at build out. The proposed development will have a significant impact to the fire department's ability to provide an adequate level of service.

Fire. 3 0010-Fire-SP-#85-FINAL FIRE REQUIRE

Final fire protection requirements and impact mitigation measures will be determined when specific project plans are submitted.

Fire Access: Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Fire. 4 0010-Fire-SP-#86-WATER MAINS

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside County Fire Department.

Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Prior to Building Permit issuance, the required water

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 4 0010-Fire-SP-#86-WATER MAINS (cont.)
system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building materials placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, and the required all weather surface access roadways. Approved water plans must be at the job site.

Further review of the project will occur upon receipt of building plans. Additional requirements may be necessary at that time.

The developer shall consult with the fire department on a mutually agreed upon fire station location. The proposed fire station will be in accordance with the Riverside County Fire Department Design Standards.

Planning

Planning. 1 0010-Planning-SP - GEO01846

County Geologic Report (GEO) No. 1846, submitted for this project (SP00339), was prepared by Earth Systems Southwest and is entitled: "Planning-Level Geotechnical Feasibility Report, Proposed Paradise Valley Specific Plan and Tentative Tract Map, Riverside County, California", dated November 4, 2005. In addition, Earth Systems Southwest prepared the following report:

"Response to Riverside County Building and Safety Department Planning-Level Geotechnical Report Review Checklist", dated September 24, 2007.

This additional report is now included as part of GEO No. 1846.

GEO No. 1846 concluded:

1.This site has a high potential to be affected by severe ground shaking produced by a major earthquake of above magnitude 7 on the nearby San Andreas Fault southern Segment. This is the primary geologic hazard for this site.

2.There is a high potential for this site to be affected by sheet flooding, flash flooding and the consequent erosion

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 0010-Planning-SP - GEO01846 (cont.)
produced by these phenomena. In addition, the site's granular soils are particularly susceptible to wind erosion due to the lack of cementation of the surficial soils.

3. This site does not lie within a currently delineated State of California or Riverside County established fault hazard zone. However, published geologic maps of the area indicate three faults crossing portions of the site which will need to be investigated in conjunction with future work on this site.

4. Ground subsidence from seismic events and/or hydroconsolidation of the site soils are potential hazards for this area.

5. The project site is located within UBC Seismic Zone 4, overlying a UBC Type Sd soil and located about 10.1 km from a UBC Type A Seismic source.

6. Significant volumes of oversize rock are present in many areas of the site and will require specialized grading procedures for disposal possibly including crushing for use in the proposed fills. The potential exists that these materials may be of such a quality as to be usable for production of the necessary crushed rock products needed for the construction of this project.

7. Hazards from slope instability, landslides and/or debris flows exist in the elevated northern portions of this site.

8. The liquefaction potential for this site is considered low or negligible due to the depth to groundwater on this site and the low potential for future groundwater rise. Groundwater-related issues should not be a factor in the design or construction on this site.

GEO No. 1846 recommended:

1. Due to slight to moderate potentials for surface fault rupture, additional detailed study and field investigation is recommended to evaluate the activity of faults mapped across the site. This study should evaluate the potential

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6 Affordable Housing Thresholds (cont.)
requirements in the AHIP.

Planning. 7 Building Permit Tracking

Prior to the approval of any implementing project, the applicant shall provide a "SP 339 Total Dwelling Unit Tracking Spreadsheet." This spreadsheet shall be considered part of the SPECIFIC PLAN. Over time, this spreadsheet will track per Planning Area entitled units, tentative tract map units, final map recorded units and units actually built within every Planning Area in the SPECIFIC PLAN. The purpose of this tracking sheet is to enable the Planning Department to ensure compliance with the established Planning Area development ranges as outlined in the SPECIFIC PLAN.

Planning. 8 Energy Generation Thresholds

Unless as otherwise allowed by the Specific Plan and/or the Specific Plan Climate Action Plan, the following amount of electricity power shall be met by implementing development of the Specific Plan:

- At the time of the first 1,200 residential dwelling units (DUs) and/or 250,000 sq. ft. of non-residential floor area are built, the project shall include at least 20 percent of the power needs by onsite renewable energy sources.
- At the time that a total of 2,700 DUs and/or 500,000 sq. ft. of non-residential floor area are built, the project shall include at least 30 percent of the power needs by onsite renewable energy sources.
- At the time that a total of 4,500 DUs and/or 750,000 sq. ft. of non-residential floor area are built, the project shall include at least 40 percent of the power needs by onsite renewable energy sources.
- At the time that a total of 5,500 DUs and/or 1,000,000 sq. ft. of non-residential floor area are built, the project shall include at least 50 percent of the power needs by onsite renewable energy sources.
- At the time that a total of 7,000 DUs and/or 1,250,000 sq. ft. of non-residential floor area are built, the project shall include at least 55 percent of the power needs by onsite renewable energy sources.
- At Project buildout totaling approximately 8,490 DUs and 1,380,990 sq. feet of nonresidential floor area, the project shall include at least 60 percent of the power needs by onsite renewable energy sources.

Planning. 9 Facility Funding and Maintenance-CSA/CFD/CSD

With each implementing project, the developer or project proponent shall consider the potential facilities funding and maintenance mechanisms to cover the various public improvements and services that would be included within the SPECIFIC PLAN. This

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 9 Facility Funding and Maintenance-CSA/CFD/CSD (cont.) should first be analyzed prior to the first implementing project to establish a framework for the entire SPECIFIC PLAN. Pursuant to the SPECIFIC PLAN section 9.5.4 as well as the Fiscal Impact Analysis, it is anticipated that these would be accommodated by either establishing a County Service Area (CSA), a Community Facilities District (CFD), and/or Community Services District (CSD). The developer and project proponent shall consider available options for the varied types of facilities and maintenance necessary for those uses listed in, but not limited to, Tables 9-1 and 9-2 of the SPECIFIC PLAN and propose to the County a plan for consideration and approval as appropriate. The mechanisms ultimately established shall be consistent with the SPECIFIC PLAN and the fiscal impact analysis prepared for the SPECIFIC PLAN to ensure the SPECIFIC PLAN provides adequate revenue to offset increased costs to the County. Particular focus on providing adequate funding for Fire and Sheriff services should be included in the analysis and the mechanism established.

Planning. 10 Fire Protection Service/Facility Thresholds

Unless as otherwise allowed by the Specific Plan, the following services and facilities for fire protection services shall be met by implementing development of the Specific Plan:

- A temporary fire station staffed with one (1) 3-person paramedic fire engine will be provided concurrent with the delivery of combustibles. The precise size and location to be determined based on coordination with the Riverside County Fire Department (RCFD).
- A permanent fire station staffed with one (1) 3- person paramedic fire engine will be required concurrent with the 1,000th residential building permit. The precise size and location to be determined based on coordination with the Riverside County Fire Department (RCFD).
- A second squad, fire engine and/or fire sub-station may be required prior to build out. Prior to tentative tract map approval of the 4,000th residential unit and/or the issuance of building permits for 3,000,000 cumulative square feet of retail, commercial office and industrial space, whichever first occurs, the project proponent will coordinate with RCFD regarding the need for a second squad, fire engine and/or fire sub-station site based on the needs of residents.
- A third squad, fire engine and/or fire sub-station may be required prior to build out. Prior to tentative tract map approval of the 6,000th residential unit and/or the issuance of building permits for 6,000,000 cumulative square feet of retail, commercial office and industrial space, whichever first occurs, the project proponent will coordinate with RCFD regarding the need for a third squad, fire engine and/or fire sub-station site based on the needs of residents.
- Permanent fire hydrants shall be constructed prior to vertical construction.
- All Fire hydrants will meet the minimum flow requirements per the California Fire Code.
- The project proponents/developers shall also participate in the development Impact Fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impact on the Fire Departments. This will provide funding for capital

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 10 Fire Protection Service/Facility Thresholds (cont.)

improvements such as land/equipment purchases and fire station construction.

- Due to the remoteness of the project, Fire Operations shall be funded through a Community Service District (CSD) or other County taxing mechanism. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/ or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

Planning. 11 Library Service/Facility Thresholds

Unless as otherwise allowed by the Specific Plan, the following services and facilities for library services shall be met by implementing development of the Specific Plan:

- A new library facility will be required by the Riverside County Library System (RCLS).
- Proposals for the library building, its size and location must be submitted to the RCLS prior to the issuance of the 2,000th building permit.
- The library facilities must be operational prior to the issuance of the 4,000th building permit.

Planning. 12 Limits of Specific Plan Document

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding to above, the design guidelines and development standards of the SPECIFIC PLAN for hillside development and grading shall apply in place of more general County guidelines and standards. The project shall conform to all standard operating procedures of the Planning Department.

Planning. 13 Medical Service/Facility Thresholds

Unless as otherwise allowed by the Specific Plan, the following services and facilities for medical services shall be met by implementing development of the Specific Plan:

- Prior to the issuance of the 1,500th building permit within the Specific Plan, detailed plans for the outpatient medical facility within the Specific Plan area shall be approved by the Planning Department. All designs shall substantially conform to the design criteria as specified in the Village Refinement Plan for the respective Village. The development of medical facilities shall be subject to an agreement with a health care provider to construct and operate these facilities.
- Prior to the issuance of the 2,500th building permit within the Specific Plan an outpatient medical facility shall be constructed and operating.

Planning. 14 MM AIR-1 - Fugitive Dust

As required by South Coast Air Quality Management District Rules 403 and 403.1—Fugitive Dust, all construction activities that are capable of generating fugitive

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 14

MM AIR-1 - Fugitive Dust (cont.)

dust are required to implement dust control measures during each phase of project development to reduce the amount of particulate matter entrained in the ambient air. These measures include the following, which shall be placed on construction plans and cleared with the County:

- Applying soil stabilizers to inactive construction areas
- Quickly replacing ground cover in disturbed areas
- Watering exposed surfaces three times daily
- Watering all unpaved haul roads three times daily
- Covering all stockpiles with a tarp
- Reducing vehicle speed on unpaved roads
- Posting signs on site limiting traffic speed to 15 miles per hour or less
- Sweeping streets adjacent to the project site at the end of the day if visible soil material is carried over to adjacent roads
- Covering or watering the exposed surface of all trucks hauling dirt, sand, soil, or other loose materials prior to leaving the site to prevent dust from impacting the surrounding areas
- Installing wheel washers where vehicles enter and exit unpaved roads onto paved roads to wash off trucks and any equipment leaving the site each trip
- Providing Large Operation Notification Form 403 N that complies with requirements in Rule 403(e)
- Installing and maintaining project signage with project contact signage prior to initiating any earthmoving activities
- Identifying a dust control supervisor that complies with requirements in Rule 403(e)
- When wind speeds reach or exceed 25 miles per hour, all grading and soil disturbance activities except the use of water trucks must cease and activities focus on dust suppression by watering exposed surfaces
- Developing a fugitive dust control plan and securing SCAQMD's approval thereof before initiating any earth-moving activities, and compliance with such approved plan during all earth-moving activities
- Compiling written daily records to document the specific actions taken to comply with the Rules

In addition, wind speed and fugitive dust monitoring shall be conducted during all construction phases, which shall be in charge of managing and implementing adaptive management strategies when planning mitigation measures are ineffective in the control of fugitive dust.

Planning. 15

MM AIR-10 - I-10 Residential Air Filtration Area 2

Project applicant shall require that residential development proposed between 730 feet and 1,150 feet south of or between 230 feet and 300 feet north of the I-10 freeway to install a sealed HVAC system in conjunction with a MERV 14 or higher rated filter. The sealed air system will be designed so that all ambient air introduced into the interior living space would be filtered through MERV 14 or higher rated filters to remove DPM and other particulate matter. The MERV 14 or higher rated filter is designed to remove approximately 85 percent of particulates of 0.3 microns or larger in size from the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 23 MM AIR-7 - SCAQMD Rule 1113-VOC (cont.)
feasible. In addition, to reduce the exterior area of the buildings that needs to be repainted during operation, when feasible, the project applicants shall use construction materials that do not require painting onsite.

Planning. 24 MM AIR-8 - Village 1 Residential Air Filtration

The project applicant shall require residential development proposed in the early-occupied project area in Village 1 of the Paradise Valley Specific Plan to install a sealed HVAC system in conjunction with a Minimum Efficiency Reporting Value of 13 (MERV 13) or higher-rated filter, designed to remove approximately 75 percent of particulates of 0.3 microns or larger in size from the ambient air that is introduced to the system. The sealed air system will be designed so that all ambient air introduced into the interior living space would be filtered through MERV 13 or higher-rated filters to remove DPM and other particulate matter. Therefore, a 75 percent reduction of particulate matter is anticipated with respect to this measure. Building specifications identifying compliance with this measure shall be included in project design documents, which shall be reviewed by the County of Riverside prior to issuance of a building permit.

Planning. 25 MM AIR-9 - I-10 Residential Air Filtration Area 1

The project applicant shall require that residential development proposed less than 730 feet south of and less than 230 feet north of the I-10 freeway to install a sealed HVAC system in conjunction with a MERV 15 or higher rated filter. The sealed air system will be designed so that all ambient air introduced into the interior living space would be filtered through MERV 15 or higher rated filters to remove DPM and other particulate matter. The MERV 15 or higher rated filter is designed to remove approximately 95 percent of particulates of 0.3 microns or larger in size from the ambient air that is introduced to the system. Therefore, a 95 percent reduction of particulate matter is anticipated with respect to this measure. Building specifications identifying compliance with this measure shall be included in project design documents, which shall be reviewed by the County of Riverside prior to issuance of a building permit.

Planning. 26 MM GHG-1 - Non-Residential Trip Reduction Program

The proposed project will adopt a trip reduction program for new commercial and industrial development that promotes commuter choices, employer transportation management, guaranteed ride home programs, and commuter assistance and outreach-type programs intended to reduce commuter vehicle miles traveled. In accordance with SCAQMD Rule 2202, the operator of each business within the Paradise Valley Specific Plan that employs 100 or more on-site employees will be required to develop and implement an Employee Trip Reduction Program that will reduce employee associated commute trip emission related vehicle miles traveled (VMT) at least 20% below the level of emissions producing VMT that would otherwise occur without the program. The following actions are recommended ways for business operators within the Paradise Valley Specific Plan to achieve the VMT reduction goal:

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Planning. 26 MM GHG-1 - Non-Residential Trip Reduction Program (cont.)

- Provide an employee telecommuting program for employees that can do their work remotely and provide a schedule of days per week that employees telecommute rather than drive to work.
- Provide a compressed work week for employees such that it reduces the number of days per week that employees need to commute to the worksite.
- Employees that commute in electric vehicles, neighborhood electric vehicles, or other Zero Emission Vehicles (ZEV) may be counted as arriving at the worksite with zero emission associated VMT.
- Provide Employee Ride Share Programs (i.e. carpools, vanpools).
- Provide Employee Transit/Shuttle Program

Planning. 27 MM GHG-2 - Wood Burning Fireplaces Prohibited

Wood smoke is a source of particulate matter, hydrocarbons, nitrogen oxides, toxic air contaminants, and odors. Therefore, no wood burning fireplaces or woodstoves will be installed in the Paradise Valley Specific Plan community.

Planning. 28 MM GHG-3 - Electric Landscape Equipment

Gasoline-powered equipment produces GHG emissions, which also impacts air quality. Lawnmowers, leaf blowers, and chainsaws will be required to be 100 percent electric if used within the Paradise Valley Specific Plan community.

Planning. 29 MM GHG-4 - 2016 Title 24 Exceedance

California's energy efficiency standards for buildings, called the Title 24 Standards (further discussed in Chapter 1), were updated in 2016 and will become effective January 1, 2017. Title 24 Standards are scheduled for updates and improvements every three years with the ultimate goal of zero net energy (ZNE) for new homes by 2020 and new commercial buildings by 2030. The proposed project is taking steps toward this advanced energy-efficiency goal by requiring all new buildings within the project area to exceed 2016 Title 24 standards by approximately 31 percent, enforced through Conditions of Approval on the project and verified through plan check and building inspection prior to certificate of occupancy being issued. This efficiency goal will also meet the future 2030 requirements of SB 350.

Planning. 30 MM GHG-5 - High-Efficiency Lighting

The proposed project will install high-efficiency lighting throughout the project area, including light-emitting diode (LED) streetlights, path lighting, emergency lights, maintenance lighting, and building lighting. No fluorescent, incandescent, or high-intensity discharge (HID) light sources will be used. The proposed project plans to achieve a 25-percent reduction in energy use for lighting in comparison to Title 24 (2016) standards.

Planning. 31 MM GHG-6 - Solar Panels-Electricity Generation

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Planning. 31 MM GHG-6 - Solar Panels-Electricity Generation (cont.)

The proposed project will include rooftop photovoltaic (PV) solar energy panels on homes and carports, where practicable. At the neighborhood-scale, the proposed project will provide PV solar panels mounted on elevated racks in parking lots as a sustainability strategy that creates shade and reduces the urban heat island effect, while generating renewable energy for the project. In addition, ground-mounted PV solar panels will be installed at industrial facilities, such as the water and wastewater treatment plants, which will reduce the carbon intensity of electricity being used to treat and transport the project's water supplies. Furthermore, the feasibility of other renewable energy sources such as wastewater methane capture and fuel cell generation is also being considered for this project.

Overall, the proposed project shall supply 60 percent of the electricity needs of the entire project by buildout in 2035, as enforced by the County of Riverside through Conditions of Approval on the project and verified through building inspections prior to issuance of certificate of occupancy for the following phases of the project:

- At the time of the first 1,200 residential dwelling units (DUs) and/or 250,000 sq. ft. of non-residential floor area are built, the project shall include at least 20 percent of the power needs by on-site renewable energy sources.
- At the time that a total of 2,700 DUs and/or 500,000 sq. ft. of non-residential floor area are built, the project shall include at least 30 percent of the power needs by on-site renewable energy sources.
- At the time that a total of 4,500 DUs and/or 750,000 sq. ft. of non-residential floor area are built, the project shall include at least 40 percent of the power needs by on-site renewable energy sources.
- At the time that a total of 5,500 DUs and/or 1,000,000 sq. ft. of non-residential floor area are built, the project shall include at least 50 percent of the power needs by on-site renewable energy sources.
- At the time that a total of 7,000 DUs and/or 1,250,000 sq. ft. of non-residential floor area are built, the project shall include at least 55 percent of the power needs by on-site renewable energy sources.
- At project buildout totaling approximately 8,490 DUs and 1,380,990 sq. feet of non-residential floor area, the project shall include at least 60 percent of the power needs by on-site renewable energy sources.

Inspection of the project during each phase of the project is needed to verify that that renewable energy has been installed and meets the interim conditions outlined in the bullet points above. Inspection of the last phase of the project needs to show that the project as a whole has 60 percent of its electricity needs supplied by renewable energy sources. This can be demonstrated by comparing the project's total electricity to the total amount of renewable energy being generated on-site.

Planning. 32 MM GHG-7 - Energy Efficient Appliances

The proposed project has established energy efficiency criteria for appliances installed at the project site. As shown below, the required energy efficiency of an appliance ranges from 15 percent to 50 percent over the 2016 Title 24 requirements.

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MM GHG-7 - Energy Efficient Appliances (cont.)

Summary of High Efficiency Appliances

Clothes Washer

- Single-Family Housing: 30% Improvement
- Retirement Community: 30% Improvement
- Condo/Townhouse: 30% Improvement

Dishwasher

- Single-Family Housing: 15% Improvement
- Retirement Community: 15% Improvement
- Condo/Townhouse: 15% Improvement

Fan

- Single-Family Housing: 50% Improvement
- Retirement Community: 50% Improvement
- Condo/Townhouse: 50% Improvement

Refrigerator

- Single-Family Housing: 15% Improvement
- Retirement Community: 15% Improvement
- Condo/Townhouse: 15% Improvement

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MM GHG-8 - Recycling and Composting

According to 2008 statewide waste characterization data, the commercial sector generates nearly 75 percent of the solid waste in California. Furthermore, much of the commercial sector waste disposed of in landfills is readily recyclable. Increasing the recovery of recyclable materials will directly reduce GHG emissions. In particular, recycled materials can reduce the GHG emissions from multiple phases of production, including extraction of raw materials, pre-processing, and manufacturing.

The Paradise Valley Specific Plan lies within the County of Riverside Franchise Area 13 of the Department of Environment Health, and is serviced by CR&R Waste and Recycling Services. CR&R currently serves more than 2.5 million people and approximately 5,000 businesses throughout southern California. The Paradise Valley Specific Plan plans to institute recycling and composting services to divert at least 75 percent of the current waste volume. Services provide:

- Recycling containers within all multi-family residential communities and non-residential buildings
- Composting opportunities within commercial and office facilities

Planning. 34

MM GHG-9 - Water Conservation

Paradise Valley Specific Plan will implement water conservation strategies that are designed to be as efficient as possible (20 percent indoor efficiency) with potable water

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Planning. 34 MM GHG-9 - Water Conservation (cont.)

supplies. At buildout, all landscape irrigation needs within the project except for the backyards of residential units will be supplied with recycled water supplies. In addition, a drought tolerant and native plant landscape pallet will be developed for the project with the goal of conserving water. The project will provide a comprehensive water service program that addresses the long-term requirements of the project and conservation, including the treatment and use of reclaimed water for outdoor uses, such as irrigating common open spaces. Furthermore, Paradise Valley Specific Plan is committing to a regionally appropriate landscape aesthetic by forbidding turf in private single-family detached residential front yards.

Planning. 35 MM HAZ-1 - Underground Gas Lines-Site Design

During the siting and engineering process, contractors shall contact the Underground Service Alert of Southern California to determine the precise locations of all gas lines and associated easement boundaries in the project area and provide appropriate temporary warning signage including weight limitations of equipment that may utilize crossings of the pipelines. Applicants shall coordinate directly with Southern California Gas Company regarding construction projects located adjacent to or within gas line easements including temporary crossings, permanent roadways, or other infrastructure, that would cross over the existing natural gas transmission lines.

Planning. 36 MM HAZ-2 - Underground Gas Lines-Grading

Prior to initiation of the first lot grading within the site, the contractor shall contact and notify Southern California Gas (SCG) Company's transmission services organization so that SCG may evaluate the level of pipeline safety that would be required relative to the density, location, and timing of the planned development, and conduct planning for pipeline upgrades as necessary to maintain compliance with state and federal safety codes, including 49 CFR Part 192, as development and occupation of the project progresses.

Planning. 37 MM HAZ-4 – School Facilities-Haz Mat

Prior to development of school facilities, plans shall be submitted to the California Department of Education, including a consistency finding with Public Resource Code 21151.8, to evaluate safety related to hazardous emissions or handling of hazardous materials or waste within 0.25 miles of proposed school sites.

Planning. 38 MM NOI-1 - Off-Site Noise Barriers

Working with the County and owners of the affected homes to reduce noise impacts at the Village Refinement environmental review stage of the project, the applicant is to provide permanent noise barrier walls or other noise attenuation features at the following residential locations where sufficient exterior noise protections do not exist: a) homes along Avenue 50 between Van Buren Street and Harrison Street, b) homes along Fred Waring Drive east of Madison Street, c) homes along Fillmore Street from Avenue 50 to Avenue 54, and d) two existing homes along the I-10 freeway segment

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Planning. 38 MM NOI-1 - Off-Site Noise Barriers (cont.)
between Dillon Road and the location of the planned Avenue 50 interchange.

Planning. 39 MM NOI-10 - Construction Notification Plan

To address the noise concerns of local residents, the applicant shall establish a Construction Notification Plan; the plan shall address a timeline for construction notification, the method of notification, and how often progress reports will be provided. The Plan must establish a public information hotline to receive public complaints regarding construction noise levels.

The construction contractor shall designate a Noise Disturbance Coordinator to respond to any public complaints related to noise generation.

Planning. 40 MM NOI-11 - Construction Noise Scheduling

To reduce temporary noise impacts from construction activity, the construction contractor shall, to the extent feasible, schedule the noisiest operations to occur simultaneously in the construction plan to avoid prolonged periods of annoyance.

Planning. 41 MM NOI-12 - Construction Equipment Staging

To minimize temporary noise impacts from construction, the construction contractor shall locate equipment staging in areas that will create the farthest distance between the construction-related noise sources and any noise sensitive receptors nearest the project site during all construction activity.

Planning. 42 MM NOI-13 - Construction Music/Amplified Speech

To minimize temporary noise impacts from construction activity, the construction contractor shall, to the extent feasible, ensure that no music or electronically reinforced speech from construction workers shall be excessively audible at noise-sensitive property.

Planning. 43 MM NOI-14 - Construction Workers Protection

To minimize temporary noise impacts on construction workers, the contractor shall ensure that those project workers exposed to noise levels above 85 dB be provided with personal protective equipment for hearing protection (i.e., earplugs or earmuffs). The contractor shall clearly identify those areas where noise levels are expected to routinely exceed 85 dB by posting signs requiring hearing protection to be worn.

Planning. 44 MM NOI-15 - Rock Crushing Location

Rock crushing operations during construction shall be staged at locations where existing topographic features would provide noise attenuation for noise-sensitive receptors to the maximum extent feasible. In addition, temporary material stockpiles can be located in close proximity to the crusher, which would assist in blocking noise. If no stockpiles are available a 15-foot sound blanket adjacent to the crusher could

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Planning. 44 MM NOI-15 - Rock Crushing Location (cont.)
provide at least 10 dB of noise attenuation at the nearest sensitive use.

Planning. 45 MM NOI-16 - Blasting Program

A blasting program shall be developed that provides for minimum off-site noise and vibration levels. Any blasting in the vicinity of sensitive uses shall be designed to reduce vibration and air over pressure including limiting the size of blasting charges.

Planning. 46 MM NOI-17 - Blasting Notification

Advanced notification of proposed blasting activities shall be provided to all residences within 1,000 feet of such activities. The notification should identify potential noise, work hours and time frame, and contact information.

Planning. 47 MM NOI-18 - Blasting Monitoring

Site specific noise and vibration shall be monitored by a blasting expert. The blasting program should provide for response and investigation of complaints. If complaints are received blasting shall not resume until it has been determined whether an alternative blasting strategy or site specific mitigation needs to be implemented.

Planning. 48 MM NOI-2 - On-Site Residential I-10 Noise Analysis and Barriers

To reduce freeway noise impacts to residential uses, applicants of implementing projects with one or more residential units to be located within 675 feet of the I-10 freeway centerline shall demonstrate whether these units would be adequately protected from freeway noise by existing topographic barriers, or intervening structures such as sound walls or other buildings, for residences to meet the 65 dB CNEL exterior noise standard. Supporting documentation and/or an acoustical analysis must be reviewed, and approved by appropriate County staff, under the direction of the County Planning Department, prior to project approval (or if an individual home, prior to issuance of building permit). General methods that may be implemented to meet the standards include, but are not limited to, providing noise walls of sufficient size to reduce freeway noise impacts at residential areas, open-space buffers, natural barriers such as hills, berms, boulders, and dense vegetation, or a combination of these methods. Specific methods may include:

- Placing noise-sensitive outdoor land uses at a setback distance of 675 feet from the I-10 centerline.
- Constructing appropriately sized noise walls that may be needed in addition to the project's proposed edge conditions noise walls.
- Ensuring residential amenities for outdoor use (e.g. balconies, backyards, playgrounds) are sited on the opposite side of a building from the freeway so that the structure itself provides noise protection, or otherwise be sufficiently shielded from freeway noise.

Planning. 49 MM NOI-3 - On-Site Non-Residential I-10 Noise Analysis and Barriers

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Planning. 49 MM NOI-3 - On-Site Non-Residential I-10 Noise Analysis and Barriers (cont.)

To reduce freeway noise impacts to commercial uses with an exterior noise-sensitive component, applicants of future implementing projects within planning areas adjacent to the I-10 freeway must provide supplemental acoustical analysis to verify that adequate noise protection exists to meet the 70 dB CNEL exterior noise standard for commercial uses. Specific methods may include:

- Siting outdoor eating areas a setback distance of 311 feet or greater from the I-10 freeway centerline to ensure outdoor noise exposure levels would be less than 70 dB CNEL, or
- Orienting patios on the side of the restaurant away from the I-10 such that the restaurant structure itself would provide needed noise attenuation, or
- Constructing a freeway or patio noise wall.

Planning. 50 MM NOI-4 - On-Site Residential Interior Noise Analysis and Barriers

Applicants of implementing projects proposing residential and/or other noise sensitive uses within the Paradise Valley Specific Plan boundary shall verify in their applications whether the noise sensitive uses would be located adjacent to an arterial or collector roadway as defined in the Specific Plan and within the 65 dB CNEL or greater noise contours shown in EIR Figure 4.12-3, Predicted Noise Contours at Project Buildout. The County planner will verify these locations during the application review phase. Where sensitive uses are proposed within the depicted 65 dB CNEL or greater noise contours, applicants shall prepare and submit for County review a supplemental acoustical analysis in order to verify that adequate noise protection exists, or would be provided for sensitive uses to meet the following during project operation: a 65 dB CNEL exterior standard and a 45 dB CNEL interior standard. General methods that may be implemented to meet the standards include, but are not limited to, use of dual-paned windows and other building materials that adequately limit noise transmission from exterior sources, as well as exterior noise abatement features such as noise walls of sufficient size to adequately attenuate traffic noise at sensitive land uses, open-space buffers, natural barriers such as hills, berms, boulders, and dense vegetation, or a combination of these methods. Noise sensitive uses subject to these noise standards are defined in the 2015 County General Plan (Policy N 1.3) as follows: schools, hospitals, rest homes, long term care facilities, mental care facilities, residential uses, libraries, and places of worship.

Planning. 51 MM NOI-5 - On-Site Non-Residential Interior Noise Analysis and Barriers

Applicants of future development projects that would place non-residential stationary noise generators adjacent to noise-sensitive land uses shall provide an acoustical study prepared by a qualified acoustical specialist. The study shall evaluate potential noise impacts to noise-sensitive land uses against the Riverside County stationary source land uses standards in effect at the time of project approval (current Riverside County

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Planning. 51 MM NOI-5 - On-Site Non-Residential Interior Noise Analysis and Barriers (cont.)

standards shown below). The applicant shall implement mitigation measures determined to be feasible in coordination with the Riverside County Planning Department to bring noise levels into compliance. These noise attenuation mitigation measures may include sound walls, landscaping, or setbacks.

Stationary Source Land Use Standards - Residential Land Use

10:00 PM to 7:00 AM

- Interior Standard: 40 Leq (10 minute)
- Exterior Standard: 45 Leq (10 minute)

7:00 AM to 10:00 PM

- Interior Standard: 55 Leq (10 minute)
- Exterior Standard: 65 Leq (10 minute)

Planning. 52 MM NOI-6 - Construction Equipment Noise Near Residential.

During construction, the operation of loaded dump trucks, semi tractor trailer trucks, bulldozers, pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment shall not take place less than 25 feet from previously constructed and occupied sensitive land use structures, unless measures are undertaken to reduce vibration impacts to less than levels of significance that are established in this section.

Planning. 53 MM NOI-7 - Construction Hours

To reduce temporary noise impacts resulting from the operation of construction equipment, the applicant shall ensure construction site entry gates are closed and locked during restricted hours to comply with the construction time limits of Riverside County Ordinance No. 457, Section 1G, that prohibit construction activities between the hours of 6:00 PM and 6:00 AM during the months of June through September, and between 6:00 PM and 7:00 AM during the months of October through May.

Planning. 54 MM NOI-8 - Construction Equipment Mufflers

To reduce temporary noise impacts resulting from the operation of construction equipment, the applicant shall ensure stationary and mobile construction equipment, is equipped with properly operating and maintained muffling devices. No equipment shall be permitted to have an un-muffled exhaust. To the extent feasible, the applicant shall install upgraded mufflers/silencers on equipment to reduce noise.

Planning. 55 MM NOI-9 - Construction Equipment Backup Indicators

To reduce temporary noise impacts resulting from the back up operation of construction equipment operating within 200 feet of any noise-sensitive land use, the applicant shall

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Planning. 55 MM NOI-9 - Construction Equipment Backup Indicators
(cont.)

install ambient sensitive backup indicators on equipment that requires backup indicators where feasible.

Planning. 56 MM SHER-1 - Construction Sheriff Services

To reduce the impact of the project on existing Riverside County Sheriff Department (RCSD) facilities during construction, on-site private security shall be provided at all construction sites within Paradise Valley until the on-site RCSD Substation is operational. Upon dedication of the Paradise Valley Sheriff's Department Substation prior to the first residential building permit, the project applicant shall notify the Sheriff's Department Substation of construction projects and schedules to ensure the routine patrol of construction sites.

Planning. 57 MM WWT-1 – Sanitation System Installation Agreement

Prior to the construction of the first component of the wastewater service system, the applicant shall enter into a Paradise Valley Specific Plan Special Sanitation System Installation Agreement and Paradise Valley Specific Plan Standard Sanitation System Installation Agreement (SSSIAs). These documents shall be in substantially the form and content published in the latest edition of the Coachella Valley Water District's (CVWD) Development Design Manual, and shall specify the infrastructure necessary to accept and treat wastewater generated by the project. The applicant shall be solely responsible for the cost and expense of constructing the Wastewater Treatment System in accordance with the SSSIA and all applicable laws.

Planning. 58 MM WWT-2 – Recycled Water System Installation Agreement

Prior to construction of the first component of the wastewater service system, the applicant shall enter into a Special Recycled Water System Installation Agreement (SRWSIA) in substantially the form and content then published by CVWD for recycled water systems, and in accordance with the latest edition of the CVWD's Development Design Manual, which shall specify the infrastructure necessary to serve recycled water or reclaimed water to the project. The applicant shall be solely responsible for the cost and expense of constructing the Recycled Water System in accordance with the SRWSIA and all applicable laws.

Planning. 59 MM WWT-3 – Wastewater Management Plan

Prior to construction of the first component of the wastewater service system, the applicant shall prepare and submit to the CVWD and the County of Riverside, a Wastewater Management Plan (WMP) that provides for the design, construction, operation and maintenance of the Wastewater Treatment System and Recycled Water System for the project. The WMP shall be prepared in accordance with the SSSIA, the SRWSIA and all applicable requirements set forth in the latest edition of the CVWD's Development Design Manual. The WMP shall prohibit direct recharge of treated

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Planning. 59 MM WWT-3 – Wastewater Management Plan (cont.)
wastewater into the Shavers Valley Groundwater Basin, shall provide for on-site irrigation as the primary means of wastewater discharge, and shall provide for on-site storage as required by applicable requirements of CVWD, the County of Riverside, and the Regional Water Quality Control Board (RWQCB). The WMP shall also be submitted to the RWQCB for approval and to ensure that the Wastewater Treatment and Recycled Water Systems meet the RWQCB's then existing requirements for collection and treatment of wastewater, including the requirements set forth in RWQCB's then adopted Water Quality Control Policy for Siting, Design, Operation, and Maintenance of On-site Wastewater Treatment Systems (OWTS) policy. The WMP shall also be reviewed and approved by the CVWD and Riverside County for each tract within the project, prior to the recordation of final subdivision maps.

Planning. 60 MM WWT-4 – Wastewater/Recycled Water Service

As the Specific Plan area develops and the wastewater system is constructed in interlinking components and phases, the recordation of final subdivision maps shall be conditioned upon the applicant's construction of the appropriate component portions of the Wastewater Treatment System and Recycled Water System that will assure adequate service to the mapped areas, in accordance with the following Paradise Valley Specific Plan wastewater sanitation system documents: SSSIA, SRWSIA and WMP.

Planning. 61 MM WWT-5 – RWQCB Permit

Prior to the construction of the Wastewater Treatment System and Recycled Water System, the applicant shall make application to and secure from the RWQCB all permits required for on-site irrigation reuse of treated effluent, including a Master Reclamation Permit with Waste Discharge Requirements. The system shall be designed in accordance with the approved permit requirements.

Planning. 62 Non-Residential Development Thresholds

Unless as otherwise allowed by the Specific Plan, the following amount of non-residential development shall be met by implementing development of the Specific Plan:

- Construction of 50,000 SF of non-residential development shall commence at or before commencement of construction of the 200th residential unit.
- Construction of 32,000 SF (cumulative 82,000 SF) of non-residential development shall commence at or before commencement of construction of the 2,000th residential unit.
- Construction of 75,000 SF (cumulative 157,000 SF) of non-residential development shall commence at or before commencement of construction of the 4,000th residential unit.

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Non-Residential Development Thresholds (cont.)

- Construction of 85,000 SF (cumulative 242,000 SF) of non-residential development shall commence at or before commencement of construction of the 6,000th residential unit.
- Construction of 80,000 SF (cumulative 322,000 SF) of non-residential development shall commence at or before commencement of construction of the 8,000th residential unit.
- Construction of 20,000 SF (cumulative 342,000 SF) of non-residential development shall commence at or before commencement of construction of the 8,490th residential unit.

Planning. 63

Planning Area Definition

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project: "PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits): "The planning areas for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define these planning areas:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined these planning areas.
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

Planning. 64

School Service/Facility Thresholds

Unless as otherwise allowed by the Specific Plan, the following services and facilities for medical services shall be met by implementing development of the Specific Plan:

- Prior to tentative tract map approval of the 531st non-age-restricted residential unit, the project proponent will dedicate an elementary school site and coordinate with CVUSD regarding the needs of residents.
- Prior to the tentative tract map approval of the 2,597th non-age-restricted residential unit, the project proponent will dedicate an elementary school site and coordinate with CVUSD regarding the needs of residents.
- Prior to the tentative tract map approval of the 4,662th non-age-restricted residential

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Planning. 64 School Service/Facility Thresholds (cont.)

unit, the project proponent will dedicate an elementary school site, which may be combined with a Middle School (K-8), and coordinate with CVUSD regarding the needs of residents.

- Prior to the 5,420th non-age restricted dwelling unit, in which student generation equates to roughly half a Middle School ($5,420 \times 0.1107 = 600$), the project proponent will dedicate a middle school site, which may be combined with the third Elementary School (K-8) and coordinate with CVUSD regarding the needs of residents.
- Prior to the 5,448th non-age restricted dwelling unit, in which student generation equates to roughly half a High School ($5,448 \times 0.2019 = 1,100$), the project proponent will dedicate a high school site and coordinate with CVUSD regarding the needs of residents.

Planning. 65 Sheriff Service/Facility Thresholds

Unless as otherwise allowed by the Specific Plan, a Sheriff's Substation is conceptually located within Village 1, the Town Center, and will be dedicated prior to the first residential building permit.

Planning. 66 Village Refinement Plan

Prior to or concurrent with the first approval of any implementing project within any VILLAGE, a Specific Plan Substantial Conformance application for a VILLAGE REFINEMENT PLAN shall be required in accordance with Section 9.3 of the SPECIFIC PLAN. No implementing project shall be approved before a VILLAGE REFINEMENT PLAN for the corresponding VILLAGE receives approval from the Planning Commission. The VILLAGE REFINEMENT PLAN shall establish number of building permit/dwelling unit triggers for park plans to be submitted and approved and for parks to be constructed. Such triggers shall consider both the provision of parks as early as possible to offer amenities to residents and the funding of maintenance of such parks based on revenue generated by constructed dwelling units.

Note: The VILLAGE REFINEMENT PLAN is processed as a Specific Plan Substantial Conformance; however, as may be necessary for tracking of building permits and condition compliance, once approved the Planning Director may create a new development number for the land management tracking system and all implementing projects within the respective VILLAGE shall be attached to the new VILLAGE REFINEMENT PLAN development number. Once the VILLAGE REFINEMENT PLAN is approved, all Specific Plan Conditions of approval would be transferred into the new development number created by the VILLAGE REFINEMENT PLAN. All dwelling units shall be tracked at the VILLAGE level through the VILLAGE REFINEMENT PLAN development number and through the separate spread sheet referenced in condition titled Building Permit Tracking. Once approved, the VILLAGE REFINEMENT PLAN shall be added as an appendix to the SPECIFIC PLAN and act as additional Design Standards for the respective VILLAGE.

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Planning-CUL

Planning-CUL. 1

MM CUL-1

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

MM CUL-1 Prior to issuance of a grading permit, to meet the requirements of State CEQA Guidelines Sections 15065.5(e) and (f), a Cultural Resources Management Plan (CRMP) shall be prepared and submitted to the Riverside County Planning Department for review and approval. The Metropolitan Water District (MWD) would be consulted, as a responsible agency for the Colorado River Aqueduct turnout improvements, as it pertains to the Colorado River Aqueduct and MWD right-of-way. Where known, other affected utility providers will be consulted during the CRMP preparation process. The CRMP shall contain detailed provisions for the avoidance of impacts to known resources which are identified in this EIR (such as the Coachella Canal Colorado Aqueduct which are adjacent to cross potential off-site utilities), and treatment of unanticipated discoveries during project construction, including human remains. A Programmatic CRMP will be developed for the Paradise Valley Specific Plan. The Programmatic CRMP will be updated in response to changes in the project Area of Potential Effects (APE), conditions, depths, or any other change that may change the CRMP scope. Updates may occur as a part of individual implementing projects, or for other reasons determined appropriate by the County in concert with a qualified cultural resources expert. The provision of the CRMP shall be consistent with state law as contained in Health and Safety Code Sections 7050.5, and Public Resource Code Sections 5097.94 and 5097.98. Such mitigation shall be addressed in a manner consistent with the following:

- a. If buried materials of potential historical or cultural significance are discovered during any earth-moving operation associated with the proposed project, all work in that area shall be halted or diverted away from the discovery until a qualified architectural historian or archaeologist can evaluate the nature and significance of the finds and make recommendations to the County Planning Director. If the find is determined to be a historical resource, as defined in Section 15064.5 of the California Code of Regulations (State CEQA Guidelines), avoidance or other appropriate measures as discussed in the CRMP shall be implemented as determined by the County Planning Director. In considering whether avoidance is feasible, the County Planning Director shall consider whether development contemplated within an affected area can be feasibly designed or redesigned to avoid the historical resource in question. Where avoidance is infeasible, data recovery shall be required instead, if appropriate in light of the nature of the historical resource.
- b. If evidence of potentially significant prehistoric, ethnographic, or historic resources is uncovered during project-related grading in areas where archaeological and Native American monitoring has not previously been required, the extent of monitoring shall be amended and the presence of an archaeological and/or Native American monitor shall be incorporated into the CRMP program for the affected area.
- c. If evidence of potentially significant prehistoric, ethnographic, or historic resources is uncovered during project-related grading in areas where archaeological and Native

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Planning-CUL. 1 MM CUL-1 (cont.)

American monitoring is already required, the extent of monitoring shall be reviewed and any agreed upon changes to the archaeological and/or Native American monitoring activity deemed necessary by the Planning Director shall be incorporated into the CRMP program for the affected area.

Planning-CUL. 2 MM CUL-11

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

MM CUL-11 If an unexpected cultural resource is discovered during archaeological and Native American monitoring, as outlined in MM CUL-5 above and by following the project CRMP, and the cultural resource is later confirmed to be a Traditional Cultural Place (TCP, as defined by SB-18) or a Tribal Cultural Resource (TCR, as defined by AB 52), then consultation will take place between Native American tribal representative(s) and the Planning Director to discuss mitigation of the find. Consultation will follow SB-18 guidelines and AB 52 mitigation guidelines, as applicable. Further ground disturbance shall not resume within the area of the discovery until the Native American tribal representative(s) has an opportunity to make recommendations. The Planning Director, considering the recommendation, can make a determination on the appropriate preservation, evaluation, or mitigation measures for the TCP/TCR, or until the significant impact can otherwise be avoided.

Planning-CUL. 3 MM CUL-2

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

MM CUL-2 The Coachella Canal (33-05705) shall be avoided and the Colorado River Aqueduct (33-11265) will be avoided during construction of all improvements other than the project turnout and related facilities which are needed to deliver Colorado River Water from the Colorado River Aqueduct to the project site and which shall be approved and permitted in advance by all applicable governmental agencies, including MWD. A minimal 50-foot no-entry buffer will be set up around both resources during construction. Avoidance strategies for these two resources will be outlined in the CRMP, and may include fencing, flagging, or special designations to guard against impacts to the resources during construction. Protection of the Coachella Canal, the Colorado River Aqueduct, and any other nearby cultural resources after construction will also be addressed in the CRMP, which will develop resource protection strategies and guidelines to use after development of the property is completed.

Planning-CUL. 4 MM CUL-3

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

MM CUL-3 Prior to issuance of a grading permit for the proposed project, the

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Planning-CUL. 4 MM CUL-3 (cont.)

Paradise Valley Specific Plan CRMP will be completed and submitted to the County for approval. Such documents will outline known resources within the project APE, will have clear and distinct rules of conduct for environmental resource monitoring, shall provide detailed communication and discovery plans, and will identify where Environmentally Sensitive Areas (ESA) will be established around known significant cultural resources. An ESA shall be the cultural resource boundary, plus a 50-foot buffer area (where feasible), and shall be designated by the generic title of "ESA" rather than being labeled directly as a cultural resource.

Planning-CUL. 5 MM CUL-4

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

MM CUL-4 Two prehistoric sites (P-33-13981 and P-33-13985) that are partially located within the southern power line APE and several cultural resources within the open space buffer area are currently "unknown" as to significance. If the optional southern power line alignment is used, then these two sites shall be avoided during construction. Avoidance practices will be outlined in the CRMP. Protection of the Coachella Canal, the Colorado River Aqueduct, and any other nearby cultural resources after construction will also be addressed in the CRMP, which will develop resource protection strategies and guidelines to use after development of the property is completed. If project variance encroaches upon the unevaluated cultural resources identified within the project open space buffer area, then such resources will likewise be evaluated as to significance following the procedure outlined in this mitigation measure.

All archaeological site location data collected during the cultural resources surveys and literature searches must be considered to be of a sensitive nature and therefore must remain confidential. Caution must be exercised when disseminating this information. Maps and site location data should only be made available to managers, County officials, and other professionals who have a legitimate need to know such data.

Where the Coachella Canal bisects the project APE there will be established an ESA No-entry area that shall be at the edge of the Coachella Canal, plus a 50-foot buffer, where feasible. Flagging or other signage will be used to indicate the no-entry area; such flagging and /or signage will be periodically monitored to ensure that damage does not degrade the boundary demarcation.

Where the Colorado River Aqueduct is located at the edge of the proposed project will be established an ESA no-entry area that shall be at the edge of the Aqueduct, plus a 50-foot buffer, where feasible, except for entry for purposes of designing, engineering and constructing the project turnout and related facilities which are needed to deliver Colorado River Water from the Colorado River Aqueduct to the project site and which shall be approved and permitted in advance by all applicable governmental agencies, including MWD. Flagging or other signage will be used to indicate the no-entry area; such flagging and /or signage will be periodically monitored to ensure that damage does

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Planning-CUL. 5 MM CUL-4 (cont.)

not degrade the boundary demarcation. Since a tap valve related to the proposed project will be constructed along the aqueduct, the insertion point and necessary access area will be exempt from the ESA designation.

Planning-CUL. 6 MM CUL-5

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

MM CUL-5 Within the project APE and open space areas, professional archaeologists and culturally-affiliated Native Americans, with knowledge in cultural resources, shall monitor all project-related ground-disturbing activities, including grading, trenching, and boring. The CRMP must outline the appropriate steps for the identification and evaluation of an inadvertent discovery of cultural resources.

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find (i.e., whether the resource qualifies as an historical resource, a unique archaeological resource, or a tribal cultural resource). At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, evaluation, data recovery, avoidance, etc.) for the cultural resource. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation, evaluation, or mitigation measures. If the discovered archaeological resource is evaluated and determined to not be significant (i.e., because the resource is neither an historical resource, a unique archaeological resource, nor a tribal cultural resource), no further evaluation needs to be done and construction can resume, as outlined by the CRMP.

If the archaeological resource discovery is determined to be an historical resource, a unique archaeological resource, or a tribal cultural resource, the Planning Director, with input from the archaeologist and/or the Native American tribal representative (or other appropriate ethnic/cultural group representative), shall consider whether avoidance is feasible. In doing so, the Planning Director shall consider whether development contemplated within an affected area can be feasibly designed or redesigned to avoid the archaeological resource in question. Where the resource cannot be avoided, then the project proponent will develop a Data Recovery Plan to mitigate impacts to the discovered resource. The Data Recovery Plan shall include provisions for the preparation and implementation of a Phase III Data Recovery Program, including the curation of collected artifacts and the participation of Native American monitors if the resource is prehistoric in nature. The Data Recovery Plan will be reviewed and approved by the County Planning Director. Completion of the Data Recovery must be

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Planning-CUL. 6 MM CUL-5 (cont.)
approved by the County prior to grading recommencement.

Planning-CUL. 7 MM CUL-6

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

MM CUL-6 The developer/permit holder or any successor in interest shall comply with the following statutory requirements for the life of this project: if human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Notwithstanding the foregoing, however, the landowner or his authorized representative may rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance if any of the following occur: (i) the Native American Heritage Commission is unable to identify a Most Likely Descendant or the Most Likely Descendant failed to make a recommendation within 24 hours after being notified by the commission; (ii) the identified Most Likely Descendant fails to make a recommendation; or (iii) the landowner or its authorized representative reject the recommendation of the Most Likely Descendant, and mediation conducted by the Native American Heritage Commission fails to provide measure acceptable to the landowner. Human remains from other ethnic/cultural groups with recognized historical associations to the project APE shall also be subject to consultation between appropriate representatives from that group and the County Planning Director.

Planning-CUL. 8 MM CUL-7

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

MM CUL-7 Except as qualified by statutory limitations on landowner mitigation obligations for unique archaeological resource set forth in Public Resources Code section 21083.2 (c) and (e), the project proponent shall bear all expenses related to the identification, evaluation, and treatment of cultural resources directly or indirectly affected by project-related construction activities; construction monitoring, including Native American monitoring; and pre-construction documents, such as the project CRMP. Such expenses can include pre-field planning, fieldwork related to discovery, post-field analysis, research, interim and summary report production, Native American

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Planning-CUL. 8 MM CUL-7 (cont.)

consultation, and all drafts and final reports produced to meet cultural resource compliance requirements, including draft and final versions of monitoring reports, resource inventory and evaluation reports, data recovery reports, and the costs associated with the curation of project documents and recovered artifacts.

Final cultural resource inventory and monitoring reports, and reports generated from the discovery of cultural resources, on behalf of the County and the project applicant, will be submitted to the appropriate Archaeological Information Centers of the California Historical Resources Inventory System (CHRIS) for their curation so as to make the information in the reports available to other researchers. In the case discovery leads to a Phase III Data Recovery Report, such report(s) shall also be submitted to local libraries, schools, and historical societies to enable the public to learn about their local cultural heritage. The project proponent shall bear all expenses related to these submittals.

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Planning-EPD. 1 0015-EPD-BIO-9 Weed Management Plan

Prior to issuance of a grading permit for any tract within the project, the Applicant shall develop and implement a Weed Management Plan (WMP). The WMP shall be reviewed and approved by the Riverside County Environmental Programs Department or other appropriate agency to determine the Plan's adequacy prior to implementation. The WMP shall be administered by the Master Home Owners Association in consultation with the Riverside County environmental Programs Department. The objective of the WMP shall be to prevent the introduction of any new weeds and the spread of existing weeds as a result of project construction and operation within the Specific Plan area. The Draft WMP, submitted by the Applicant, shall provide the basis for the final Plan, subject to review and revisions from the Riverside County Environmental Programs Department. The WMP shall include the following:

Weed Plan Requirements. The Applicant shall provide a map to the Riverside County Environmental Programs Department indicating the location of the Weed Management Area, which shall include all areas within 100 feet of the development footprint, access roads, staging and laydown sites, and all other areas subject to temporary disturbance. The project owner shall provide a WMP for the Weed Management Area, which includes at a minimum the following information: specific weed management objectives and measures for each target non-native weed species; baseline conditions; a map of the Weed Management Areas; map of existing populations of target weeds within 100 feet of the development footprint and access roads; weed risk assessment; measures to prevent the introduction and spread of weeds; measures to minimize the risk of unintended harm to wildlife and other plants from weed control activities; monitoring and surveying methods; and reporting requirements. Weed control described in the WMP shall address prevention, early detection of new infestations, and early eradication for the life of the project. Weed control shall be limited to the areas where soils were disturbed during construction. Weed monitoring shall occur a minimum of once per

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Planning-EPD. 1 0015-EPD-BIO-9 Weed Management Plan (cont.)
year during the early spring months (March-April) to detect seedlings before they set seed. The focus of the WMP shall be on avoiding the introduction of new invasive weeds or the spread of highly invasive species, such as Sahara mustard. Non-native species with low ecological risk, or that are very widespread, such as Mediterranean grass, shall be noted but control shall not be required. When detected, infestations of high priority species shall be eradicated immediately.

Avoidance and Treatment of Dense Weed Populations. The WMP shall include a requirement to flag and avoid dense populations of the most invasive non-native weeds during any project-related construction operation in or adjacent to infestations. If these areas cannot be avoided, they shall be pre-treated by one of the following methods: a) treating the infested areas in the season prior to construction by removing and properly disposing of seed heads by hand, prior to maturity, or spraying the new crop of plants that emerge in early spring, the season prior to construction, to reduce the viable seed contained in the soil, or b) removing and disposing the upper 2 inches of soil and disposing it off site at a sanitary landfill or other site approved by the County Agricultural Commissioner, or burying the infested soil, e.g., in a pit, and covering the infested soil with at least three feet of uncontaminated soil.

Cleaning Vehicles and Equipment. The WMP shall include specifications and requirements for the cleaning and removal of weed seed and weed plant parts from vehicles and equipment involved in project-related construction and operation. Vehicles and equipment working in weed-infested areas (including previous job sites) shall be required to clean the equipment tires, tracks, and undercarriage before entering the project area and before moving to infested areas of the development footprint to non-infested areas. Cleaning shall be conducted on all track and bucket/blade components to adequately remove all visible dirt and plant debris. Cleaning using hand tools, such as brushes, brooms, rakes, or shovels, is preferred. If water must be used, the water/slurry shall be contained to prevent seeds and plant parts from washing into adjacent habitat.

Safe Use of Herbicides. The final WMP shall include detailed specifications for avoiding herbicide and soil stabilizer drift, and shall include a list of herbicides and soil stabilizers that will be used on the project with manufacturer's guidance on appropriate use. The WMP shall indicate where the herbicides will be used, and what techniques will be used to avoid chemical drift or residual toxicity to special-status species and their pollinators, and consistent with the Nature Conservancy guidelines. Only weed control measures for target weeds with a demonstrated record of success shall be used, based on the best available information from sources such as The Nature Conservancy's The Global Invasive Species Team, California Invasive Plant Council: http://www.cal-ipc.org/ip/management/plant_profiles/index.php, and the California Department of Food & Agriculture Encycloweedia: http://www.cdfa.ca.gov/phpps/ipc/encycloweedia/encycloweedia_h_p.htm.

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Planning-EPD. 1 0015-EPD-BIO-9 Weed Management Plan (cont.)

The methods for weed control described in the final Plan shall meet the following criteria:

- a. Manual: Well-timed removal of plants or seed heads with hand tools; seed heads and plants must be disposed of in accordance with guidelines from the Riverside County Agricultural Commissioner;
- b. Chemical: Herbicides known to have residual toxicity, such as pre-emergents and pellets, shall not be used in natural areas or within the engineered channels. Only the following application methods may be used: wick (wiping onto leaves); inner bark injection; cut stump; frill or hack and squirt (into cuts in the trunk); basal bark girdling; foliar spot spraying with backpack sprayers or pump sprayers at low pressure or with a shield attachment to control drift, and only on windless days, or with a squeeze bottle for small infestations (see Nature Conservancy guidelines described above);
- c. Biological: Biological methods may be used subject to review and approval by CDFW and USFWS and only if approved for such use by California Department of Food and Agriculture, and are either locally native species or have no demonstrated threat of naturalizing or hybridizing with native species; and
- d. Mechanical: Disking, tilling, and mechanical mowers or other heavy equipment shall not be employed in natural areas but hand weed trimmers (electric or gas-powered) may be used. Mechanical trimmers shall not be used during periods of high fire risk and shall only be used with implementation of fire prevention measures.

Planning-EPD. 2 0015-EPD-MM BIO-1 CVMSHCP Take Permit

Prior to approval of each project-level entitlement, the Applicant in consultation with the Riverside County Planning Department during the JPR process for each implementing project, shall determine the amount of compensation acreage for each entitlement phase of the proposed project, and demonstrate control of sufficient compensation acreage to maintain consistency with the relevant DTLCA and MHOMCA Conservation Objectives, Required Measures, and Land Use Adjacency Guidelines.

Planning-EPD. 3 0015-EPD-MM BIO-10 Hydroseeding Plan

Prior to issuance of a grading permit for the project and future implementing projects, the Applicant or grading contractor shall develop a plan indicating that all graded areas, in the event that construction activities are anticipated to be postponed for longer than one year subsequent to continued grading, shall be hydroseeded with a cover crop of locally indigenous native annual species prior to the first rainfall subsequent to the cessation of construction activity so as to discourage the growth of invasive species within disturbed areas. The hydroseeding plan shall be reviewed and approved by the Riverside County Environmental Programs Department or other appropriate agency to determine the Plan's adequacy prior to implementation.

Planning-EPD. 4 0015-EPD-MM BIO-11 Worker Environmental Awareness Program

Prior to any construction activity (e.g., vegetation removal, ground disturbance) the

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Planning-EPD. 4 0015-EPD-MM BIO-11 Worker Environmental Awareness Program (cont.)

Applicant shall develop and implement a project-specific Worker Environmental Awareness Program (WEAP). The WEAP shall be reviewed and approved by the Riverside County Environmental Programs Department prior to implementation. The WEAP shall be administered by an Acceptable Biologist to all on-site personnel including surveyors, construction engineers, employees, contractors, contractor's employees, supervisors, inspectors, subcontractors, and delivery personnel. The WEAP shall be implemented during site preconstruction, construction, operation, and closure. The WEAP shall:

- a. Be developed by or in consultation with a qualified biologist and consist of an on-site or training center presentation in which supporting written material and electronic media, including photographs of protected species, is made available to all participants;
- b. Discuss the locations and types of sensitive biological resources on the project site and adjacent areas, and explain the reasons for protecting these resources; provide information to participants that no snakes, reptiles, or other wildlife shall be harmed;
- c. Include a discussion of fire prevention measures to be implemented by workers during project activities; request workers dispose of cigarettes and cigars appropriately and not leave them on the ground or buried;
- d. Describe the temporary and permanent habitat protection measures to be implemented at the project site;
- e. Describe measures to minimize disturbance impacts to sensitive species (e.g., CVMSHCP covered and non-covered special-status species), including but not limited to the following:
 - a. Develop construction corridors to account for both temporary and permanent impacts and restrict work to inside flagged areas. Use of construction corridors will reduce impacts to native vegetation.
 - b. Equipment and vehicle travel will be limited to existing roads or construction corridors during construction. Construction traffic, parking and laydown areas will occur within previously disturbed lands to the extent feasible.
 - c. Any vegetation that is removed for temporary work zones will leave the underground roots of woody plants intact. The grubbing will skim the surface of the ground to crush or slice off the aboveground portions of vegetation, leaving the root crowns intact. This will allow for regeneration of woody plant species.
 - d. Vehicular speed will be limited to 20 miles per hour, 15 mph during high activity seasons for desert tortoise (April-May and September-October), on all project roads to reduce risk of collision with wildlife. Speed limits could be lowered during the sensitive period for the species in this plan if special-status species are observed on project roads.
- f. Identify whom to contact if there are further comments and questions about the material discussed in the program;
- g. Include a training acknowledgment form to be signed by each worker indicating that they received training and shall abide by the guidelines; and
- h. Employee records of training and any violations will be documented and maintained by the Applicant or designated contractor.

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- Planning-EPD. 5 0015-EPD-MM BIO-12 Best Management Practices (cont.)
- Planning-EPD. 5 0015-EPD-MM BIO-12 Best Management Practices

Prior to ground disturbing activities, appropriate Best Management Practices (BMPs) shall be developed in accordance with those measures specified in the California Stormwater Best Management Practice Handbooks for Municipal, Industrial/Commercial and Construction Activity and those measures identified by the Lead Agency. BMPs shall mean any activities, prohibitions, practices, procedures, programs, or other measures designed to prevent or reduce the discharge of pollutants directly or indirectly into waters of the United States. The following measures shall be implemented during the construction phase to avoid impacts to native habitats and ephemeral streams adjacent to or in the vicinity of the limits of disturbance, as well as special-status flora and fauna associated with these habitats.

- a) For each implementing project, the Applicant shall demarcate the project limits of disturbance with exclusionary fencing to prevent encroachment of project activities into adjacent native habitats and to dissuade wildlife from entering the construction area. The fencing shall be marked with highly visible flagging and signed as a sensitive area. The County shall verify the fencing has been correctly installed prior to the start of ground disturbance or construction activities. The temporary fencing shall be routinely inspected and maintained in functional condition for the duration of project construction.
- b) All construction and maintenance activities, except in an emergency, shall be limited to the hours of 7:00 AM to 7:00 PM.
- c) If construction lighting is required, then lighting shall be pointed away from native habitats, directed toward the ground, and shielded.
- d) No pets shall be allowed on the project site. The employee or contractor that bring a pet(s) to the project site will be asked to remove the animal from the project site. Failure to remove the animal from the site would result in the removal of the employee or contractor and the animal from the project site.
- e) All food-related trash shall be disposed of in closed animal-proof containers. The project Applicant shall be required to provide sufficient containers on site during project construction.
- f) All trenches shall be filled within the same day, or escape ramps will be constructed if trenches are to be left open overnight.
- g) All project related equipment and vehicles shall be cleaned and decontaminated of weeds and soils prior to entering the project site to reduce the potential for the spread and introduction of invasive and noxious weeds.
- h) The Applicant is expected to comply with the provisions of future entitlements (e.g., grading permit), including standard erosion control measures that employ BMPs. Future entitlement projects involving the grading of large tracts of land must also be in compliance with provisions of a National Pollutant Discharge Elimination System (NPDES) General Construction permit available from the RWQCB.

- Planning-EPD. 6 0015-EPD-MM BIO-13 Landscape Regulations

All development within the Specific Plan area shall comply with the requirements set

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Planning-EPD. 6 0015-EPD-MM BIO-13 Landscape Regulations (cont.)
forth in the Landscape Regulations of the Specific Plan, which will be consistent with the Coachella Valley Native Plants Recommended for Landscaping per the CVMSHCP (Appendix D-9). Plant species included in the Prohibited Invasive Ornamental Plants per the CVMSHCP (Appendix D-9) shall be prohibited from all landscape plant palettes.

Prior to the issuance of building permits within any tract within the project, the project applicant shall record against such tract, Covenants Conditions and Restrictions, which prohibit the use of plant materials not allowed under the Landscape Regulations of the Specific Plan. The landscape plan shall incorporate water-wise concepts in project landscape design. The HOA, or an acceptable land manager/agency, as approved by the Riverside County Environmental Programs Department, shall be responsible for providing the landscape plan to landscapers hired to install landscaping in common areas within the proposed project site. The HOA, or an acceptable land manager/agency, as approved by the Riverside County Environmental Programs Department, shall supply future residents of the project site with a list of invasive plant species prohibited from being planted on the project site and with educational materials emphasizing the importance of planting non-invasive, drought-tolerant plants.

Planning-EPD. 7 0015-EPD-MM BIO-14 Couch's Spadefoot Toad Surveys

Impacts resulting from project construction to Couch's spadefoot, which is not covered under the CVMSHCP, shall be mitigated. Prior to ground disturbing activities, in areas of suitable habitat for Couch's spadefoot on the project site, a qualified biologist currently holding an MOU with Riverside County shall conduct focused surveys including areas of ruts or small pools, and relocate any toad individuals or eggs found to suitable on-site habitat that will not be directly impacted by project implementation. The survey shall be conducted during the active season of Couch's spadefoot (which corresponds with the rainy season). The survey results shall be submitted to the Riverside County Environmental Programs Department and CDFW.

If the above surveys result in the observation of Couch's spadefoot within project impact areas, observed individuals and/or eggs shall be removed from project impact areas (with the prior approval from the CDFW) and relocated to suitable on-site habitat that will not be directly impacted by project implementation. In the event that off-site habitat areas within 500 feet of grading are not accessible during preconstruction surveys, the presence of Couch's spadefoot shall be assumed and the entire project site boundary within 500 feet of said grading activities shall be fenced to prohibit entry of the toad into the grading site. The fence shall be monitored as a regular part of construction monitoring.

Planning-EPD. 8 0015-EPD-MM BIO-15 Raven Management Plan

Prior to issuance of a grading permit, the Applicant shall obtain approval from the County Environmental Programs Division for a raven management plan that minimizes attractants/subsidies to the maximum extent practicable, and implements measures to prevent establishment of resident populations of ravens, and reduce raven predation on desert tortoise. The Raven Management Plan shall be consistent with the

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Planning-EPD. 8 0015-EPD-MM BIO-15 Raven Management Plan (cont.)
 recommendations of the Environmental Assessment to Implement a Desert Tortoise Recovery Plan Task: Reduce Common Raven Predation (USFWS 2008) or other more recent USFWS-approved raven management guidelines, if available. In addition, prior to the issuance of a grading permit, the Applicant shall provide proof of payment of the USFWS Raven Management fee to the County.

The raven management plan shall address each of the following elements for each phase of project implementation:

- Construction management practices and project design features/operational practices to manage attractants/subsidies that may attract ravens to the area;
- Methods for removing ravens from the site;
- Documentation of the effectiveness of project design features and BMPs;
- Identification of triggers that will prompt implementation of adaptive management procedures; and
- Regular reporting to document raven management measures that have been implemented and results of raven abundance and effectiveness monitoring.

Planning-EPD. 9 0015-EPD-MM BIO-16 Rosy Boa Pre-Con Surveys

Prior to ground disturbing activities, potential impacts resulting from project construction to rosy boa, which is not covered under the CVMSHCP, shall be mitigated through pre-construction surveys and relocation. The Applicant shall retain a qualified biologist to conduct focused pre-construction surveys for individuals of this species within suitable habitat for the species. Surveys shall be conducted within suitable habitat located within 500 feet of the grading limits. Surveys shall include an examination of those portions of Sonoran creosote bush scrub, dry desert woodland, and Sonoran creosote bush scrub bench habitats that will be developed as part of project implementation.

If rosy boa individuals are found, an active trapping and relocation program conducted by a qualified biologist will move individuals to suitable on-site habitat that will not be directly impacted by project implementation, shall take place.

Planning-EPD. 10 0015-EPD-MM BIO-17 Nesting Bird Protection

Potential impacts to all nesting bird species and birds protected under the Migratory Bird Treaty Act (MBTA) and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code resulting from project construction shall be mitigated through a combination of pre-construction surveys and avoidance. Surveys for nesting individuals of these species shall include examination of trees, shrubs, and the understory, as several bird species known to the area and project site, are ground nesters, including burrowing owl, California horned lark, and mourning dove.

Prior to any construction activity (e.g., vegetation removal, ground disturbance), if the project must occur during the avian breeding season (February 1st to August 31st, and as early as January 1st for some raptors), the Applicant shall work with CDFW and

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Planning-EPD. 10 0015-EPD-MM BIO-17 Nesting Bird Protection (cont.)
Riverside County to prepare a Nesting Bird Management, Monitoring, and Reporting Plan (NBMMRP) to address avoidance of impacts to nesting birds.

The Applicant shall submit the NBMMRP to the County Environmental Programs Department for review and approval prior to commencement of grading activities associated with the proposed project. The NBMMRP shall include the following:

1. Nest Survey Protocols describing the nest survey methodologies.
2. A Management Plan describing the methods to be used to avoid nesting birds and their nests, eggs, and chicks (e.g., sound walls and project phasing).
3. A Monitoring and Reporting Plan detailing the information to be collected for incorporation into a regular Nest Monitoring Log (NML) with sufficient details to enable the County to monitor the Applicant's compliance with Fish and Game Code Sections 3503, 3503.5, 3511, and 3513.
4. A schedule for submittal of the NML, which is usually weekly.
5. Standard buffer widths deemed adequate to avoid or minimize significant project-related edge effects (disturbance) on nesting birds and their nests, eggs, and chicks.
6. A detailed explanation of how the buffer widths were determined.
7. All measures the Applicant will implement to preclude birds from utilizing project-related structures (e.g., construction equipment, facilities, or materials) for nesting.

The survey protocols shall include a detailed description of methodologies utilized by CDFW and Riverside County approved avian biologists to search for nests and describe avian behaviors that indicate active nests. The protocols shall include but are not limited to the size of the proposed project area being surveyed, method of search, and behavior that indicates active nests.

Each nest identified in the project area shall be included in the NML. The NMLs shall be updated daily and submitted to the CDFW weekly. Since the purpose of the NMLs is to allow the CDFW to track compliance, the NMLs shall include information necessary to allow comparison between nests protected by standard buffer widths recommended for the project (300 feet for passerine birds, 500 feet for raptors) and nests whose standard buffer width was reduced by encroachment of project-related activities. The NMLs shall provide a summary of each nest identified, including the species, status of the nest, buffer information, and fledge or failure data. The NMLs will allow for tracking the success and failure of the buffers and will provide data on the adequacy of the buffers for certain species.

A qualified biologist currently holding an MOU with Riverside County shall determine the appropriate buffer widths for nests within the project corridor/footprint to employ based on the sensitivity levels of specific species or guilds of avian species. The determination of the buffer widths shall be site- and species-specific and data-driven

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Planning-EPD. 10 0015-EPD-MM BIO-17 Nesting Bird Protection (cont.)
and not based on generalized assumptions regarding all nesting birds. The determination of the buffer widths shall consider the following factors:

1. Nesting chronologies
2. Geographic location
3. Existing ambient conditions (i.e., human activity within line of sight – cars, off-highway vehicles, pedestrians, dogs, noise, etc.)
4. Type and extent of disturbance (e.g., noise levels and quality – punctuated, continual, ground vibrations – blasting-related vibrations, etc.)
5. Visibility of disturbance
6. Duration and timing of disturbance
7. Influence of other environmental factors
8. Species' site-specific level of habituation to the disturbance

Application of the buffer widths shall avoid the potential for project-related nest abandonment and failure of fledging, and minimize any disturbance to the nesting behavior. If project activities cause or contribute to a bird being flushed from a nest, the buffer must be widened.

At the conclusion of all grading activity, the biological monitor shall submit a letter report to the Riverside County Environmental Programs Department summarizing the result of the grading activity.

Planning-EPD. 11 0015-EPD-MM BIO-18 San Diego Pocket Mouse Surveys and Trapping

Potential impacts resulting from project construction to pallid San Diego pocket mouse, which is not covered under the CVMSHCP, shall be mitigated through focused pre-construction surveys utilizing small mammal trapping and relocation of this species. Prior to any construction activity (e.g., vegetation removal, ground disturbance) the Applicant shall retain a qualified biologist currently holding an MOU with Riverside County to conduct the trapping. The survey results shall be submitted to the Riverside County Environmental Programs Department and CDFW.

If pallid San Diego pocket mouse is found during small mammal trapping efforts, a qualified biologist currently holding an MOU with Riverside County, in coordination with the CDFW, shall conduct an active trapping and relocation program. The active trapping and relocation program shall move individuals to suitable on-site or off-site habitat that will not be directly impacted by project implementation.

Planning-EPD. 12 0015-EPD-MM BIO-19 Colorado Valley Woodrat

Potential impacts resulting from project construction to Colorado Valley woodrat, which is not covered under the CVMSHCP, shall be mitigated through pre-construction surveys and relocation. Prior to any construction activity (e.g., vegetation removal, ground disturbance) the Applicant shall retain a qualified biologist Potential impacts resulting from project construction to Colorado Valley woodrat, which is not covered

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Planning-EPD. 12 0015-EPD-MM BIO-19 Colorado Valley Woodrat (cont.)
under the CVMSHCP, shall be mitigated through pre-construction surveys and relocation. Prior to any construction activity (e.g., vegetation removal, ground disturbance) the Applicant shall retain a qualified biologist currently holding an MOU with Riverside County, to conduct focused pre-construction surveys for individuals of this species within suitable habitat for the species. Surveys shall be conducted within suitable habitat located within 500 feet of grading limits. Surveys shall include an examination of those portions of Sonoran creosote bush scrub, desert dry wash woodland, and Sonoran creosote bush scrub bench habitats that will be developed as part of project implementation. The biologist shall survey for Colorado Valley woodrat nests.

Where a Colorado Valley woodrat nest is found, the direction of escape shall be determined. Vegetation around the nest in the opposite direction shall be cleared to discourage woodrat individuals from moving in that direction. Once vegetation in that direction is cleared, the nest shall be nudged with a front-end loader, encouraging any woodrats in the nest to exit the structure in the direction that leads toward adjacent suitable habitat. Once any woodrats present in the nest have been encouraged to exit the nest, nest materials shall be carefully and slowly picked up with a front end loader (slowly enough that any woodrats remaining in the nest can escape), and the materials shall be moved to adjacent suitable habitat that will not be impacted by project development, where woodrats may scavenge nest materials to build new nests. Due to hantavirus hazards, the nest shall not be excavated by hand, and nest materials shall not be carried by hand.

In the event that off-site habitat areas within 500 feet of grading are not accessible during preconstruction surveys, the presence of Colorado Valley woodrat shall be assumed and the entire project site boundary within 500 feet of grading activities shall be fenced to prohibit entry of woodrats into the grading site. The fence shall be monitored as a regular part of construction monitoring.

Planning-EPD. 13 0015-EPD-MM BIO-2 CVMSHCP Required Avoidance, Minimization, and Mitigation Measures

Prior the County deeming an application complete for any implementing project that will result in any ground disturbance, vegetation removal, grading, or actual development including construction activities, the Applicant, in consultation with the Riverside County Planning Department shall complete a JPR process pursuant to the requirements of CVMSHCP Section 6.6.1.1, or provide evidence that the implementing project was addressed in a previously completed JPR process. Additionally, the Applicant shall obtain Take authorization from the County under the CVMSHCP for the Covered Species within the area to be developed pursuant to the project-level entitlement. To obtain authorization, the Applicant shall conserve sufficient mitigation lands through the methods allowed under the CVMSHCP to compensate for the impacts consistent with the requirements of the Desert Tortoise and Linkage Conservation Area (DTLCA) and Mecca Hills/Orocopia Mountains Conservation Area (MHOMCA) Conservation Objectives, Required Measures, and Land Use Adjacency Guidelines.

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Planning-EPD. 14 0015-EPD-MM BIO-20 Bat Species Protection (cont.)

Planning-EPD. 14 0015-EPD-MM BIO-20 Bat Species Protection

Potential impacts resulting from project construction to bat species not covered under the CVMSHCP shall be mitigated through a pre-construction clearance survey and associated mitigation. If snag, tree, building or bridge removal or improvements is to take place during summer months when bats may be roosting, a bat roost survey shall be conducted. If no roosting bats are found, no further mitigation would be required. If bats are detected, a 50-foot buffer exclusion zone shall be established around each occupied snag or tree until the roosting period has ended. Bat surveys will not be necessary if tree, snag or building removal were to occur in September and October, after the bat breeding season and before the bat hibernation season.

Planning-EPD. 15 0015-EPD-MM BIO-21 American Badger and Desert Kit Fox Pre-Construction Surveys

Potential impacts resulting from project construction to American badger and desert kit fox, which is are not covered under the CVMSHCP, shall be mitigated through a pre-construction clearance surveys and prepare an American Badger and Desert Kit Fox Mitigation and Monitoring Plan (Plan) and submit the Plan to the County for written approval. Prior to any construction activity (e.g., vegetation removal, ground disturbance) the Applicant shall retain a qualified biologist currently holding an MOU with Riverside County to conduct focused pre-construction surveys for individuals of this species within suitable habitat for the species.

1. The biologist shall complete a baseline pre-construction survey of desert kit fox and American badger populations on the project site and the anticipated dispersal areas for passive relocation between 30 and 60 days prior to initiation of any ground disturbing activities. The anticipated dispersal areas shall be defined as all suitable desert kit fox habitat within 500 meters of the project boundaries where desert kit fox would likely be displaced. The survey shall identify and record the locations of all potential dens throughout the project site (or phase) and shall characterize the approximate number and distribution of the badger and kit foxes on the site and anticipated dispersal areas.

The baseline preconstruction survey shall include the following components:

- a. An inventory and mapped locations of desert kit fox dens and burrows on the project site (including all project disturbance areas) and in the anticipated dispersal areas, and an evaluation whether each burrow is occupied, and reproductive status of kit foxes (single animal, mated pair, or family group with young), if known. If status unknown measures as required under Item 1b, will be implemented.
- b. Reporting: The project owner shall provide a draft Summary Report of the Baseline American Badger and Desert Kit Fox Survey to the County for review in consultation with CDFW. The project owner and the project owner's Acceptable Biologist shall consult with the County on any changes to the final Plan that would result from the baseline preconstruction survey data provided in the Summary Report. The project

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Fox Pre-Construction Surveys (cont.)

owner shall not implement the Plan until receiving the County written approval of the final Plan.

The objective of the Plan shall be to avoid direct impacts to the American badger and desert kit fox as a result of site mobilization and construction of the implementing projects.

The final Plan shall include, but is not limited to, the following procedures and impact avoidance measures:

2. Describe pre-construction survey and clearance field protocol, to determine the number and locations of single or paired kit foxes or badgers on the project site that would need to be avoided or passively relocated and the number and locations of desert kit fox or badger burrows or burrow complexes that would need to be collapsed to prevent re-occupancy by the animals.

i. Pre-Construction Surveys. A baseline, preconstruction survey shall be conducted as described above. Surveys may be concurrent with desert tortoise and burrowing owl surveys to the extent it does not conflict with desert tortoise and burrowing owl agency protocols. Depending on the timing of the implementing project phases and time between phases, surveys may need to be conducted for each phase of construction. Options for timing of surveys shall be detailed in the Plan. If dens are detected during the survey(s), each den shall be classified as inactive, potentially active, definitely active den, or natal den.

ii. Monitoring and Protection Measures, Passive Hazing, and Den Excavation: The plan will include details on monitoring requirements, types and methods of passive hazing, and methods and timing of den excavation, including, but not limited to the following:

i. Inactive dens. Inactive dens [e.g. inactive dens are dens that are mostly or entirely silted in and ones in which the back of the den can be clearly seen (e.g., the den isn't deep and doesn't curve)] that would be directly impacted by construction activities shall be excavated by hand and backfilled to prevent reuse by badger or kit fox.

ii. Potentially and definitely active dens. Potentially and definitely active dens that would be directly impacted by construction activities shall be monitored by the Acceptable Biologist for three consecutive nights using a tracking medium (such as diatomaceous earth or fire clay) and/or infrared camera stations at the entrance. If no tracks are observed in the tracking medium or no photos of the target species are captured after three nights, the den shall be excavated and backfilled by hand. If tracks are observed, the den shall be progressively blocked with natural materials (rocks, dirt, sticks, and vegetation piled in front of the entrance) for the next three to five nights to discourage the badger or kit fox from continued use. After verification that the den is unoccupied it shall then be excavated and backfilled by hand to ensure that no badgers or kit fox are trapped in the den. If the den is proven inactive then den may be collapsed during whelping season.

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Fox Pre-Construction Surveys (cont.)

iii. Active natal/pupping dens. If an active natal den (a den with pups) is detected on the site, the project owner shall proceed to implement the approved Plan and shall also notify the County and CDFW within 24 hours. If the situation is unusual and/or not addressed by the approved Plan, then the project owner's biologist shall consult with the County and CDFW to determine the appropriate course of action to minimize the potential for animal harm or mortality. The course of action would depend on the age of the pups, location of the den on the site (e.g. is the den in a central area or in a perimeter location), status of the perimeter site fence (completed or not), and the pending construction activities proposed near the den. A 500-foot no-disturbance buffer shall be maintained around all active dens. The denning season for American badger is approximately March to August, and for desert kit fox the denning season is approximately Mid-January to pup independence typically by July 1 (or earlier with confirmation of pup independence based on monitoring data). If the den is active during the whelping season, even if pups are not seen, disturbance is not allowed. Active natal/pupping dens will not be excavated or passively relocated.

iv. Exception for American badger. In the event that passive relocation techniques fail for badgers, outside the denning season, or during the denning season if individual badgers can be verified to not have a litter, then live-trapping by a CDFW and County approved trapper is an option that may be employed to safely perform active removal as a last resort. A live-trapping plan including trapping methods as well as the name and resume, including documentation of relevant handling permits of the proposed trapper, would be included in detail as part of the approved Plan. In the event live-trapping would be employed as a last resort, written notification would be submitted to the County for review and approval in consultation with CDFW. The County and CDFW would be notified in writing no less than 1 week prior to live trapping of badger. The notification would at a minimum include what passive relocation methods have been attempted to date and the justification for live-trapping as a last resort. In addition timing, and location of release of the individual badger as well as the name of the proposed trapper and resume, including documentation of relevant handling permits if not previously included and approved in the Plan shall be included in the notification. BLM approval may be required prior to release of badgers on public lands.

3. Address other factors and procedures that may affect the success of kit fox and American badger relocation offsite, such as:

- i. Qualitative discussion of availability of suitable habitat on offsite surrounding lands within 10 miles of the project boundary, and evaluation of kit fox burrows within 500 meters of the project boundary, in areas where onsite foxes may disperse (e.g., by inventorying burrow numbers in selected representative sample areas) as identified in the pre-construction surveys above;
- ii. Estimates of the distances kit foxes would need to travel across the project site and across adjacent lands to safely access suitable habitat (including burrows) off-site;
- iii. Proposed scheduling of the passive relocation effort;
- iv. Methods to minimize likelihood that animals will return to the project site;

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- v. Descriptions of any proposed or potential ground disturbing activities related to kit fox relocation, and locations of those activities (e.g., artificial burrow construction);
- vi. A monitoring and reporting plan to evaluate success of the relocation efforts and any subsequent re-occupation of the project site; and
- vii. A plan to subsequently relocate any animals that may return to the site (e.g., by digging beneath fences).

4. Address notification procedures for notifying the County and CDFW if injured, sick, or dead badger or kit fox are detected. Notify the County and CDFW if injured, sick, or dead American badger and desert kit fox are found. If an injured, sick, or dead animal is detected on any area associated with the project site or associated linear facilities, the County and the Ontario CDFW Office as well as the CDFW Wildlife Investigation Lab (WIL) shall be notified immediately by phone (8 hours in the case of a fatality). Written follow-up notification via FAX or electronic communication shall be submitted to the County and CDFW within 24 hours of the incident and shall include the following information as appropriate:

i. Injured animals. If an American badger or desert kit fox is injured because of any project-related activities, the Acceptable Biologist or approved Biological Monitor shall immediately notify the County and CDFW personnel regarding the capture and transport of the animal to CDFW-approved wildlife rehabilitation and/or veterinarian clinic. Following the phone notification, the County in consultation with CDFW, shall determine the final disposition of the injured animal, if it recovers. A written notification of the incident shall be sent to the County and CDFW containing, at a minimum, the date, time, location, and circumstances of the incident.

ii. Sick animals. If an American badger or desert kit fox is found sick and incapacitated on any area associated with the project site or associated linear facilities, the Acceptable Biologist or approved Biological Monitor shall immediately notify the County and CDFW personnel for immediate capture and transport of the animal to a CDFW-approved wildlife rehabilitation and/or veterinarian clinic. Following the phone notification, the County in consultation with CDFW, shall determine the final disposition of the sick animal, if it recovers. A necropsy shall be performed by a CDFW-approved facility to determine the cause of death. The project owner shall pay to have the animal transported and a necropsy performed. A written notification of the incident shall be sent to the County and CDFW and contain, at a minimum, the date, time, location, and circumstances of the incident.

iii. Fatalities. If an American badger or desert kit fox is killed because of any project-related activities during construction or is found dead on the project site or along associated linear facilities, the Acceptable Biologist or approved Biological Monitor shall immediately refrigerate the carcass and notify the County and CDFW personnel within 24 hours (8 hours in the case of desert kit fox) of the discovery to receive further instructions on the handling of the animal. Handling of a dead kit fox shall follow the Guidelines for Handling a Desert Kit Fox Carcass (CDFW WIL) or most recent guidance. A necropsy shall be performed by a CDFW-approved facility to determine the cause of death. The project owner shall pay to have the animal transported and a

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necropsy performed.

5. Additional protection measures to be included in the Plan and implemented:

- i. All pipes within the project disturbance area must be capped and/or covered every evening or when not in use to prevent desert kit foxes or other animals from accessing the pipes.
- ii. All project-related water sources shall be covered and secured when not in use to prevent drowning.
- iii. Incorporate and implement the CDFW Veterinarian's guidance regarding impact avoidance measures including measures to prevent disease spreading among desert kit foxes.
- iv. Include measures to reduce traffic impacts to wildlife if the project owner anticipates night-time construction. The plan must also include a discussion of what information will be provided to all night-time workers, including truck drivers, to educate them about the threats to kit fox, what they need to do to avoid impacts to kit fox, and what to report if they see a live, injured, or dead kit fox.
- v. In order to reduce the likelihood of distemper transmission:
 1. No pets shall be allowed on the site prior to or during site mobilization and construction with the possible exception of vaccinated kit fox scat detection dogs during preconstruction surveys, and then only with prior County and CDFW approval;
 2. Any hazing activities that include the use of chemical or other repellants (e.g. ultrasonic noise makers, or non animal-based chemical repellents) must be cleared through the County and CDFW prior to use. The use of animal tissue or excretion based repellents (e.g. coyote urine, anal gland products) is not permitted.

Planning-EPD. 16 0015-EPD-MM BIO-22 Public Awareness Program

Prior to issuance of the first Certificate of Occupancy, the Applicant shall obtain approval from the Riverside County Environmental Programs Department for a public awareness program to educate residents of the proposed project about impacts to biological resources resulting from increased human and domestic animal presence in the area. The public awareness program shall address the impact domestic dogs and cats have on local wildlife populations. This program shall include supplying educational information to future residents of the project site regarding the importance of preventing unleashed domestic animals from entering areas adjacent to the project site and of prohibiting off-leash domestic animals from disturbing native wildlife species. In addition, the public awareness program will include discussion of cryptobiotic soils and their role in preserving desert soils, promoting nitrogen fixation, storing atmospheric carbon, and preventing erosion by wind and water.

Planning-EPD. 17 0015-EPD-MM BIO-23 Pet Restrictions

Covenants, Conditions & Restrictions (CC&Rs) shall be recorded against each phase of development at the time of recordation of the final tract map or development parcel map for such phase. CC&Rs are binding and can be changed only with County approval. The project CC&Rs shall require that dogs and cats owned by all future residents of the

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Planning-EPD. 17 0015-EPD-MM BIO-23 Pet Restrictions (cont.)
proposed project shall be contained within their property boundary, or shall be leashed while in public or common areas.

Planning-EPD. 18 0015-EPD-MM BIO-24 Waste and Recycling Receptacles

For all development within the Specific Plan area, to reduce indirect impacts to wildlife remaining in the project area upon implementation of the proposed project, waste and recycling receptacles that discourage foraging by wildlife species adapted to urban environments shall be installed in common areas throughout the project site, subject to approval by the waste hauler. The HOA, or an acceptable land manager/agency, as approved by the Riverside County Environmental Programs Department, shall be responsible for maintaining these receptacles.

Planning-EPD. 19 0015-EPD-MM BIO-25 Educational Information

For all development within the Specific Plan area, the HOA, or an acceptable land manager/agency, as approved by the Riverside County Environmental Programs Department, shall supply educational information to all future residents of the project site regarding the importance of not feeding wildlife, ensuring that waste-containing food is not accessible to wildlife, and not leaving pet food outside.

Planning-EPD. 20 0015-EPD-MM BIO-26 Jurisdictional Features

For all implementing projects within the Specific Plan area, the Applicant shall obtain a Section 404 permit from the U.S. Army Corps of Engineers (USACE), a Section 401 Certification from the Regional Water Quality Control Board (RWQCB), and a 1602 Streambed Alteration Agreement from the California Department of Fish and Wildlife (CDFW). The Applicant shall be responsible for demonstrating compliance with permit Conditions of Approval, including compensatory mitigation requirements. Prior to implementing project approval, to mitigate for impacts to jurisdictional waters (USACE, RWQCB, and CDFW), the applicant shall preserve or conserve habitat of similar value at a minimum of 1:1 replacement ratio by acreage. The regulatory agencies will determine the final mitigation ratios. CDFW habitat shall be of comparable high quality to that of existing on-site Desert Dry Wash Woodland, Sonoran Creosote Bush Scrub or Sonoran Creosote Bush Scrub Bench. Conservation of jurisdictional habitat can be coincident with habitat conserved under the requirements of the CVMSHCP.

In addition, the following avoidance and minimization measures shall be included as parts of future permit applications:

- a) Best management practices shall be employed to reduce impacts to vegetation and to limit erosion. Areas in which vegetation is removed shall be replanted or seeded with native plants appropriate for the site. Erosion control measures, such as the use of silt fencing or straw wattles, shall be implemented in areas of ground disturbance or vegetation removal.
- b) All staging, maintenance, and storage of construction equipment shall be performed in a manner to preclude any direct or indirect discharge of fuel, oil, or other petroleum

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Planning-EPD. 20 0015-EPD-MM BIO-26 Jurisdictional Features (cont.)
products into the washes. No other debris, rubbish, creosote-treated wood, soil, silt, sand, cement, concrete or washings thereof, or other construction related materials or wastes shall be allowed to enter into or be placed where they may be washed by rainfall or runoff into the washes. All such debris and waste shall be picked up daily and properly disposed of at an appropriate site.

c) No fueling, cleaning, or maintenance of vehicles or equipment will take place within any areas where an accidental discharge to the washes may occur.

d) All equipment including excavators, trucks, and hand tools that may have come in contact with invasive plants or the seeds of these plants, shall be carefully cleaned before arriving on site and shall also be carefully cleaned before removal from the site to prevent spread of these plants.

e) Where areas of bare soil other than in the excavated drainage ditch are exposed during the rainy season, sediment and erosion control measures shall be used to prevent sediment from entering the washes. Sediment and erosion control structures shall be monitored and repaired or replaced as needed. Build-up of soil behind silt fences shall be removed promptly and any breaches or undermined areas repaired promptly. Revegetation of disturbed surfaces other than the excavated drainage ditch shall occur prior to the start of the first rainy season after construction.

f) The work area shall be delineated where necessary with orange construction fencing in order to minimize impacts to habitat beyond the work limit.

Planning-EPD. 21 0015-EPD-MM BIO-3 Desert Tortoise

Prior to grading within CVMSHCP modeled desert tortoise habitat, an Acceptable Biologist will conduct a presence/absence survey of the Development area and adjacent areas within 200 feet of the Development area, or to the property boundary if less than 200 feet and permission from the adjacent landowner cannot be obtained, for fresh sign of desert tortoise, including live tortoises, tortoise remains, burrows, tracks, scat, or egg shells. At a minimum, the surveys shall comply with requirements of the CVMSHCP or as necessary per protocols described in the Desert Tortoise (Mojave Population) Field Manual (USFWS 2009) or as updated by Preparing For Any Action That May Occur Within the Range of the Mojave Desert Tortoise (USFWS 2017). Per the CVMSHCP the presence/absence survey must be conducted during the window between February 15 and October 31. Presence/absence surveys require 100% coverage of the survey area. If no sign is found, a clearance survey is not required. A presence/absence survey is valid for 90 days or indefinitely if tortoise-proof fencing is installed around the Development site.

If fresh sign of desert tortoise is located, the Development area must be fenced with tortoise-proof fencing and a clearance survey conducted during the clearance window. Desert tortoise clearance surveys shall be conducted during the clearance window from February 15 to June 15 and September 1 to October 31 or in accordance with the most recent Wildlife Agency protocols. Clearance surveys must cover 100% of the Development area. A clearance survey must be conducted during different tortoise activity periods (morning and afternoon). All tortoises encountered will be moved from the Development site to a specified location. Prior to issuance of the Permits, CVCC

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Planning-EPD. 21 0015-EPD-MM BIO-3 Desert Tortoise (cont.) will either use the Permit Statement Pertaining to High Temperatures for Handling Desert Tortoises and Guidelines for Handling Desert Tortoises During Construction Projects, revised July 1999, or develop a similar equally stringent protocol for relocation and monitoring of desert tortoise, to be reviewed and approved by the Wildlife Agencies. Thereafter, the protocol will be revised as needed based on the results of monitoring and other information that becomes available. In addition, the risk level for a desert tortoise encountering a breach in the fence is greatest in the spring and fall, particularly around the time of precipitation including the period during which precipitation occurs and at least several days afterward. All desert tortoise fences shall be inspected based on the Recommended Specifications for Desert Tortoise Exclusion Fencing USFWS 2005 and/or the most recent Agency guidelines.

For Operations and Maintenance (O&M) activities in the Conservation Areas, the Permittees shall ensure that personnel conducting such activities are instructed to be alert for the presence of desert tortoise.

If a tortoise is spotted, activities adjacent to the tortoise's location will be halted and the tortoise will be allowed to move away from the activity area. If the tortoise is not moving, it will be relocated by an Acceptable Biologist to nearby suitable Habitat and placed in the shade of a shrub per protocols described in the Permit Statement Pertaining to High Temperatures for Handling Desert Tortoises and/or the most recent Agency guidelines. To the maximum extent Feasible, O&M activities will avoid the period from February 15 and October 31.

As described in Section 4.4 of the CVMSHCP, utility development protocols have been developed to avoid or minimize potential adverse impacts to the desert tortoise in the Conservation Areas from utility and road right-of-way projects, such as the installation and maintenance of water, sewer, and electric lines and roadway maintenance. The objectives of these protocols are to provide reliable and consistent direction on utility development within the Conservation Areas. Two utility development protocols, inactive and active season, provide specific direction on site preparation and construction phases of utility projects in the Conservation Areas. The protocols include steps to be followed during the desert tortoise active and/or inactive season. The inactive season protocol must be used for utility maintenance or development within the November 1 to February 14 time frame; the active season protocol must be used for utility maintenance or development within the February 15 to October 31 time frame. Deviations from these time frames must be presented to the Reserve Management Oversight Committee (RMOC).

Inactive Season Protocol. This protocol is applicable to pre-construction and construction phases of utility Covered Activity projects occurring between November 1 and February 14. These protocols apply only to the site preparation and construction phases of projects. The project proponent must follow the eight pre-construction protocol requirements listed below.

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0015-EPD-MM BIO-3 Desert Tortoise (cont.)

1. A person from the entity contracting the construction shall act as the contact person with the representative of the appropriate Reserve Management Unit Committee (RMUC). He/she will be responsible for overseeing compliance with the protective stipulations as stated in this protocol.
2. Prior to any construction activity within the Conservation Areas, the contact person will meet with the representative of the appropriate RMUC to review the plans for the project. The representative of the appropriate RMUC will review alignment, pole spacing, clearing limits, burrow locations, and other specific project plans which have the potential to affect the desert tortoise. He or she may recommend modifications to the contact person to further avoid or minimize potential impacts to desert tortoise.
3. The construction area shall be clearly fenced, marked, or flagged at the outer boundaries to define the limits of construction activities. The construction right-of-way shall normally not exceed 50 feet in width for standard pipeline corridors, access roads and transmission corridors, and shall be minimized to the maximum extent Feasible. Existing access roads shall be used when available, and rights-of-way for new and existing access roads shall not exceed 20 feet in width unless topographic obstacles require greater road width. Other construction areas including well sites, storage tank sites, substation sites, turnarounds, and laydown/staging sites which require larger areas will be determined in the pre-construction phase. All construction workers shall be instructed that their activities shall be confined to locations within the fenced, flagged, or marked areas.
4. An Acceptable Biologist shall conduct pre-construction clearance surveys of all areas potentially disturbed by the proposed project. Any winter burrows discovered in the Conservation Areas during the pre-construction survey shall be avoided or mitigated. The survey shall be submitted to the representative of the appropriate RMUC as part of plan review.
5. All site mitigation criteria shall be determined in the pre-construction phase, including but not limited to seeding, barrier fences, leveling, and laydown/staging areas, and will be reviewed by the representative of the appropriate RMUC prior to implementation.
6. A worker education program shall be implemented prior to the onset of each construction project. All construction employees shall be required to read an educational brochure prepared by the representative of the appropriate RMUC and/or the RMOC and attend an Acceptable Biologist led tortoise education class prior to the onset of construction or site entry. The class will describe the sensitive species that may be found in the area, the purpose of the MSHCP Reserve System, and the appropriate measures to take upon discovery of a sensitive species. It will also cover construction techniques to minimize potential adverse impacts.
7. All pre-construction activities which could Take tortoises in any manner (e.g., driving off an established road, clearing vegetation, etc.) shall occur under the supervision of an Acceptable Biologist.
8. If there are unresolvable conflicts between the representative of the appropriate RMUC and the contact person, then the matter will be arbitrated by the RMOC and, if

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Planning-EPD. 21 0015-EPD-MM BIO-3 Desert Tortoise (cont.)
 necessary, by CVCC.

Translocation Plan. The Applicant shall develop and implement a Desert Tortoise Relocation/Translocation Plan (Plan) that is consistent with current USFWS approved guidelines. The Plan shall include measures to minimize the potential for repeated translocations for individual desert tortoises. The goal of the Plan will be to safely exclude desert tortoises from within the fenced Project area and relocate/translocate them to suitable habitat capable for supporting them, while minimizing stress and potential for disease transmission. The plan shall be developed in consultation with the USFWS to ensure the document does not conflict with conditions issued under the CVMSHCP. The plan will utilize the most recent USFWS guidance on translocation that includes siting criteria for the translocation site and control site, methods for translocation/relocation including the holding pen, and post translocation/relocation monitoring. Development and implementation of a translocation plan may require, but may not be limited to, additional surveys of potential recipient sites; disease testing and health assessments of translocated and resident tortoises; and consideration of climatic conditions at the time of translocation. The plan shall designate a relocation site as close as possible to the disturbance site that provides suitable conditions for long-term survival of the relocated desert tortoise and outline a method for monitoring the relocated tortoise.

- The Desert Tortoise Relocation/Translocation Plan must be approved by the USFWS prior to any project related ground disturbing activity.
- Within 30 days after initiation of relocation and/or translocation activities, the Acceptable Biologist shall provide to the Project Manager for review and approval, a written report identifying which items of the plan have been completed, and a summary of all modifications to measures made during implementation of the plan. Written monthly progress reports shall be provided to the Project Manager for the duration of the plan implementation.

Planning-EPD. 22 0015-EPD-MM BIO-4 Desert Tortoise and Utility
 Construction

The following terms are established to protect the desert tortoise during utility-related construction activities in the Conservation Areas and are to be conducted by an Acceptable Biologist.

An Acceptable Biologist shall oversee construction activities to ensure compliance with the protective stipulations for the desert tortoise.

- Desert tortoises found above ground inside the project area during construction shall be moved by an Acceptable Biologist out of harm's way and placed in a winter den (at a distance no greater than 250 feet). If a winter den cannot be located, the USFWS or CDFW shall determine appropriate action with respect to the tortoise. Tortoises found above ground shall be turned over to the Acceptable Biologist
- No handling of tortoises will occur when the air temperature at 15 centimeters above

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Planning-EPD. 22 0015-EPD-MM BIO-4 Desert Tortoise and Utility
Construction (cont.)

ground exceeds 90 degrees Fahrenheit.

- Desert tortoise burrows shall be avoided to the maximum extent feasible, as defined by the MSHCP. An Acceptable Biologist shall excavate any burrows that cannot be avoided and will be disturbed by construction. Burrow excavation shall be conducted with the use of hand tools only, unless the Acceptable Biologist determines that the burrow is unoccupied immediately prior to burrow destruction.
- Only burrows within the limits of clearing and surface disturbance shall be excavated. Burrows outside these limits, but at risk from accidental crushing, shall be protected by the placement of deterrent barrier fencing between the burrow and the construction area. Installation and removal of such barrier fencing shall be under the direction and supervision of an Acceptable Biologist. For electrical transmission line and road construction projects, only burrows within the right-of-way shall be excavated. Burrows outside the right-of-way, but at risk from accidental crushing, shall be protected by the placement of deterrent barrier fencing between the burrow and the right-of-way. Installation and removal of such barrier fencing shall be under the direction and supervision of an Acceptable Biologist.
- Tortoises in the Conservation Areas are not to be removed from burrows until appropriate action is determined by USFWS or CDFW with respect to the tortoise. The response shall be carried out within 72 hours.
- Blasting is not permissible within 100 feet of an occupied tortoise burrow.
- During construction, contractors will comply with the mitigation and minimization measures contained within this protocol. These measures are:
 - All trenches, pits, or other excavations shall be inspected for tortoises by an Acceptable Biologist prior to filling.
 - A 3:1 slope shall be left at the end of every open trench to allow trapped desert tortoises to escape.
 - All pipes and culverts stored within desert tortoise Habitat shall have both ends capped to prevent entry by desert tortoises. During construction, all open ended pipeline segments that are welded in place shall be capped during periods of construction inactivity to prevent entry by desert tortoises.
 - Topsoil removed during trenching shall be re-spread on the pipeline construction area following compaction of the backfill. The area shall be restored as determined during the environmental review.
 - All test pump water will be routed to the nearest wash or natural drainage. Test water shall consist only of clean pump water and not construction related wastewater. An Acceptable Biologist will survey the route. If tortoises are found in the drainage area the Acceptable Biologist will remove the tortoises.
 - Power lines associated with water development, such as to provide power for pumps, should be buried underground adjacent to the pipe. All above ground structures deemed to be necessary shall be equipped with functional anti-perching devices that would prevent their use by ravens and other predatory birds, and shall adhere to the electrical distribution protocol which follows.
- In order to perform routine O&M of the water systems such as wells, pumps, water

ADVISORY NOTIFICATION DOCUMENT

Planning-EPD

Planning-EPD. 22 0015-EPD-MM BIO-4 Desert Tortoise and Utility
Construction (cont.)

lines and storage tanks, etc., employees are to be trained in the area of desert tortoise education. This training will be performed on a regular basis by an Acceptable Biologist for those personnel not previously trained. The training will include at a minimum the following: identification of tortoises, burrows, and other sign; and instructions on installing tortoise barrier fencing. During the course of basic O&M, desert tortoise will be avoided. Untrained employees shall not perform maintenance operations within the reserve.

- All disturbance areas around poles or concrete pads will be reduced to a size just large enough for the construction activity.
- Areas disturbed around poles or construction pads will be restored as determined during the pre-construction process.
- Poles or other above ground structures necessary for electrical distribution development shall be minimized as much as possible. All above ground structures shall be equipped with functional anti-perching devices that would prevent their use by ravens and other predatory birds.
- In order to perform routine O&M of the electrical distribution systems such as transmission lines and poles, substations, etc., employees are to be trained in the area of desert tortoise education. This training will be performed on a regular basis by a qualified biologist for those personnel not previously trained. The training will include at a minimum the following: identification of tortoises, burrows, and other sign; and instructions on installing tortoise barrier fencing. During the course of basic O&M, desert tortoise will be avoided. Untrained employees shall not perform maintenance operations within the non-Take areas.

All trash and food items shall be promptly contained and removed daily from the project site to reduce the attractiveness of the area to common ravens and other desert tortoise predators.

- Construction activities, which occur between dusk and dawn, shall be limited to areas, which have already been cleared of desert tortoises by the Acceptable Biologist, and graded or located in a fenced right-of-way. Construction activities shall not be permitted between dusk and dawn in areas not previously graded.

Active Season Protocol. This protocol is applicable to pre-construction and construction phases of utility development projects occurring between February 15 and November 1. It is identical to the Inactive Season Protocol with the following additions:

- Work areas shall be inspected for desert tortoises within 24 hours of the onset of construction. To facilitate implementation of this condition, burrow inspection and excavation may begin no more than seven (7) days in advance of construction activities, as long as a final check for desert tortoises is conducted at the time of construction.
- All pre-construction activities that could Take tortoises in any manner (e.g., driving off an established road, clearing vegetation, etc.) shall occur under the overall supervision of an Acceptable Biologist. Any hazards to tortoises created by this activity, such as drill holes, open trenches, pits, other excavations, or any steep-sided

ADVISORY NOTIFICATION DOCUMENT

Planning-EPD

Planning-EPD. 22 0015-EPD-MM BIO-4 Desert Tortoise and Utility Construction (cont.)

depressions, shall be checked three times a day for desert tortoises. These hazards shall be eliminated each day prior to the work crew leaving the site, which may include installing a barrier that will preclude entry by tortoises. Open trenches, pits or other excavations will be backfilled within 72 hours, whenever possible. A 3:1 slope shall be left at the end of every open trench to allow trapped desert tortoises to escape. Trenches not backfilled within 72 hours shall have a barrier installed around them to preclude entry by desert tortoises. All trenches, pits, or other excavations shall be inspected for tortoises by a biological monitor trained and approved by the Acceptable Biologist prior to filling.

- If a desert tortoise is found, the biological monitor shall notify the Acceptable Biologist who will remove the animal as soon as possible.
- Only burrows within the limits of clearing and surface disturbance shall be excavated. Burrows outside these limits, but at risk from accidental crushing, shall be protected by the placement of deterrent barrier fencing between the burrow and the construction area. The barrier fence shall be at least 20 feet long and shall be installed to direct the tortoise leaving the burrow away from the construction area. Installation and removal of such barrier fencing shall be under the direction and supervision of the biological monitor.
- If blasting is necessary for construction, all tortoises shall be removed from burrows within 100 feet of the blast area.

Disposition of Sick, Injured, or Dead Specimens. Upon locating dead, injured, or sick desert tortoises under any utility or road project, initial notification by the contact representative or Acceptable Biologist must be made to the USFWS or CDFW within three (3) working days of its finding. Written notification must be made within five (5) calendar days with the following information: date; time; location of the carcass; photograph of the carcass; and any other pertinent information. Care must be taken in handling sick or injured animals to ensure effective treatment and care. Injured animals shall be taken care of by the Acceptable Biologist or an appropriately trained veterinarian. Should any treated tortoises survive, USFWS or CDFW should be contacted regarding the final disposition of the animals.

Planning-EPD. 23 0015-EPD-MM BIO-5 Burrowing Owl Surveys

Prior to grading within CVMSHCP modeled burrowing owl habitat or habitat determined to be suitable for burrowing owl, the Permittees will require burrowing owl surveys in the Conservation Areas using an accepted protocol (as determined by the CVCC in coordination with the Permittees and the Wildlife Agencies). The construction area and adjacent areas within 500 feet of the Development site, or to the edge of the property if less than 500 feet, will be surveyed by an Acceptable Biologist for burrows that could be used by burrowing owl. If a burrow is located, the biologist will determine if an owl is present in the burrow. If the burrow is determined to be occupied, the burrow will be flagged and a 160-foot buffer 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, will be established around the burrow. The buffer will be staked and flagged.

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Planning-EPD. 23 0015-EPD-MM BIO-5 Burrowing Owl Surveys (cont.)

No Development or O&M activities will be permitted within the buffer until the young are no longer dependent on the burrow.

If the burrow is unoccupied, the burrow will be made inaccessible to owls, and the Covered Activity may proceed. If either a nesting or escape burrow is occupied, owls shall be relocated pursuant to accepted Wildlife Agency protocols (e.g., Staff Report on Burrowing Owl Mitigation). A burrow is assumed occupied if records indicate that, based on surveys conducted following protocol, at least one burrowing owl has been observed occupying a burrow on site during the past three years. If there are no records for the site, surveys must be conducted to determine, prior to construction, if burrowing owls are present. Determination of the appropriate method of relocation, such as eviction/passive relocation or active relocation, shall be based on the specific site conditions (e.g., distance to nearest suitable habitat and presence of burrows within that habitat) in coordination with the Wildlife Agencies. Active relocation and eviction/passive relocation require the preservation and maintenance of suitable burrowing owl habitat determined through coordination with the Wildlife Agencies.

Within one (1) year of Permit issuance, CVCC will cooperate with County Flood Control, CVWD and IID to conduct an inventory of levees, berms, dikes, and similar features in the Plan Area maintained by those Permittees. Burrowing owl burrow locations will be mapped and each of these Permittees will incorporate the information into its O&M practices to avoid impacts to the burrowing owl to the maximum extent Feasible. CVCC in cooperation with County Flood Control, CVWD, and IID will prepare a manual for maintenance staff, educating them about the burrowing owl and appropriate actions to take when owls are encountered to avoid impacts to the maximum extent Feasible. The manual will be submitted to the Wildlife Agencies for review and comment within two (2) years of Permit issuance. In conjunction with the Monitoring Program, the maps of the burrowing owl locations along the above-described levees, berms, dikes, and similar features will be periodically updated.

Planning-EPD. 24 0015-EPD-MM BIO-6 Le Conte's Thrasher Surveys

This measure does not apply to single-family residences and any non-commercial accessory uses and structures including but not limited to second units on an existing legal lot, or to O&M of Covered Activities. In modeled Le Conte's thrasher Habitat in all the Conservation Areas, during the nesting season, January 15 - June 15, prior to the start of construction activities, surveys will be conducted by an Acceptable Biologist on the construction site and within 500 feet of the construction site, or to the property boundary if less than 500 feet. If nesting Le Conte's thrashers are found, a 500 foot buffer, or to the property boundary if less than 500 feet, will be established around the nest site. The buffer will be staked and flagged. No construction will be permitted within the buffer during the breeding season of January 15 - June 15 or until the young have fledged.

Planning-EPD. 25 0015-EPD-MM BIO-7 Palm Springs Pocket Mouse.

To avoid impacts to the Palm Springs pocket mouse and its habitat construction activities will comply with the following avoidance and minimization measures.

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Planning-EPD. 25

0015-EPD-MM BIO-7 Palm Springs Pocket Mouse. (cont.)

- **Clearing:** For construction that would involve disturbance to Palm Springs pocket mouse habitat, activity should be phased to the extent feasible and practicable so that suitable habitat islands are no farther than 300 feet apart at any given time to allow pocket mice to disperse between habitat patches across non-suitable habitat (i.e., unvegetated and/or compacted soils). Prior to grading, a biological monitor familiar with this species should assist construction crews in planning access routes to avoid impacts to occupied habitat as much as feasible (i.e., placement of preferred routes on project plans and incorporation of methods to avoid as much suitable habitat/soil disturbance as possible). Furthermore, during construction activities, the biological monitor will ensure that connected, naturally vegetated areas with sandy soils and typical native vegetation remain intact to the extent feasible and practicable. Finally, construction that involves clearing of habitat should be avoided during the peak breeding season (approximately March to May), and activity should be limited as much as possible during the rest of the breeding season (January to February and June to August).
- **Revegetation:** Clearing of native vegetation (e.g., creosote, rabbitbrush, burrobush, cheesebush) should be followed by revegetation, including natural reestablishment and other means, resulting in habitat types of equal or superior biological value for Palm Springs pocket mouse.
- **Trapping/Holding:** All trapping activity should be conducted in accordance with accepted protocols and by a qualified biologist who possesses a Memorandum of Understanding with CDFW for live-trapping of heteromyid species in Southern California.
- **Translocation:** Translocation is not preferred and shall only be implemented if avoidance is not possible. Should translocation between distinct population groups be necessary, as determined through the Adaptive Management and Monitoring Program, activity should be conducted by a qualified biologist who possesses a Memorandum of Understanding with CDFW for live-trapping of heteromyid species in Southern California. Trapping and subsequent translocation activity should be conducted in accordance with accepted protocols. Translocation programs should be coordinated by or conducted by the CVCC and/or RMOC to determine the appropriate trapping, holding, marking, and handling methods and potential translocation sites.

Planning-EPD. 26

0015-EPD-MM BIO-8 Pre-Construction Rare Plant Surveys

A qualified biologist shall conduct a botanical survey within the power line corridor and a 25-foot buffer area adjacent to the proposed corridor for potentially occurring special-status plant species. The survey shall be conducted at the appropriate time of year to detect and identify potentially occurring special-status plants, including foxtail cactus (*Coryphantha alversonii*) [CRPR 4.3], ribbed cryptantha (*Cryptantha costata*) [CRPR 4.3], winged cryptantha (*Cryptantha holoptera*) [CRPR 4.3], California ditaxis (*Ditaxis serrata* var. *californica*) [CRPR 3.2], Joshua Tree poppy (*Eschscholzia androuxii*) [CRPR 4.3], Orocopia sage (*Salvia greatae*) [CRPR 1B.3], and Hall's tetracoccus (*Tetracoccus hallii*) [CRPR 4.3].

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Planning-EPD

Planning-EPD. 26 0015-EPD-MM BIO-8 Pre-Construction Rare Plant Surveys (cont.)

If special-status plants are not detected during the survey, no additional mitigation would be required and the results of the survey shall be submitted to County. If a special-status plant(s) is present at or adjacent to the corridor, the extent of the population shall be mapped and the number of individual plants and the acreage of occupied habitat that would be impacted by the project shall be determined. The County shall be notified and, if necessary, consultation with the appropriate agency (USFWS and CDFW) shall be conducted prior to initiation of ground or vegetation disturbing activities and the following actions shall be taken:

If special-status plants are detected during the pre-project survey, avoidance of the special-status plants shall occur where feasible. If avoidance is not feasible, the Applicant shall offset the proposed loss of individual plants at a minimum 2:1 ratio by on-site restoration (salvage and replanting). At the discretion of the County and CDFW (if applicable), compensation for impacts to these species may be accomplished by preservation of on-site populations or off-site populations in the vicinity of the site, if present.

If suitable habitat is conserved as part of the CVMSHCP JPR process, then that shall satisfy the compensation requirement. If suitable habitat is not conserved under the CVMSHCP JPR process, then a Mitigation and Monitoring Plan that provides for the replacement of the species impacted by the project shall be developed by a qualified restoration specialist and approved by the County and (CDFW and USFWS, if applicable). The Plan shall specify the following:

- a summary of impacts;
- the location of the mitigation site;
- methods for harvesting seeds or salvaging and transplantation of individuals to be impacted;
- measures for propagating plants or transferring living plants from the salvage site to the mitigation site;
- site preparation procedures for the mitigation site;
- a schedule and action plan to maintain and monitor the mitigation area;
- species-specific criteria and performance standards by which to measure the success of the mitigation, including replacement of impacted plants at a minimum 2:1 ratio;
- measures to exclude unauthorized entry into the mitigation areas; and
- contingency measures such as replanting or weeding in the event that mitigation efforts are not successful.

The performance standards for the Mitigation and Monitoring Plan shall be at a minimum the following:

- Within five years after introducing the plants to the mitigation site, the number of established, reproductive plants shall be no less than two (2) times the number of those lost to project construction.

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Planning-EPD

Planning-EPD. 26 0015-EPD-MM BIO-8 Pre-Construction Rare Plant
Surveys (cont.)

The mitigation project shall be initiated prior to development of the project, and shall be implemented over a five-year period or until performance standards are met, whichever period is longer. The mitigation project shall incorporate an iterative process of annual monitoring and evaluation of progress, and allow for adjustments to the Plan, as necessary, to achieve desired outcomes and meet performance standards. Annual reports discussing the implementation, monitoring, and management of the mitigation project shall be submitted to the County, CDFW (if applicable), and USFWS (if applicable). The fifth annual report shall serve as the final report and shall at a minimum discuss the implementation, monitoring, and management of the mitigation project over the five-year period, and indicate whether the mitigation project has been successful based on established performance standards. The annual reports shall include as-built site plans submitted as an appendix to the report. The mitigation project shall be extended if performance standards have not been met to the satisfaction of County, CDFW (if applicable), and USFWS (if applicable) at the end of the five-year period.

DRAFT

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: October 2, 2008

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Co. Geologist

Environmental Programs Dept..
Transportation Dept. – Desert Office
Riv. Co. Parks and Recreation
Paul Clark – Desert Office

P.D. Archaeologist
Building & Safety – Grading
Riv. Co. Fire Department
Waste Management

SPECIFIC PLAN NO. 339, ENVIRONMENTAL IMPACT REPORT NO. 506 – FIRST SCREENCHECK - Applicant: Glorious Land Company - Fourth Supervisorial District - Chuckwalla Zoning Area - Area Plan: Eastern Coachella Valley - Located in unincorporated Riverside County, approximately 15 miles east of the City of Indio, just east of the Cactus City rest area on U.S. Interstate-10. The site straddles I-10, with approximately 1/3rd of the acreage north of I-10 and approximately 2/3rds south of I-10. The northerly portion of the property occurs in the foothills of the Cottonwood Mountains, immediately south of Joshua Tree National Park. The central portion of the site occurs within the broad southeast-trending Pinkham Wash, and the southwesterly portion of the site occurs in the foothills of the Mecca Hills. – 5,262 acres - SP Zone - **REQUEST:** The proposed development program consists of residential, commercial, business park, institutional, resort, recreational, open space and supporting uses. It is anticipated that the project will be developed in five phases, to include four villages, as well as the Town Center and the Welcome Center. Phase 1 involves the development of portions of the Welcome Center south of I-10 and adjacent to the existing eastbound off-ramp, as well as portions of the Town Center and residential, hotel, golf course, and community facilities in the central and south westerly portion of the project planning area. Phase 2 is envisioned as the development of the south central and southeasterly portions of the property, to include residential development, a golf course, parks and schools, and community facilities. Phase 3 provides for buildout of development in the Town Center, including mixed use commercial, residential development and institutional uses. Expansion of the Welcome Center will include mixed uses, as well as light industrial/business park development north of I-10, and are also planned as part of Phase 3. Phase 4 provides for buildout of the Welcome Center, and for development north and south of I-10 in the east-central and northeastern portion of the project site. Residential development as well as schools, parks, and a spiritual retreat center will also be developed in this phase. Phase 5 will include development of the northwesterly portion of the project site north of I-10 for medium, residential development, schools, parks and an equestrian center. A hotel is planned in the central northeasterly portion of the project site. – APNs: The following parcels are owned by GLC and constitute the private lands proposed for development under the Paradise Valley Specific Plan: 713-040-002-7, 713-040-003-8, 713-040-004-9; 713-040-005-0; 713-040-006-1; 713-040-007-2; 713-031-004-1; 713-031-005-2; 713-031-006-3, 713-032-001-1; 713-050-002-8; 713-060-004-1; 713-072-001-5; 713-060-002-9; 713-060-003-0; 713-060-001-8. - Concurrent Cases: GPA00686, CZ06915.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on December 4, 2008**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **James Fagelson**, Project Planner, at **(951) 955-9514** or email at **jfagelso@rctlma.org / MAILSTOP# 1070**.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

COACHELLA VALLEY CONSERVATION COMMISSION



Cathedral City • Coachella • Desert Hot Springs • Indian Wells • Indio • La Quinta • Palm Desert • Palm Springs
Rancho Mirage • County of Riverside • Coachella Valley Water District • Imperial Irrigation District

July 6, 2012

Chad Young
Ecological Resources Specialist
Planning Department
County of Riverside
4080 Lemon Street, 12th Floor
Riverside, CA 92501

RE: Joint Project Review CVCC 12-002a: Paradise Valley Specific Plan

Dear Mr. Young:

The Coachella Valley Conservation Commission (CVCC) staff has reviewed the Joint Project Review (JPR) application ("Application") submitted for the Paradise Valley Specific Plan. The applicant "requests that CVCC concurrently undertake the programmatic level review of the entire Specific Plan and the project level review of Phase I." A JPR requires all the information necessary for a consistency determination for each requirement of Coachella Valley Multiple Species Habitat Conservation Plan/Natural Community Conservation Plan (CVMSHCP) be provided. The JPR process requires specific information on the proposed project that does not allow for a programmatic level analysis. As the applicant notes on page 2 of the Application, the CVCC analysis should be based on "actual rather than speculative impacts." We agree with the applicant's acknowledgement, "consistency will need to be demonstrated for each phase, on the basis of empirical evidence presented at the time of the project review for such phase . . ." For the reasons described in this letter and the accompanying Joint Project Review, we have determined that not enough specific information is available to complete a JPR analysis of future phases of the project beyond Phase I. Therefore, we have not completed a JPR consistency determination for the Specific Plan.

CVCC has performed a JPR at the project level for Phase I of the Specific Plan. The Joint Project Review is attached. There are some additional project-related issues that will need to be evaluated in a separate Joint Project Review with the appropriate project proponents:

1. The applicant included two alternatives for new electric transmission lines to serve the project. These lines would be constructed by the Imperial Irrigation District (IID), which is a Permittee under the CVMSHCP. As the transmission lines would be an IID project, IID would need to apply for a JPR for the transmission lines. Take under the CVMSHCP for the transmission lines would be authorized for IID, not the Paradise Valley applicant.

2. Other infrastructure necessary for the proposed project, such as Caltrans freeway offramps or infrastructure provided by Metropolitan Water District, would also need to be analyzed as part of the consistency determination through the JPR process.

The concept of existing disturbance is mentioned in the Application. Existing disturbance is actual, on-the-ground disturbance, existing at the time planning for the CVMSHCP began in 1996. CVCC uses 1996 United States Geological Survey Digital Orthophoto Quadrangles to determine existing disturbance. The entire area of an easement existing in 1996 does not qualify as existing disturbance, only the area of actual disturbance existing in 1996.

Our analysis of Phase I is based on the GIS shapefiles submitted by the applicant. The shapefiles of the area of proposed development remove an extensive area of various easements existing on the property. In some cases, these easements are hundreds of feet wide but contain only a dirt road 10-12 feet wide. It should be understood that the CVCC analysis used the shapefiles submitted by the applicant which removed the entire easement from the calculation of disturbance; if development within the easement is permitted by the County of Riverside or other CVMSHCP Permittee, that development would be considered disturbance under the CVMSHCP.

With regard to subsequent phases of the Paradise Valley Specific Plan, our preliminary review indicates that the Specific Plan is not currently consistent with CVMSHCP Conservation Objectives. As described in the Application, that consistency with the CVMSHCP would require conservation of additional land in the Desert and Tortoise Linkage Conservation Area, a Transfer of Conservation Objectives, a Like Exchange or some combination of these options. While the Application presents an analysis to identify that private land is available to theoretically meet the quantitative requirements of the CVMSHCP through these options, CVCC can only perform an analysis when specific parcels are identified and a complete Like Exchange or Transfer of Conservation Objectives proposal is submitted. In addition to the quantitative analysis, there is also a qualitative analysis that cannot be completed without identification of the specific areas of disturbance and conservation for the proposed project.

Both Transfers of Conservation Objectives and Like Exchanges would also require Wildlife Agency concurrence. The analysis of a proposed Like Exchange requires quantitative and qualitative information about the land proposed as biologically equivalent to the lands to be removed from the Conservation Areas. The analysis presented in this Application only identifies that enough privately owned acres could be available for a Like Exchange. The necessary information for a Like Exchange that would allow for a determination that there is a viable alternative that is biologically equivalent or superior, consistent with Section 6.12.2 of the CVMSHCP is not provided. CVCC cannot perform an analysis based on the possibility that additional unspecified land might be conserved by the applicant or that the Wildlife Agencies might concur with a specific Transfer of Conservation Objective or Like Exchange proposal at some future date. Additional concerns about the overall Specific Plan consistency with CVMSHCP goals and objectives are described in the attached analysis.

We appreciate the efforts by the project applicant to address the concerns regarding consistency with the CVMSHCP for the Paradise Valley Project. This is a large and complex project with potential conflicts with the CVMSHCP Conservation Goals and Objectives. CVCC staff

continues to be available to work with you and the applicant to meet the requirements of the CVMSHCP.

Pursuant to Section 6.6.1.1 of the Coachella Valley Multiple Species Habitat Conservation Plan/Natural Community Conservation Plan, the enclosed analysis for Joint Project Review 12-002a is being sent to the appropriate Local Permittee, the project applicant, and the Wildlife Agencies for comment. Any comments must be received by August 8, 2012. Comments should be sent to:

Jim Sullivan
Coachella Valley Conservation Commission
73-710 Fred Waring Drive, Suite 200
Palm Desert, CA 92260
760-346-1127
jsullivan@cvag.org

Sincerely,



Katie Barrows
Director of Environmental Resources

Cc: Jenness McBride, USFWS
Michael Flores, CDFG
Paul P. Lin, Glorious Land Company
Travis Cullen, Envicom Corporation

**Coachella Valley Conservation Commission
Joint Project Review (JPR)**

Date: July 6, 2012

Project Information

Permittee: County of Riverside

Applicant/Project Name: Glorious Land Company

CVCC ID: 12-002a

Conservation Area: Desert Tortoise and Linkage Conservation Area and Joshua Tree National Park Conservation Area

Total Project Acreage: 5,400 acres ¹

(total acres owned by project applicant is 8,200 acres, including 2,800 acres of non-contiguous parcels on which only Conservation is proposed)

Project Acreage within Conservation Area: 5,400 acres

APNs within Conservation Area: See Exhibit 1

Project Description: The proposed project is a Specific Plan with a variety of land uses, including residential, commercial, industrial, resort, recreational, and open space. The proposed Paradise Valley Specific Plan proposes development of approximately 1,942 acres in an open desert area bisected by the I-10 freeway, east of the Coachella Valley, between Joshua Tree National Park and the Mecca Hills Wilderness Area.

The applicant submitted a Paradise Valley Specific Plan Joint Project Review Application ("Application"). The project plan in the Application calls for a phased development approach and requests that this Joint Project Review "concurrently undertake the programmatic level review of the overall Paradise Valley Specific Plan and the project level review of Phase I." The Application describes Phase I at the project level and this JPR is presented for Phase I. CVCC finds that there are elements of Phase I that are not consistent with the CVMSHCP Conservation Objectives. With respect to the Specific Plan, additional information will be necessary to complete a JPR of subsequent phases of the proposed project. A programmatic level analysis of the project is not possible without additional information about the subsequent phases.

The applicant supplied GIS data depicting various easements across the main project area. This review assumes no project disturbance occurs within these easements. Proposed conservation identified in the Application within these easements will require a legal instrument to ensure conservation in perpetuity. Proposed conservation extending into the Joshua Tree National Park Conservation Area is not included in Table 1.

Acres of Proposed New Disturbance: 382.25 acres (Phase 1 Development)

Acres of Proposed Conservation: 6,063 acres (Desert Tortoise and Linkage Conservation Area), 79 acres (Joshua Tree National Park Conservation Area)

¹ The project application lists the contiguous acres of the project at 5,275 acres. The CVCC GIS review shows the total to actually be 5,400 acres.

Phase I: Joint Project Review

A Joint Project Review of the proposed project includes both quantitative and qualitative analysis of the extent to which Phase I of the project is consistent with the conservation goals and objectives of the CVMSHCP.

The Conservation Objectives for the Desert Tortoise and Linkage Conservation Area are described in Section 4.3 of the CVMSHCP. The Conservation Objectives applicable to the proposed project are summarized as follows:

1. In total, 46,350 acres of the Desert Tortoise Linkage Conservation Area shall be conserved.
2. Conserve Core Habitat as set forth below for desert tortoise, allowing evolutionary processes and natural population fluctuations to occur. Minimize fragmentation, human-caused disturbance, and edge effects to Core Habitat by conserving contiguous Habitat and effective Linkages between patches of Core Habitat. In addition, conserve Habitat for the Mecca aster and Orocopia sage, for which this area provides Core Habitat in conjunction with that in the Mecca Hills/Orocopia Mountains Conservation Area. (Note: Orocopia sage does not occur within the project site.)
 - a. Conserve at least 44,977 acres of Core Habitat for the desert tortoise in the Riverside County portion of the area. Protect individual tortoises within the area when allowed Development does occur. Priority will be given to conserving Core Habitat in the Desert Wildlife Management Area for desert tortoise delineated in the NECO Plan.
 - b. Conserve at least 1,855 acres of Core Habitat for the Mecca aster in the Riverside County portion of the Conservation Area.
3. Conserve at least 25,319 acres of Other Conserved Habitat for Le Conte's thrasher in the Riverside County portion of the area. Conserve Le Conte's thrasher nesting sites as described in Section 4.4 avoidance, minimization, and mitigation measures.
4. Conserve at least 6,771 acres of the desert dry wash woodland natural community in the Riverside County portion of the area. Maintain the current capacity for flows in the washes that maintain desert dry wash woodland. This natural community provides Habitat for riparian birds and other Covered Species
5. Conserve at least 14,143 acres, such that the functionality of each individual Biological Corridor listed below is not compromised, to maintain Linkages between the Joshua Tree National Park Conservation Area and the Mecca Hills/Orocopia Mountains Conservation Area and Biological Corridors under I-10 for desert tortoise, and to maintain ecosystem function for Covered Species.
6. Maintain the bridges on I-10 and the culverts under I-10 associated with the aforementioned corridors so as not to affect the existing hydrological regime and Biological Corridors.
 - b. Conserve Corridor 2 centered on the E. Cactus City Wash and Hazy Gulch culverts.
 - c. Conserve Corridor 3 centered on the Happy Gulch culvert.

Compliance with the CVMSHCP requires CVCC and the Permittees to ensure implementation consistent all Plan goals and objectives, including the Species Conservation Goals and Objectives in Section 9 (see Section 9, Section 9.1.1). These goals and objectives include a general requirement for all species to, "Conserve Habitat, and associated Essential Ecological Processes, allowing evolutionary processes and natural population fluctuations to occur.

Minimize fragmentation, human-caused disturbance, and edge effects to Core Habitat by conserving contiguous Habitat patches and effective Linkages between patches of Core Habitat.”

Phase I: Conservation Objectives Review - Quantitative Analysis

The quantitative analysis of the applicable Conservation Objectives is presented in Table 1.

Table 1: Phase 1 Development Conservation Objectives Analysis – Desert Tortoise and Linkage Conservation Area

Conservation Objective	Total Acres of Proposed Disturbance	Acres of Authorized Disturbance from Plan	Current Acres of Authorized Disturbance after Approved Projects (West Coast Aggregates)	Percent of Current Authorized Disturbance	Rough Step (Acres of Disturbance Currently Available) ¹	Total Acres of Proposed Conservation	Current Acres Remaining to be Conserved	Proposed Conservation as a Percent of Current Remaining Conservation
Desert Tortoise - Core Habitat	382.25	4,998	4,771	8%	1,030 (37%)	6,063	43,214	14%
Le Conte's Thrasher - Other Conserved Habitat	281.00	2,813	2,599	11%	448 (63%)	3,211	24,533	13%
Mecca Aster - Core Habitat	0.00	206	206	0%	73	349	1,674	21%
Desert Dry Wash Woodland	129.50	752	711	18%	195 (66%)	1,543	6,586	23%
Desert Tortoise and Linkage Corridor	184.50	1,572	1,572	12%	550 (34%)	3,685	13,710	27%

¹ Total acres of proposed disturbance as percentage of Rough Step acres of disturbance available.

Table 1 identifies the total acres of proposed disturbance for Phase 1 of the Paradise Valley Specific Plan, and the percent of available authorized disturbance that would be used necessary for the first phase of the proposed project. The amount of proposed disturbance is within the authorized disturbance available to Riverside County for this Conservation Area. The proposed disturbance in Phase 1 of the Paradise Valley project is consistent with the quantitative Conservation Objectives for desert tortoise, Le Conte's thrasher, Mecca aster, desert dry wash woodland, and desert tortoise and linkage corridor.

Phase I: Conservation Objectives Review - Qualitative Analysis

The proposed disturbance in Phase I of the Paradise Valley Specific Plan would result in qualitative impacts that are not consistent with the CVMSHCP Conservation Objectives. The issues regarding project consistency with the CVMSHCP Conservation Goals and Objectives are described in the following paragraphs.

Biological Corridors and Linkages

The Application describes the biological corridors and linkages that occur on the project site or would be affected by the proposed development. The Application concludes that Phase I impacts are consistent with CVMSHCP Conservation Objectives and that these biological corridors and linkages will continue to function. Development of the entire Specific Plan area would impact Biological Corridor 2 (centered on the E. Cactus City Wash and Hazy Gulch culverts) and Biological Corridor 3. Phase I proposes development in the southern portion of Biological Corridor 3 (centered on Happy Gulch) within the project site. With Phase I development north and south of the I-10 freeway in the vicinity of Biological Corridor 3, the potential for wildlife use of this area within the project site appears very limited. Functionality of this corridor depends on the adjacent undeveloped BLM land in Section 12.

The Application provides detailed information about the physical characteristics of the corridors once Phase I is developed. However, with the exception of limited references to the biological corridor literature, the Phase I Application does not make the case that these corridors, including the un-named washes (e.g. washes H, I and J), are likely to be used by wildlife when Phase I is built out and these wash corridors are surrounded by development. Information describing the use of biological corridors by wildlife, in areas surrounded by urban development similar to that proposed in Phase I, would help support the conclusion in the Application that these corridors will continue to function.

Essential Ecological Processes: Hydrology and Sediment Transport Regimes

The Application describes the hydrology and sediment transport flows through the Paradise Valley property within the active floodplain of the various drainages that originate to the north and west of the I-10. It concludes that "the Specific Plan and Phase I will preserve the existing regime that routinely conveys hydrology and sediment through the property." The analysis does not fully address the impacts of Phase I with respect to several issues:

1. The proposed project would be expected to generate nutrients, including nitrogen compounds, from landscaping and golf course runoff that could impact downstream vegetation, including desert dry wash woodland, in the lower Shavers Valley, Pinkham Wash and Box Canyon. The addition of nitrogen and other plant nutrients to otherwise nutrient-poor desert soils allows for the explosive growth of invasive plant species. The Application makes reference to water quality but clarification is needed on how nutrients would be addressed.
2. The present hydrological regime on the site involves a braided series of washes and intermittent drainages that ultimately convey water downstream into lower Shavers Valley and Box Canyon. Phase I would alter this pattern by concentrating the flow into fewer, larger drainages as identified in the Application. This change in the hydrological regime could result in concentrating flows during rainfall or high flow events, causing erosion

downstream. The Application describes that “. . . erosion control devices will be placed at the pipe/channel outlets to mitigate potential erosion impacts to the downstream environment.” The Application should provide more explanation and detail on the conversion of this broad alluvial fan from a “braided wash” to a series of channels surrounded by hardscape and development in terms of impacts to the downstream environment.

3. The Application indicates that the Paradise Valley project would preserve the existing hydrology and sediment transport that support on-site and downstream biological resources. It also indicates that while the land plan has not been completed, primary un-named washes which provide flow downstream into Box Canyon are “. . . to be preserved in their natural alignment and condition through the project.” However, other than stating that these washes will be maintained in a natural state, no information is provided on how the hydrological regime will be maintained within Phase I where these un-named washes occur. The Application should clearly describe how the washes, surrounded by development, will be maintained in a “natural condition” consistent with CVMSHCP requirement to maintain existing hydrological regimes necessary for desert dry wash woodland and other natural communities, covered species habitat, and essential ecological processes in the downstream environment.

The information presented in the Application does not provide conclusive evidence that changes to the hydrological regime resulting from the proposed project will avoid or mitigate downstream erosion, addition of nutrients, or changes in the flow regime necessary to support the ecosystem and natural communities including, desert dry wash woodland, in Box Canyon.

Other Project Impacts

The proposed project identifies development in an area that is currently undeveloped. The Phase I development footprint is irregular and includes a relatively high ratio of project boundary or “edge” compared to the total project area. The Conservation Objective for desert tortoise, as well as other covered species, requires that the CVMSHCP demonstrate that proposed developments “Minimize fragmentation, human-caused disturbance, and edge effects to Core Habitat . . .” Edge effects, which may include increased predation, are addressed in part by the land use adjacency guidelines. In the long-term edge effects of development adjacent to CVMSHCP Conservation Areas require ongoing management to reduce these impacts on the Reserve System. The Application should describe how edge effects will be minimized through the project design.

New development in a currently undeveloped area is likely to facilitate the spread of non-native plants, some of which are highly invasive weeds. Several of these plant species, including Sahara mustard and brome grass, have significant impacts on the desert ecosystem. Sahara mustard occurs and spreads more readily in areas where soil has been disturbed such as along roads. These invasive species are currently impacting the CVMSHCP Reserve System and plant and animal species in the Coachella Valley. As a result of soil disturbance and related development impacts, the proposed project is likely to facilitate the spread of invasive plants and animals that will negatively impact Covered Species and the natural communities present on the project site and adjacent reserve lands. The description of the proposed Phase I should address impacts of invasive species on CVMSHCP conservation goals and objectives.

Specific Plan: Conservation Objectives Review

The Paradise Valley Specific Plan describes the proposed development of the project site beyond Phase I at a programmatic level. A complete JPR analysis of the Specific Plan was not completed because project-level information is necessary for a consistency determination. The proposed development described in the Application would result in impacts that are not consistent with the CVMSHCP Conservation Objectives. As described in the Application, consistency with the Conservation Objectives will require conservation of additional land in the Desert Tortoise and Linkage Conservation Area, a Transfer of Conservation Objectives, a Like Exchange or some combination of these options. Some of the required conservation would occur through dedication of lands for conservation by the applicant. The Application describes that enough acres of private land could be available for a Like Exchange. The Application does not identify or describe the potential Like Exchange properties. The analysis of a proposed Like Exchange requires quantitative and qualitative information about the land proposed as biologically equivalent to the lands to be removed from the Conservation Areas. Evaluation of a proposed Like Exchange necessary to meet the Conservation Objectives for the Desert Tortoise and Linkage Conservation Area would require a complete Like Exchange proposal so that a determination of whether the lands proposed for exchange are biologically equivalent or superior. As described in Section 6.12.3 of the CVMSHCP, a Transfer of Conservation Objectives between conservation areas would require information not provided in this Application.

The issues regarding consistency with the CVMSHCP Conservation Goals and Objectives are generally described in the following paragraphs.

Biological Corridors and Linkages

The Application describes the biological corridors and linkages that occur on the project site or would be affected by the proposed development. The Application concludes that Phase I impacts are consistent with CVMSHCP Conservation Objectives and that these biological corridors and linkages will continue to function. With full Specific Plan build-out north and south of the I-10 freeway in the vicinity of these corridors, the potential for wildlife use of this area within the project site is very limited. The biological corridors in the CVMSHCP were designed to limit the impacts of human development on wildlife movement. The Specific Plan proposes impacts to Biological Corridor 2 resulting from development within the mapped corridor to the south and east of Interstate 10. The impacts to Biological Corridor 3 are more significant as development is proposed north and south of the I-10 such that most of the corridor within the project site is proposed for development. The functionality of Biological Corridor 3 depends on actions taken on lands not under the control of the applicant, including BLM lands and private lands to the east. The Application describes a setback from the northeast corner of Section 13 to provide for biological connectivity. This proposal, while worthy, depends on future decisions by Riverside County to limit the development on adjacent private lands in order to maintain connectivity. There is no certainty that areas proposed to maintain connectivity will be conserved. The effectiveness of the proposed corridor needs to be evaluated without assumptions based on future decisions by Riverside County or future actions by the adjacent private property owner.

For both Biological Corridors 2 and 3, wildlife movement to the south of the project site would depend at least in part on animals moving through washes, such as ephemeral wash 'J', that the Application indicates will "be maintained in its natural condition throughout the Specific Plan."

Evaluating the functionality of the washes as corridors would depend on a description of the “natural condition” proposed in the Application. The Application describes the physiography and vegetation communities associated with the biological corridors as being suitable for wildlife movement. Project-level information for subsequent phases of the project should provide documentation or data to support the conclusion that narrow washes surrounded by development will function as biological corridors. Reference to the biological corridor literature and examples or evidence from other similar development projects would help support this conclusion.

Essential Ecological Processes: Hydrology and Sediment Transport Regimes

The maintenance of hydrological regimes and sediment transport flows through the Paradise Valley property off-site and to the downstream areas is essential to the function of the ecosystem in this area. The Application describes and analyzes the active floodplain and watershed of the various drainages that originate to the north and west of the I-10. It concludes that “the Specific Plan will preserve the existing regime that routinely conveys hydrology and sediment through the property.” A complete presentation on future phases of the Specific Plan should address:

1. The full development of the Specific Plan would expand the potential impacts of Phase I in terms of downstream natural communities, including desert dry wash woodland, in Shavers Valley and Box Canyon. Nutrients, including nitrogen compounds, from landscaping and golf course runoff could have a negative impact on the downstream environment. Studies done by UC Riverside (Allen 2006)² demonstrate the impacts of nitrogen compounds from human activities on desert ecosystems. The addition of nitrogen and other plant nutrients to otherwise nutrient-poor desert soils allows for the explosive growth of invasive plant species and increases the potential for fire. Project-level information should include how nutrients and impacts to water quality would be addressed.
2. The present hydrological regime on the site involves a braided series of washes and intermittent drainages that ultimately convey water downstream into Box Canyon. The Specific Plan would alter this pattern by concentrating the flow into fewer, larger drainages as identified in the Application. This change in the hydrological regime could result in concentrating flows during rainfall or high flow events, causing erosion downstream. The Application describes that “. . . erosion control devices will be placed at the pipe/channel outlets to mitigate potential erosion impacts to the downstream environment.” Information on future phases should describe how erosion impacts resulting from the conversion of this broad alluvial fan from a “braided wash” to a series of narrow channels surrounded by hardscape and development will be eliminated.
3. The Application indicates that the Paradise Valley project would preserve the existing hydrology and sediment transport that support on-site and downstream biological resources. It also indicates that while the land plan has not been completed, primary un-named washes which provide flow downstream into Box Canyon are “. . . to be preserved in their natural alignment and condition through the project.” Information for subsequent phases of the project should describe specifically how these washes will be maintained in a natural state. Not enough information is provided in this programmatic level approach to determine whether the project is consistent with CVMSHCP requirement to maintain existing

² Allen, Edith B., Andrzej Bytnerowicz, Mark E. Fenn, Richard A. Minnich, and Michael F. Allen. 2006. *Impacts of Anthropogenic N Deposition on Weed Invasion, Biodiversity and the Fire Cycle at Joshua Tree National Park. Final Report*. PMIS Number: 72123. http://nature.nps.gov/air/studies/docs/JOTRAAllenNDep_1_Final_Rep_12_06.pdf.

hydrological regimes necessary for desert dry wash woodland and other natural communities, covered species habitat, and essential ecological processes in the downstream environment.

The applications for subsequent phases of the Specific Plan should provide project-level analysis to demonstrate that changes to the hydrological regime resulting from the proposed project will avoid or mitigate downstream erosion, addition of nutrients, or changes in the flow regime necessary to support the ecosystem and natural communities including, desert dry wash woodland, in Shavers Valley and in Box Canyon. The future applications should also address other project impacts identified for Phase I for the entire Specific Plan.

Excerpts from CVMSHCP:

The following are requirements excerpted directly from the CVMSHCP. In addition to other conservation goals and objectives previously described, in order to be consistent with the CVMSHCP, the following measures would have to be imposed on the proposed project to achieve the CVMSHCP conservation goals and objectives.

Required Measures for the Conservation Area Applicable to this Proposed Project

Required Measure 1 (partial):

The existing bridges on, and culverts under, I-10 listed below, and indicated on Figure 4-22d will be maintained by Caltrans at no less than their current size, with soft-bottoms for the culverts, to maintain hydrological process and Biological Corridor functions for desert tortoise and other species.

- a. Corridor 2 centered on the E. Cactus City Wash and Hazy Gulch culverts.
- b. Corridor 3 centered on the Happy Gulch culvert.

Required Measure 2:

The Permittees shall comply with applicable avoidance, minimization, and mitigation measures described in Section 4.4 and the Land Use Adjacency Guidelines as described in Section 4.5.

Section 4.4: Avoidance, Minimization, and Mitigation Measures

The avoidance, minimization, and mitigation measures from Section 4.4 relevant to species affected by the propose project are included herein.

Biological Corridors. Specific roads in Conservation Areas, where culverts or undercrossings are required to maintain Biological Corridors, are delineated in the Section 4.3 subsections on individual Conservation Areas.

Burrowing Owl. This measure does not apply to single-family residences and any non-commercial accessory uses and structures including but not limited to second units on an existing legal lot, or to O&M of Covered Activities other than levees, berms, dikes, and similar features that are known to contain burrowing owl burrows. O&M of roads is not subject to this requirement. For other projects that are subject to CEQA, the Permittees will require burrowing owl surveys in the Conservation Areas using an accepted protocol (as determined by the CVCC in coordination with the Permittees and the Wildlife Agencies). Prior to Development, the

construction area and adjacent areas within 500 feet of the Development site, or to the edge of the property if less than 500 feet, will be surveyed by an Acceptable Biologist for burrows that could be used by burrowing owl. If a burrow is located, the biologist will determine if an owl is present in the burrow. If the burrow is determined to be occupied, the burrow will be flagged and a 160-foot buffer 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, will be established around the burrow. The buffer will be staked and flagged. No Development or O&M activities will be permitted within the buffer until the young are no longer dependent on the burrow.

If the burrow is unoccupied, the burrow will be made inaccessible to owls, and the Covered Activity may proceed. If either a nesting or escape burrow is occupied, owls shall be relocated pursuant to accepted Wildlife Agency protocols. A burrow is assumed occupied if records indicate that, based on surveys conducted following protocol, at least one burrowing owl has been observed occupying a burrow on site during the past three years. If there are no records for the site, surveys must be conducted to determine, prior to construction, if burrowing owls are present. Determination of the appropriate method of relocation, such as eviction/passive relocation or active relocation, shall be based on the specific site conditions (e.g., distance to nearest suitable habitat and presence of burrows within that habitat) in coordination with the Wildlife Agencies. Active relocation and eviction/passive relocation require the preservation and maintenance of suitable burrowing owl habitat determined through coordination with the Wildlife Agencies.

Desert tortoise. This measure does not apply to single-family residences and any non-commercial accessory uses and structures, including but not limited to second units on an existing legal lot, or to O&M of Covered Activities for Permittee infrastructure facilities. Within Conservation Areas, the Permittees will require surveys for desert tortoise for Development in modeled desert tortoise Habitat. Prior to Development, an Acceptable Biologist will conduct a presence/absence survey of the Development area and adjacent areas within 200 feet of the Development area, or to the property boundary if less than 200 feet and permission from the adjacent landowner cannot be obtained, for fresh sign of desert tortoise, including live tortoises, tortoise remains, burrows, tracks, scat, or egg shells. The presence/absence survey must be conducted during the window between February 15 and October 31. Presence/absence surveys require 100% coverage of the survey area. If no sign is found, a clearance survey is not required. A presence/absence survey is valid for 90 days or indefinitely if tortoise-proof fencing is installed around the Development site.

If fresh sign is located, the Development area must be fenced with tortoise-proof fencing and a clearance survey conducted during the clearance window. Desert tortoise clearance surveys shall be conducted during the clearance window from February 15 to June 15 and September 1 to October 31 or in accordance with the most recent Wildlife Agency protocols. Clearance surveys must cover 100% of the Development area. A clearance survey must be conducted during different tortoise activity periods (morning and afternoon). All tortoises encountered will be moved from the Development site to a specified location. Prior to issuance of the Permits, CVCC will either use the *Permit Statement Pertaining to High Temperatures for Handling Desert Tortoises* and *Guidelines for Handling Desert Tortoises During Construction Projects*, revised July 1999, or develop a similar protocol for relocation and monitoring of desert tortoise, to be reviewed and approved by the Wildlife Agencies. Thereafter, the protocol will be revised as needed based on the results of monitoring and other information that becomes available.

For O&M activities in the Conservation Areas, the Permittees shall ensure that personnel conducting such activities are instructed to be alert for the presence of desert tortoise. If a tortoise is spotted, activities adjacent to the tortoise's location will be halted and the tortoise will be allowed to move away from the activity area. If the tortoise is not moving, it will be relocated by an Acceptable Biologist to nearby suitable Habitat and placed in the shade of a shrub. To the maximum extent Feasible, O&M activities will avoid the period from February 15 and October 31. Utility development protocols have been developed to avoid or minimize potential adverse impacts to the desert tortoise in the Conservation Areas from utility and road right-of-way projects, such as the installation and maintenance of water, sewer, and electric lines and roadway maintenance. The objectives of these protocols are to provide reliable and consistent direction on utility development within the Conservation Areas. Two utility development protocols, inactive and active season, provide specific direction on site preparation and construction phases of utility projects in the Conservation Areas. The protocols include steps to be followed during the desert tortoise active and/or inactive season. The inactive season protocol must be used for utility maintenance or development within the November 1 to February 14 time frame; the active season protocol must be used for utility maintenance or development within the February 15 to October 31 time frame. Deviations from these time frames must be presented to the RMOC.

Inactive Season Protocol. This protocol is applicable to pre-construction and construction phases of utility Covered Activity projects occurring between November 1 and February 14. These protocols apply only to the site preparation and construction phases of projects. The project proponent must follow the eight pre-construction protocol requirements listed below.

1. A person from the entity contracting the construction shall act as the contact person with the representative of the appropriate RMUC. He/she will be responsible for overseeing compliance with the protective stipulations as stated in this protocol.
2. Prior to any construction activity within the Conservation Areas, the contact person will meet with the representative of the appropriate RMUC to review the plans for the project. The representative of the appropriate RMUC will review alignment, pole spacing, clearing limits, burrow locations, and other specific project plans which have the potential to affect the desert tortoise. He or she may recommend modifications to the contact person to further avoid or minimize potential impacts to desert tortoise.
3. The construction area shall be clearly fenced, marked, or flagged at the outer boundaries to define the limits of construction activities. The construction rightof- way shall normally not exceed 50 feet in width for standard pipeline corridors, access roads and transmission corridors, and shall be minimized to the maximum extent Feasible. Existing access roads shall be used when available, and rights-ofway for new and existing access roads shall not exceed 20 feet in width unless topographic obstacles require greater road width. Other construction areas including well sites, storage tank sites, substation sites, turnarounds, and laydown/staging sites which require larger areas will be determined in the preconstruction phase. All construction workers shall be instructed that their activities shall be confined to locations within the fenced, flagged, or marked areas.
4. An Acceptable Biologist shall conduct pre-construction clearance surveys of all areas potentially disturbed by the proposed project. Any winter burrows discovered in the Conservation Areas during the pre-construction survey shall be avoided or mitigated. The

survey shall be submitted to the representative of the appropriate RMUC as part of plan review.

5. All site mitigation criteria shall be determined in the pre-construction phase, including but not limited to seeding, barrier fences, leveling, and laydown/staging areas, and will be reviewed by the representative of the appropriate RMUC prior to implementation.
6. A worker education program shall be implemented prior to the onset of each construction project. All construction employees shall be required to read an educational brochure prepared by the representative of the appropriate RMUC and/or the RMOC and attend a tortoise education class prior to the onset of construction or site entry. The class will describe the sensitive species which may be found in the area, the purpose of the MSHCP Reserve System, and the appropriate measures to take upon discovery of a sensitive species. It will also cover construction techniques to minimize potential adverse impacts.
7. All pre-construction activities which could Take tortoises in any manner (e.g., driving off an established road, clearing vegetation, etc.) shall occur under the supervision of an Acceptable Biologist.
8. If there are unresolvable conflicts between the representative of the appropriate RMUC and the contact person, then the matter will be arbitrated by the RMOC and, if necessary, by CVCC.

The following terms are established to protect the desert tortoise during utilityrelated construction activities in the Conservation Areas and are to be conducted by an Acceptable Biologist.

- ❖ An Acceptable Biologist shall oversee construction activities to ensure compliance with the protective stipulations for the desert tortoise.
- ❖ Desert tortoises found above ground inside the project area during construction shall be moved by an Acceptable Biologist out of harm's way and placed in a winter den (at a distance no greater than 250 feet). If a winter den cannot be located, the USFWS or CDFG shall determine appropriate action with respect to the tortoise. Tortoises found above ground shall be turned over to the Acceptable Biologist
- ❖ No handling of tortoises will occur when the air temperature at 15 centimeters above ground exceeds 90 degrees Fahrenheit.
- ❖ Desert tortoise burrows shall be avoided to the maximum extent Feasible. An Acceptable Biologist shall excavate any burrows which cannot be avoided and will be disturbed by construction. Burrow excavation shall be conducted with the use of hand tools only, unless the Acceptable Biologist determines that the burrow is unoccupied immediately prior to burrow destruction.
- ❖ Only burrows within the limits of clearing and surface disturbance shall be excavated. Burrows outside these limits, but at risk from accidental crushing, shall be protected by the placement of deterrent barrier fencing between the burrow and the construction area. Installation and removal of such barrier fencing shall be under the direction and supervision of an Acceptable Biologist.
- ❖ For electrical transmission line and road construction projects, only burrows within the right-of-way shall be excavated. Burrows outside the right-of-way, but at risk from accidental crushing, shall be protected by the placement of deterrent barrier fencing between the burrow and the right-of-way. Installation and removal of such barrier fencing shall be under the direction and supervision of an Acceptable Biologist.

- ❖ Tortoises in the Conservation Areas are not to be removed from burrows until appropriate action is determined by USFWS or CDFG with respect to the tortoise. The response shall be carried out within 72 hours.
- ❖ Blasting is not permissible within 100 feet of an occupied tortoise burrow.

During construction, contractors will comply with the mitigation and minimization measures contained within this protocol. These measures are:

- ❖ All trenches, pits, or other excavations shall be inspected for tortoises by an Acceptable Biologist prior to filling.
- ❖ All pipes and culverts stored within desert tortoise Habitat shall have both ends capped to prevent entry by desert tortoises. During construction, all open ended pipeline segments that are welded in place shall be capped during periods of construction inactivity to prevent entry by desert tortoises.
- ❖ Topsoil removed during trenching shall be re-spread on the pipeline construction area following compaction of the backfill. The area shall be restored as determined during the environmental review.
- ❖ All test pump water will be routed to the nearest wash or natural drainage. The route will be surveyed by an Acceptable Biologist. If tortoises are found in the drainage area the Acceptable Biologist will remove the tortoises.
- ❖ Powerlines associated with water development, such as to provide power for pumps, should be buried underground adjacent to the pipe. All above ground structures deemed to be necessary shall be equipped with functional anti-perching devices that would prevent their use by ravens and other predatory birds, and shall adhere to the electrical distribution protocol which follows.
- ❖ In order to perform routine O&M of the water systems such as wells, pumps, water lines and storage tanks, etc., employees are to be trained in the area of desert tortoise education. This training will be performed on a regular basis by an Acceptable Biologist for those personnel not previously trained. The training will include at a minimum the following: identification of tortoises, burrows, and other sign; and instructions on installing tortoise barrier fencing. During the course of basic O&M, desert tortoise will be avoided. Untrained employees shall not perform maintenance operations within the reserve.
- ❖ All disturbance areas around poles or concrete pads will be reduced to a size just large enough for the construction activity.
- ❖ Areas disturbed around poles or construction pads will be restored as determined during the pre-construction process.
- ❖ Poles or other above ground structures necessary for electrical distribution development shall be minimized as much as possible. All above ground structures shall be equipped with functional anti-perching devices that would prevent their use by ravens and other predatory birds.
- ❖ In order to perform routine O&M of the electrical distribution systems such as transmission lines and poles, substations, etc., employees are to be trained in the area of desert tortoise education. This training will be performed on a regular basis by a qualified biologist for those personnel not previously trained. The training will include at a minimum the following: identification of tortoises, burrows, and other sign; and instructions on installing tortoise barrier fencing. During the course of basic O&M, desert tortoise will be avoided. Untrained employees shall not perform maintenance operations within the non-Take areas.

- ❖ All trash and food items shall be promptly contained and removed daily from the project site to reduce the attractiveness of the area to common ravens and other desert tortoise predators.
 - ❖ Construction activities which occur between dusk and dawn shall be limited to areas which have already been cleared of desert tortoises by the Acceptable Biologist and graded or located in a fenced right-of-way. Construction activities shall not be permitted between dusk and dawn in areas not previously graded.
- Active Season Protocol.*** This protocol is applicable to pre-construction and construction phases of utility development projects occurring between February 15 and November 1. It is identical to the Inactive Season Protocol with the following additions:
- ❖ Work areas shall be inspected for desert tortoises within 24 hours of the onset of construction. To facilitate implementation of this condition, burrow inspection and excavation may begin no more than seven (7) days in advance of construction activities, as long as a final check for desert tortoises is conducted at the time of construction.
 - ❖ All pre-construction activities which could Take tortoises in any manner (e.g., driving off an established road, clearing vegetation, etc.) shall occur under the overall supervision of an Acceptable Biologist. Any hazards to tortoises created by this activity, such as drill holes, open trenches, pits, other excavations, or any steep-sided depressions, shall be checked three times a day for desert tortoises. These hazards shall be eliminated each day prior to the work crew leaving the site, which may include installing a barrier that will preclude entry by tortoises. Open trenches, pits or other excavations will be backfilled within 72 hours, whenever possible. A 3:1 slope shall be left at the end of every open trench to allow trapped desert tortoises to escape. Trenches not backfilled within 72 hours shall have a barrier installed around them to preclude entry by desert tortoises. All trenches, pits, or other excavations shall be inspected for tortoises by a biological monitor trained and approved by the Acceptable Biologist prior to filling.
 - ❖ If a desert tortoise is found, the biological monitor shall notify the Acceptable Biologist who will remove the animal as soon as possible.
 - ❖ Only burrows within the limits of clearing and surface disturbance shall be excavated. Burrows outside these limits, but at risk from accidental crushing, shall be protected by the placement of deterrent barrier fencing between the burrow and the construction area. The barrier fence shall be at least 20 feet long and shall be installed to direct the tortoise leaving the burrow away from the construction area. Installation and removal of such barrier fencing shall be under the direction and supervision of the biological monitor.
 - ❖ If blasting is necessary for construction, all tortoises shall be removed from burrows within 100 feet of the blast area.

Disposition of Sick, Injured, or Dead Specimens. Upon locating dead, injured, or sick desert tortoises under any utility or road project, initial notification by the contact representative or Acceptable Biologist must be made to the USFWS or CDFG within three (3) working days of its finding. Written notification must be made within five (5) calendar days with the following information: date; time; location of the carcass; photograph of the carcass; and any other pertinent information. Care must be taken in handling sick or injured animals to ensure effective treatment and care. Injured animals shall be taken care of by the Acceptable Biologist or an

appropriately trained veterinarian. Should any treated tortoises survive, USFWS or CDFG should be contacted regarding the final disposition of the animals.

Le Conte's Thrasher. This measure does not apply to single-family residences and any non-commercial accessory uses and structures including but not limited to second units on an existing legal lot, or to O&M of Covered Activities. In modeled Le Conte's thrasher Habitat in all the Conservation Areas, during the nesting season, January 15 - June 15, prior to the start of construction activities, surveys will be conducted by an Acceptable Biologist on the construction site and within 500 feet of the construction site, or to the property boundary if less than 500 feet. If nesting Le Conte's thrashers are found, a 500 foot buffer, or to the property boundary if less than 500 feet, will be established around the nest site. The buffer will be staked and flagged. No construction will be permitted within the buffer during the breeding season of January 15 - June 15 or until the young have fledged.

Section 4.5 Land Use Adjacency Guidelines

The Land Use Adjacency Guidelines from Section 4.5 of the CVMSHCP are included herein.

The purpose of Land Use Adjacency Guidelines is to avoid or minimize indirect effects from Development adjacent to or within the Conservation Areas. Adjacent means sharing a common boundary with any parcel in a Conservation Area. Such indirect effects are commonly referred to as edge effects, and may include noise, lighting, drainage, intrusion of people, and the introduction of non-native plants and non-native predators such as dogs and cats. Edge effects will also be addressed through reserve management activities such as fencing. The following Land Use Adjacency Guidelines shall be considered by the Permittees in their review of individual public and private Development projects adjacent to or within the Conservation Areas to minimize edge effects, and shall be implemented where applicable.

4.5.1 Drainage

Proposed Development adjacent to or within a Conservation Area shall incorporate plans to ensure that the quantity and quality of runoff discharged to the adjacent Conservation Area is not altered in an adverse way when compared with existing conditions. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the adjacent Conservation Area.

4.5.2 Toxics

Land uses proposed adjacent to or within a Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife and plant species, Habitat, or water quality shall incorporate measures to ensure that Application of such chemicals does not result in any discharge to the adjacent Conservation Area.

4.5. Lighting

Numerous studies have shown artificial light to negatively impact a variety of wildlife species (see, for example, Ecological consequences of artificial night lighting 2006, Rich, C. and Longcore, T. (eds.). Island Press: Washington, D.C.). The purpose of this guideline is to minimize the impact of artificial light on wildlife within Conservation Areas. For proposed Development adjacent to or within a Conservation Area, lighting shall be shielded and directed toward the developed area. Landscape shielding or other appropriate methods shall be incorporated in project designs to minimize the effects of lighting adjacent to or within the adjacent Conservation Area. Projects requiring discretionary approval shall provide the permitting jurisdiction with a light study showing the proposed methods to minimize escape of light from the project into Conservation Areas. This study shall include all exterior lighting including street lights and security lighting.

4.5.4 Noise

Noise has been shown to negatively impact numerous species of wildlife (see, for example, Bowles, A.E. 1995. Responses of wildlife to noise. pp. 109-156. In: Knight, R.L. and K.J. Gutzwiller. (eds.) Wildlife and Recreationists: Coexistence through Management and Research. Island Press: Washington, D.C.). The purpose of this guideline is to minimize the impact the noise on wildlife within Conservation Areas. Proposed Development adjacent to or within a Conservation Area that generates noise in excess of 75 dBA L_{eq} hourly, as measured at the property line, shall incorporate setbacks, berms, or walls, as appropriate, to minimize the effects of noise on the adjacent Conservation Area. Required Measures in any Conservation Area that preclude or limit berms or walls shall have precedence over this guideline. This guideline is intended to apply to land uses that generate noise on a permanent basis such as race tracks, night clubs and shooting ranges and does not apply to temporary noise due to construction or special events. Public safety activities are exempt from this guideline.

4.5.5 Invasives

Invasive species are a known threat to native wildlife and wildlife habitat in the Coachella Valley. Impacts of invasive species on wildlife in the Coachella Valley have been documented in research conducted by the Center for Conservation Biology at the University of California, Riverside. Invasive, non-native plant species shall not be incorporated in the landscape for land uses adjacent to or within a Conservation Area. Landscape treatments within or adjacent to a Conservation Area shall incorporate native plant materials to the maximum extent Feasible; recommended native species are listed in Table 4-112. The plants listed in Table 4-113 shall not be used within or adjacent to a Conservation Area. This list may be amended from time to time through a Minor Amendment with Wildlife Agencies' concurrence.

Table 4-112: Coachella Valley Native Plants Recommended for Landscaping¹

BOTANICAL NAME	COMMON NAME
Trees	
<i>Washingtonia filifera</i>	California Fan Palm
<i>Cercidium floridum</i>	Blue Palo Verde
<i>Chilopsis linearis</i>	Desert Willow
<i>Olneya tesota</i>	Ironwood Tree

BOTANICAL NAME	COMMON NAME
<i>Prosopis glandulosa</i> var. <i>torreyana</i>	Honey Mesquite
Shrubs	
<i>Acacia greggii</i>	Cat's Claw Acacia
<i>Ambrosia dumosa</i>	Burro Bush
<i>Atriplex canescens</i>	Four Wing Saltbush
<i>Atriplex lentiformis</i>	Quailbush
<i>Atriplex polycarpa</i>	Cattle Spinach
<i>Baccharis sergiloides</i>	Squaw Water-weed
<i>Bebia juncea</i>	Sweet Bush
<i>Cassia</i> (<i>Senna</i>) <i>covesii</i>	Desert Senna
<i>Condalia parryi</i>	Crucillo
<i>Crossosoma bigelovii</i>	Crossosoma
<i>Dalea emoryi</i>	Dye Weed
<i>Dalea</i> (<i>Psorothamnus</i>) <i>schottii</i>	Indigo Bush
<i>Datura meteloides</i>	Jimson Weed
<i>Encelia farinosa</i>	Brittle Bush
<i>Ephedra aspera</i>	Mormon Tea
<i>Eriogonum fasciculatum</i>	California Buckwheat
<i>Eriogonum wrightii membranaceum</i>	Wright's Buckwheat
<i>Fagonia laevis</i>	(No Common Name)
<i>Gutierrezia sarothrae</i>	Matchweed
<i>Haplopappus acradenius</i>	Goldenbush
<i>Hibiscus demudatus</i>	Desert Hibiscus
<i>Hoffmannseggia microphylla</i>	Rush Pea
<i>Hymenoclea salsola</i>	Cheesebush
<i>Hyptis emoryi</i>	Desert Lavender
<i>Isomeris arborea</i>	Bladder Pod
<i>Juniperus californica</i>	California Juniper
<i>Krameria grayi</i>	Ratany
<i>Krameria parvifolia</i>	Little-leaved Ratany
<i>Larrea tridentate</i>	Creosote Bush
<i>Lotus rigidus</i>	Desert Rock Pea
<i>Lycium andersonii</i>	Box Thorn
<i>Petalonyx linearis</i>	Long-leaved Sandpaper Plant
<i>Petalonyx thurberi</i>	Sandpaper Plant
<i>Peucephyllum schottii</i>	Pygmy Cedar
<i>Prunus fremontii</i>	Desert Apricot
<i>Rhus ovata</i>	Sugar-bush
<i>Salazaria mexicana</i>	Paper-bag Bush
<i>Salvia apiana</i>	White Sage
<i>Salvia eremostachya</i>	Santa Rosa Sage
<i>Salvia vaseyi</i>	Wand Sage
<i>Simmondsia chinensis</i>	Jojoba
<i>Sphaeralcia ambigua</i>	Globemallow (Desert Mallow)
<i>Sphaeralcia ambigua rosacea</i>	Apricot Mallow
<i>Trixis californica</i>	Trixis
<i>Zauschneria californica</i>	California Fuchsia
Groundcovers	
<i>Mirabilis bigelovii</i>	Wishbone Bush (Four O'Clock)

BOTANICAL NAME	COMMON NAME
<i>Mirabilis temuloba</i>	White Four O'Clock (Thin-lobed)
Vines	
<i>Vitis girdiana</i>	Desert Grape
Accent	
<i>Muhlenbergia rigens</i>	Deer Grass
Herbaceous Perennials²	
<i>Adiantum capillus-veneris</i>	Maiden-hair Fern (w)
<i>Carex alma</i>	Sedge (w)
<i>Dalea parryi</i>	Parry Dalea
<i>Eleocharis montevidensis</i>	Spike Rush (w)
<i>Equisetum laevigatum</i>	Horsetail (w)
<i>Juncus bufonis</i>	Toad Rush (w)
<i>Juncus effuses</i>	Juncus (w)
<i>Juncus macrophyllus</i>	Juncus (w)
<i>Juncus mexicanus</i>	Mexican Rush (w)
<i>Juncus xiphioides</i>	Juncus (w)
<i>Notholaena parryi</i>	Parry Cloak Fern
<i>Pallaea mucronata</i>	Bird-foot Fern
Cacti and Succulents	
<i>Agave deserti</i>	Desert Agave
<i>Asclepias albicans</i>	Desert Milkweed (Buggy-whip)
<i>Asclepias subulata</i>	Ajamete
<i>Dudleya arizonica</i>	Live-forever
<i>Dudleya saxosa</i>	Rock Dudleya
<i>Echinocereus engelmannii</i>	Calico Hedgehog Cactus
<i>Ferocactus acanthodes</i>	Barrel Cactus
<i>Fouquieria splendens</i>	Ocotillo
<i>Mamillaria dioica</i>	Nipple Cactus
<i>Mamillaria tetrancistra</i>	Corkseed Cactus
<i>Nolina parryi</i>	Parry Nolina
<i>Opuntia acanthocarpa</i>	Stag-horn or Deer-horn Cholla
<i>Opuntia bigelovii</i>	Teddy Bear or Jumping Cholla
<i>Opuntia basilaris</i>	Beavertail Cactus
<i>Opuntia echinocarpa</i>	Silver or Golden Cholla
<i>Opuntia ramosissima</i>	Pencil Cholla, Darning Needle Cholla
<i>Yucca schidigera</i>	Mojave Yucca, Spanish Dagger
<i>Yucca whipplei</i>	Our Lord's Candle

¹ Source: "Coachella Valley Native Plants, Excluding Annuals (0 ft. to approximately 3,000 ft. elevation)." Compiled by Dave Heveron, Garden Collections Manager, and Kirk Anderson, Horticulturist, The Living Desert, May, 2000, for the Coachella Valley Mountains Conservancy.

² Common names for herbaceous perennials that are followed by "(w)" indicate a water or riparian species.

Table 4-113: Prohibited Invasive Ornamental Plants¹

BOTANICAL NAME	COMMON NAME
<i>Acacia</i> spp. (all species except <i>A. greggii</i>)	Acacia (all species except native catclaw acacia)
<i>Arundo donax</i> (✓)	Giant Reed or Arundo Grass
<i>Atriplex semibaccata</i> (✓)	Australian Saltbush
<i>Avena barbata</i>	Slender Wild Oat

BOTANICAL NAME	COMMON NAME
<i>Avena fatua</i>	Wild Oat
<i>Brassica tournefortii</i> (✓✓)	African or Saharan Mustard
<i>Bromus madritensis</i> ssp. <i>rubens</i> (✓)	Red Brome
<i>Bromus tectorum</i> (✓✓)	Cheat Grass or Downy Brome
<i>Cortaderia jubata</i> [syn. <i>C. atacamensis</i>]	Jubata Grass or Andean Pampas Grass
<i>Cortaderia dioica</i> [syn. <i>C. selloana</i>]	Pampas Grass
<i>Descurainia sophia</i>	Tansy Mustard
<i>Eichhornia crassipes</i>	Water Hyacinth
<i>Elaeagnus angustifolia</i>	Russian Olive
<i>Foeniculum vulgare</i>	Sweet Fennel
<i>Hirschfeldia incana</i>	Mediterranean or Short-pod Mustard
<i>Lepidium latifolium</i>	Perennial Pepperweed
<i>Lolium multiflorum</i>	Italian Ryegrass
<i>Nerium oleander</i>	Oleander
<i>Nicotiana glauca</i> (✓)	Tree Tobacco
<i>Oenothera berlandieri</i> (#)	Mexican Evening Primrose
<i>Olea europea</i>	European Olive Tree
<i>Parkinsonia aculeata</i> (✓)	Mexican Palo Verde
<i>Pennisetum clandestinum</i>	Kikuyu Grass
<i>Pennisetum setaceum</i> (✓✓)	Fountain Grass
<i>Phoenix canariensis</i> (#)	Canary Island Date Palm
<i>Phoenix dactylifera</i> (#)	Date Palm
<i>Ricinus communis</i> (✓)	Castorbean
<i>Salsola tragus</i> (✓)	Russian Thistle
<i>Schinus molle</i>	Peruvian Pepper Tree or California Pepper
<i>Schinus terebinthifolius</i>	Brazilian Pepper Tree
<i>Schismus arabicus</i>	Mediterranean Grass
<i>Schismus barbatus</i> (✓✓)	Saharan Grass, Abu Mashi
<i>Stipa capensis</i> (✓✓)	No Common Name
<i>Tamarix</i> spp. (all species) (✓✓)	Tamarisk or Salt Cedar
<i>Taeniatherum caput-medusae</i>	Medusa-head
<i>Tribulus terrestris</i>	Puncturevine
<i>Vinca major</i>	Periwinkle
<i>Washingtonia robusta</i>	Mexican fan palm
<i>Yucca gloriosa</i> (#)	Spanish Dagger

¹ Sources: California Exotic Pest Plant Council, United States Department of Agriculture-Division of Plant Health and Pest Prevention Services, California Native Plant Society, Fremontia Vol. 26 No. 4, October 1998, The Jepson Manual; Higher Plants of California, and County of San Diego Department of Agriculture.

Key to Table 4-113:

- # indicates species not on CalEPPC October 1999 "Exotic Pest Plants of Greatest Ecological Concern in California" list
- ✓ indicates species known to be invasive in the Plan Area
- ✓✓ indicates particularly troublesome invasive species

4.5.6 Barriers

Land uses adjacent to or within a Conservation Area shall incorporate barriers in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping in a Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls and/or signage.

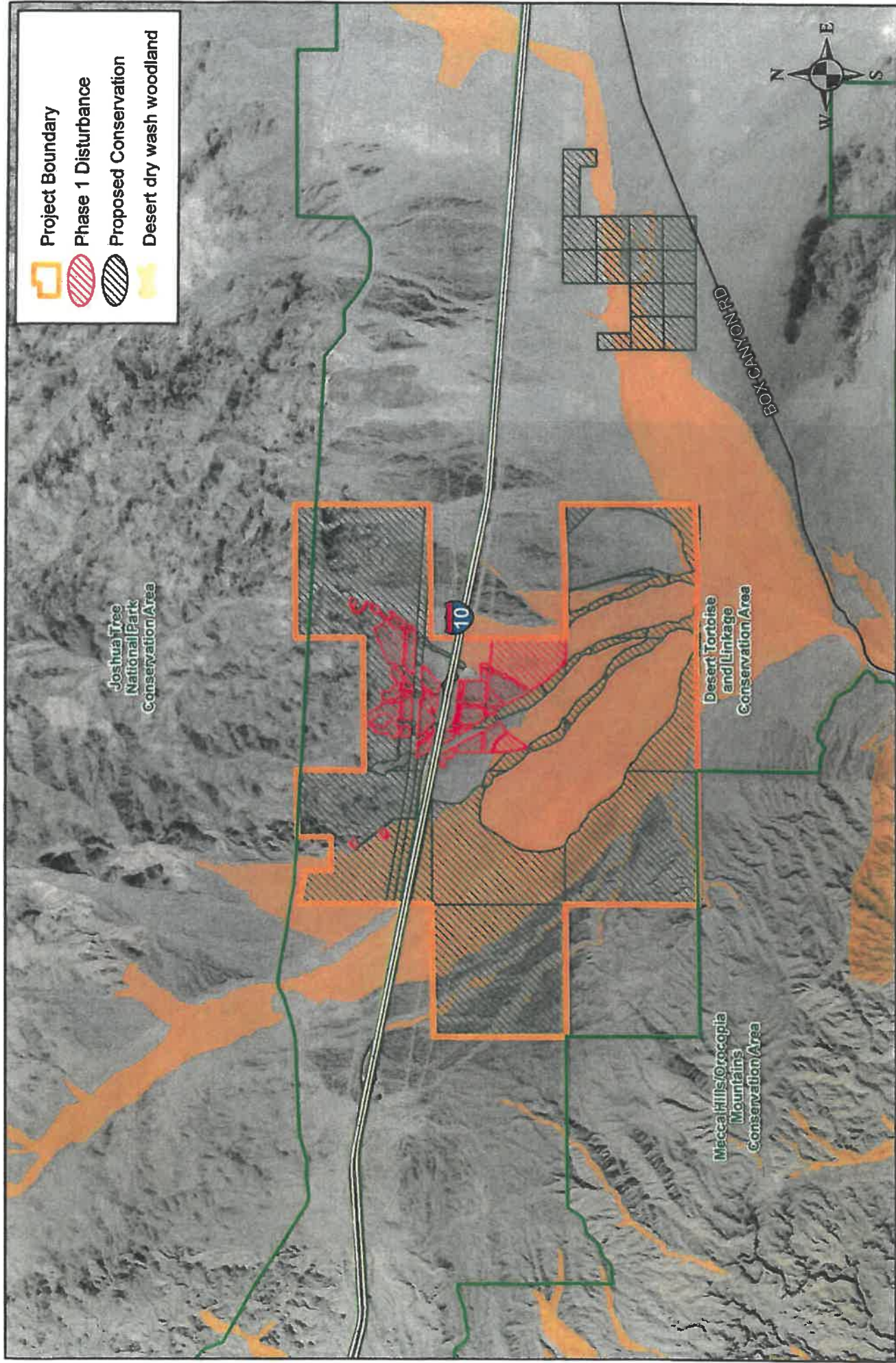
4.5.7 Grading/Land Development

Manufactured slopes associated with site Development shall not extend into adjacent land in a Conservation Area.

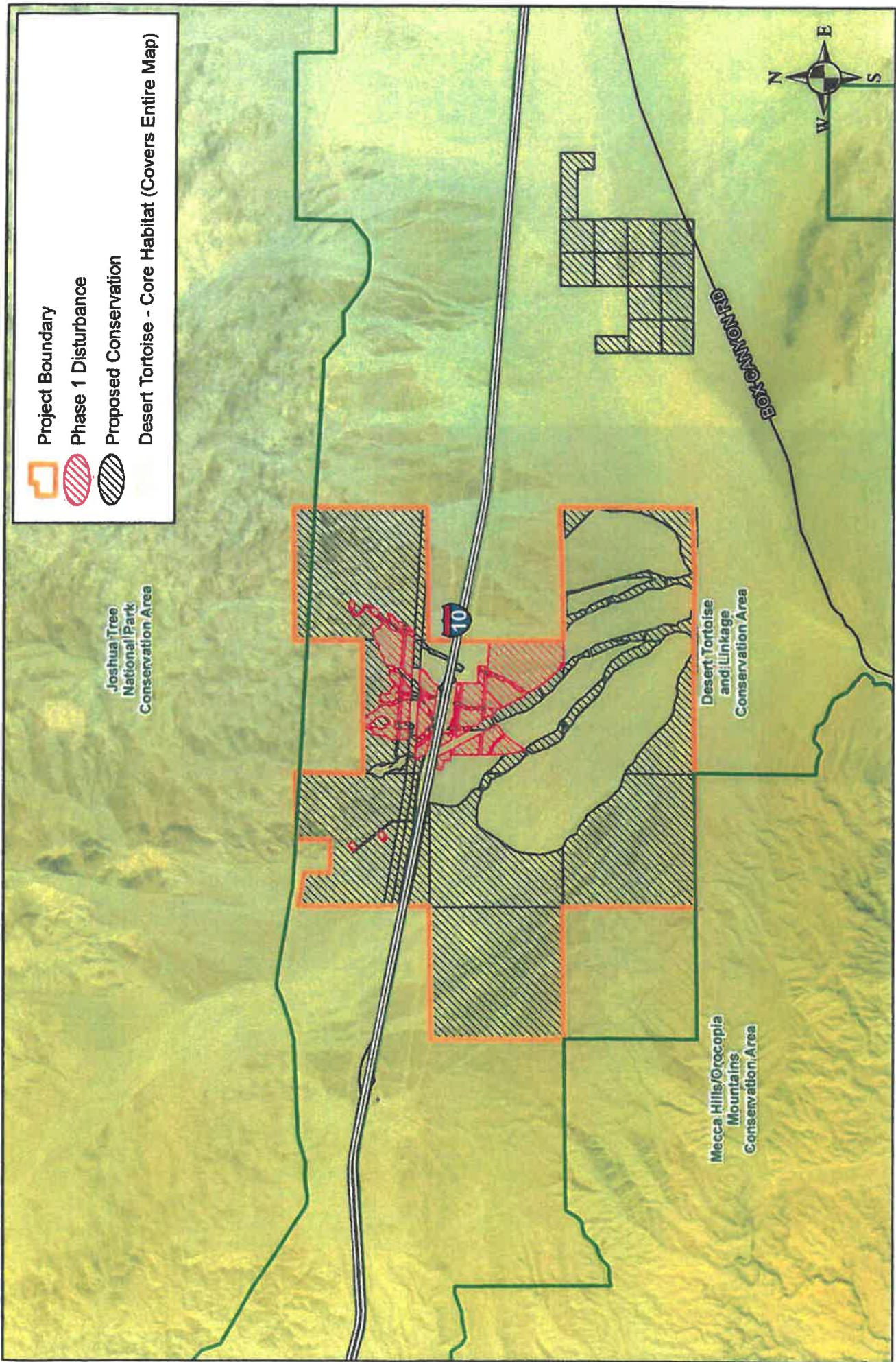
Exhibit 1




Assessor's Parcel Numbers (APNs) in Project						
713031004	713031005	713031006	713032001	713040002	713040003	713040004
713040005	713040006	713040007	713050002	713060001	713060002	713060003
713060004	713071001	713072001	713072004	713072005	713150005	713150006
713150009	713150011	713150012	713150013	713150014	713150015	713150016
713150017	713150018	713150019	713150020	713170009	713170010	713170011
713170012	713170013	713170014	713170015	713170016	713170017	713170018
713170019	713170020	713170021	713170022	713170023	713170024	713170025
713170026	713170027	713170028	715220003	715220004	715220005	715220006
715220007	715220008	715220009	715220010	715220011	715220012	715220013
715230001	715230004	715230005	715230008	715230009	715230010	715230011
715230012	715230013	715230014	715230015	715230016	715230017	715260003
715260006	715260011	715260012	715260013	715260014	715260015	715260016
715260017	715260018	715260019	715260020	715260021	715260022	715271001

Paradise Valley Specific Plan - Desert Dry Wash Woodland Conservation Objective Desert Tortoise and Linkage Conservation Area



Paradise Valley Specific Plan - Desert Tortoise Conservation Objective Desert Tortoise and Linkage Conservation Area



 Project Boundary
 Phase 1 Disturbance
 Proposed Conservation
 Desert Tortoise - Core Habitat (Covers Entire Map)

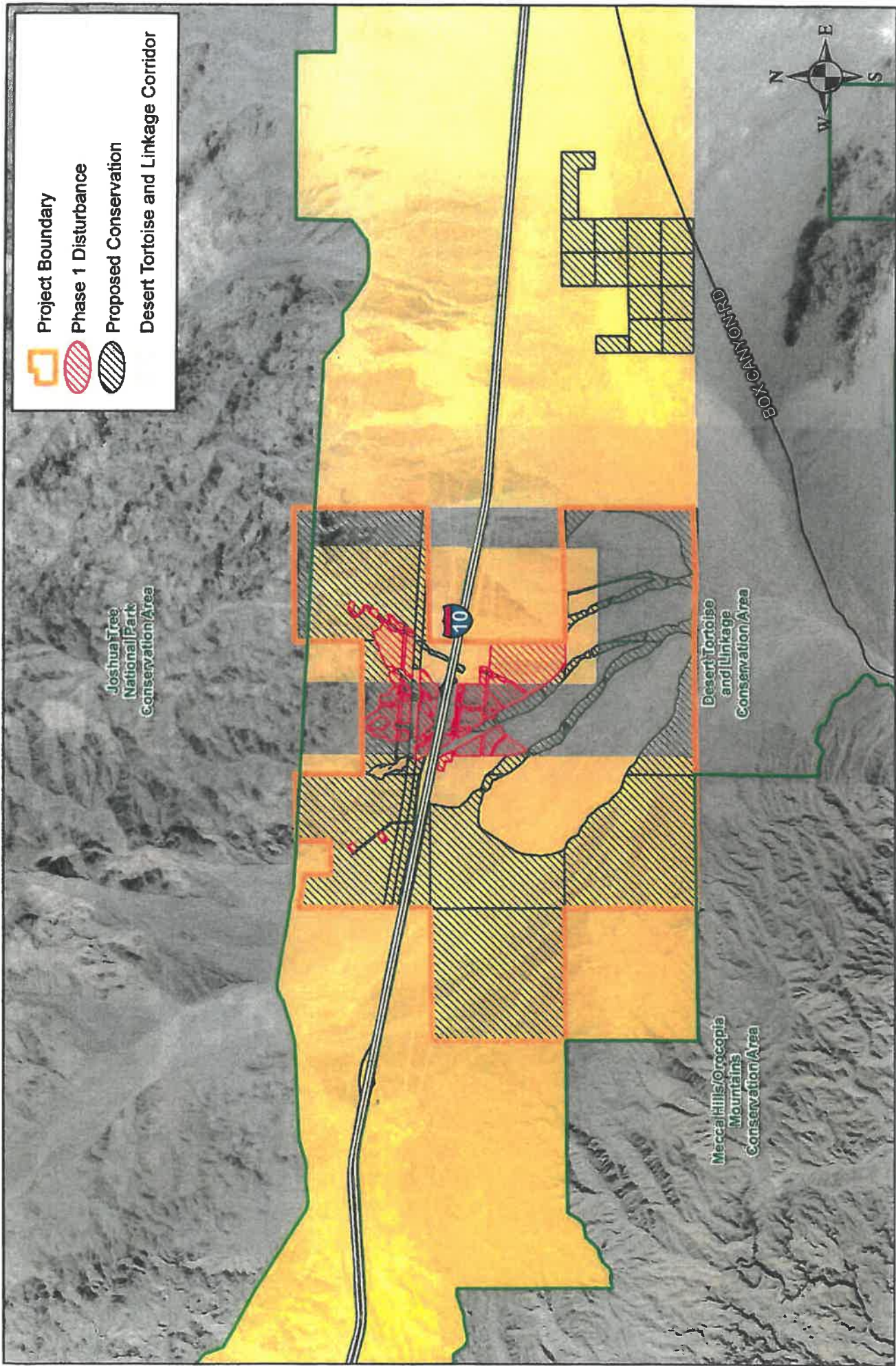


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6/26/2012
ParadiseValley_12-002a_ConsObjc_DT.mxd



Paradise Valley Specific Plan - Corridor Conservation Objective Desert Tortoise and Linkage Conservation Area



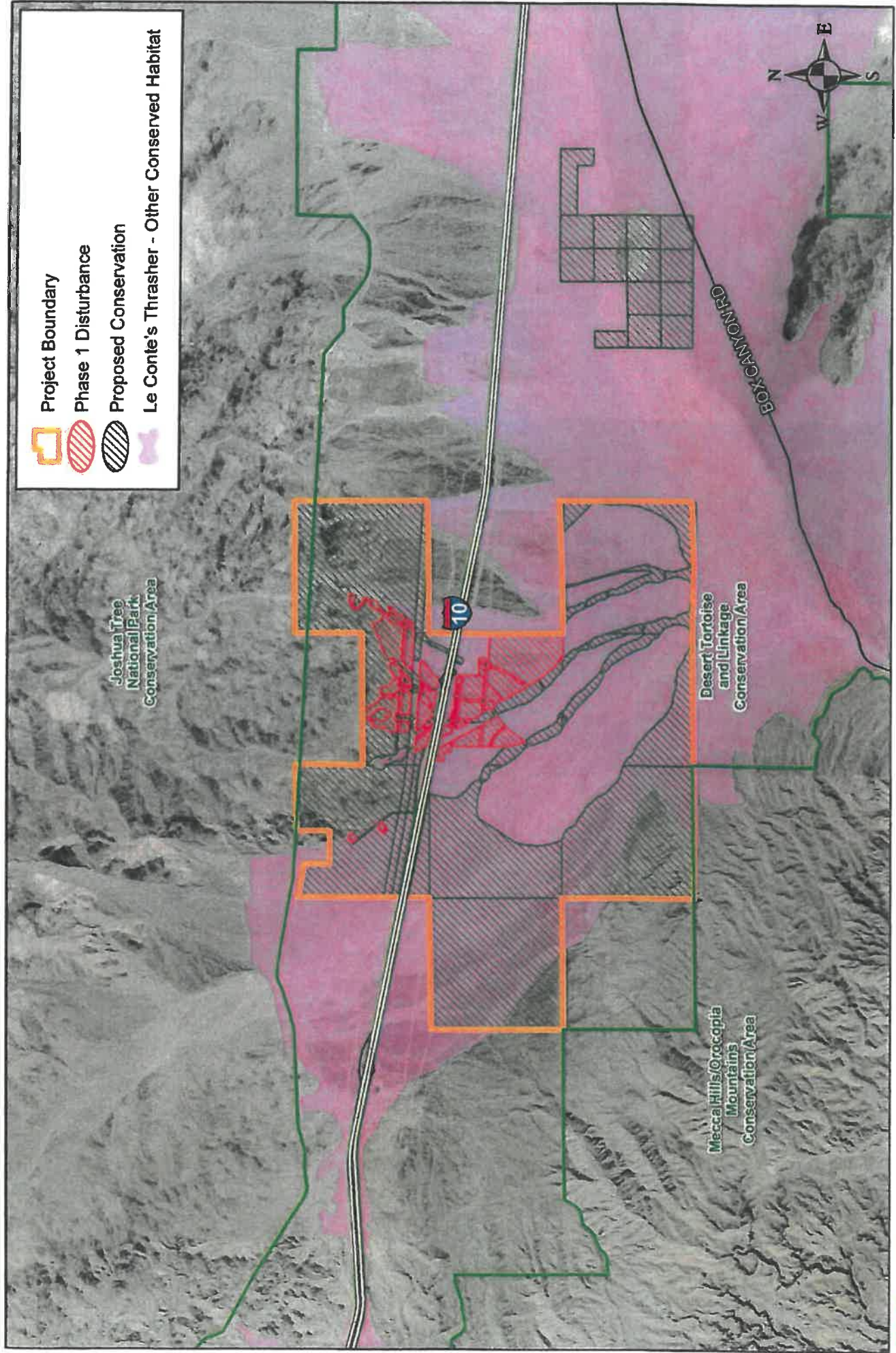
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6/28/2012
ParadiseValley_12-002a_ConsObjc_DTLc.mxd



Paradise Valley Specific Plan - Le Conte's Thrasher Conservation Objective Desert Tortoise and Linkage Conservation Area



-  Project Boundary
-  Phase 1 Disturbance
-  Proposed Conservation
-  Le Conte's Thrasher - Other Conserved Habitat

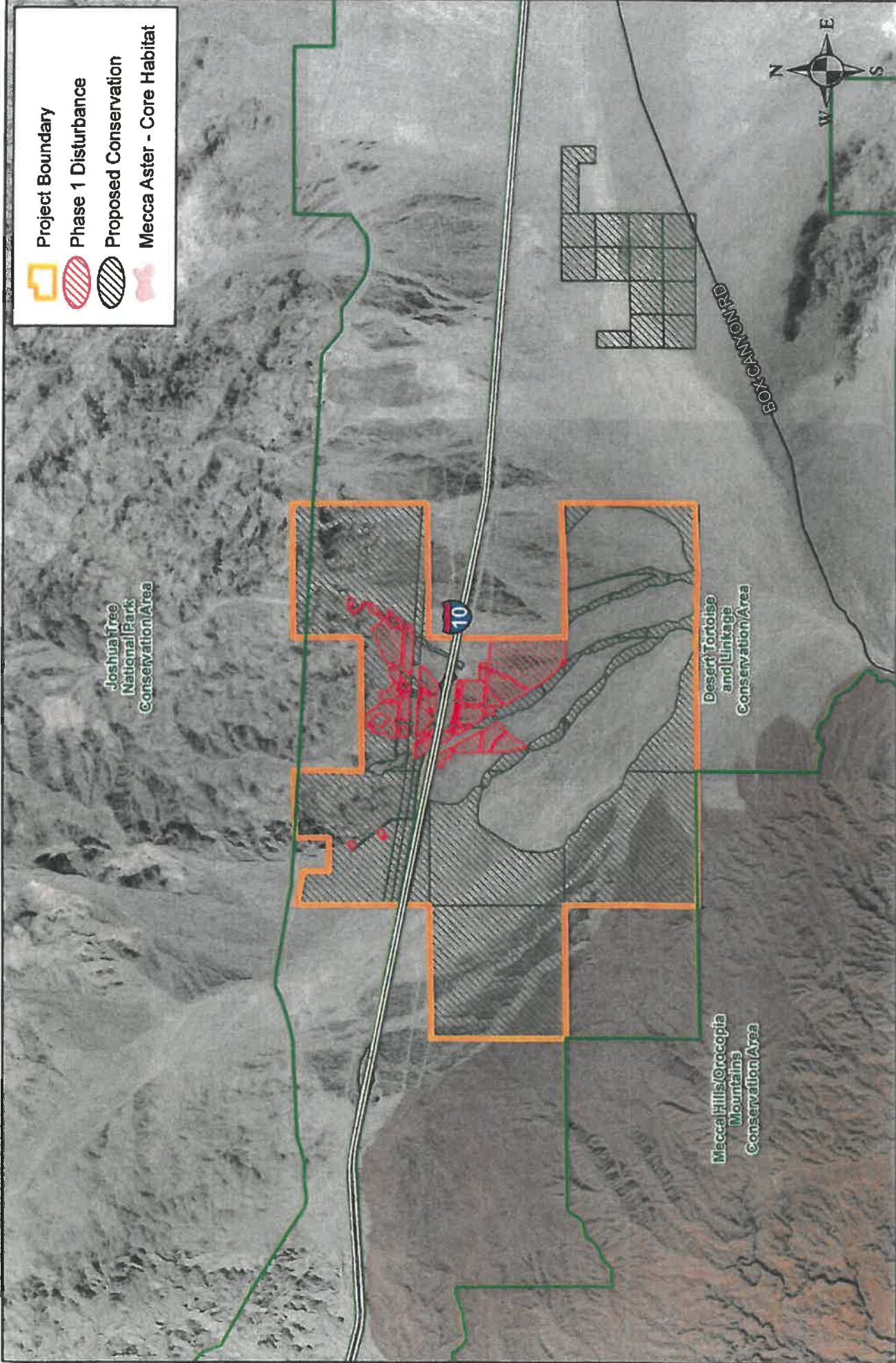
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6/25/2012
ParadiseValley_12-002a_ConsObjis_LT.mxd



Paradise Valley Specific Plan - Mecca Aster Conservation Objective Desert Tortoise and Linkage Conservation Area



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6/26/2012
ParadiseValley_12-002a_ConsObjis_MA.mxd





RIVERSIDE COUNTY

PLANNING DEPARTMENT

Carolyn Syms Luna
Director

September 5, 2012

Ms. Katie Barrows
Coachella Valley Conservation Commission
73-710 Fred Waring Drive, Suite 200
Palm Desert, CA 92260

RE: Joint Project Review CVCC 12-002a: Paradise Valley Specific Plan, Phase 1

Dear Ms. Barrows:

The Riverside County Planning Department would like to thank CVCC staff for participating in the Joint Project Review (JPR) meeting held at the CVCC office on September 4, 2012. The meeting, held pursuant to Step 5 of the JPR Process as described in section 6.6.1.1 of the CVMSHCP, signals conclusion under the JPR Process.

Sincerely,

Gail Barton
Principal Planner
Riverside County Planning Department

COACHELLA VALLEY CONSERVATION COMMISSION



Cathedral City • Coachella • Desert Hot Springs • Indian Wells • Indio • La Quinta • Palm Desert • Palm Springs
Rancho Mirage • County of Riverside • Coachella Valley Water District • Imperial Irrigation District

September 19, 2012

Chad Young
Ecological Resource Specialist
Environmental Programs Division
4080 Lemon Street, 12th Floor
Riverside, CA 92501

RE: Joint Project Review CVCC 12-002a: Paradise Valley Specific Plan

Dear Mr. Young:

The Coachella Valley Conservation Commission (CVCC) staff met with County staff and the applicant on September 4, 2012 to complete the Joint Project Review (JPR) for Paradise Valley Specific Plan submittal, CVCC 12-002a, and to discuss the project's consistency with the Coachella Valley Multiple Specie Habitat Conservation Plan (CVMSHCP). As noted in our letter of July 6, 2012, we determined that not enough information was provided to complete the JPR for a programmatic level review of the entire Specific Plan. We also discussed concerns identified in our July 6, 2012 letter regarding Phase I of the project.

As a result of the explanations presented, CVCC finds the Phase I submission is consistent with the CVMSHCP with the caveat that the project has outstanding issues that will be resolved through the project approval process. It is our understanding that some issues associated with this project, including freeway interchanges and provision of utilities such as electrical power, will be resolved through the Joint Project Review process with Permittees such as Caltrans or Imperial Irrigation District and the applicant. Impacts of Phase I on biological corridors were discussed and the project applicant indicated further modification of the project boundary was not feasible. To ensure consistency with CVMSHCP conservation goals and objectives, it was agreed that the County would include conditions providing for maintenance of the biological corridors through the project approval process and that coordination with BLM is necessary to ensure functionality of this corridor. Other issues identified in our July 6 letter, including maintenance of essential ecological processes (hydrological regimes) and impacts from invasive species will also be addressed through conditions imposed on the project by the County through the approval process. The project will likely undergo many refinements related to other issues and changes to the development footprint that may require further CVCC analysis.

We appreciate the opportunity to discuss the conflicts with the CVMSHCP Conservation goals and objectives identified for this large project. As we discussed, ongoing coordination will be necessary to ensure the necessary conservation is accomplished. We appreciate the time and efforts by the County and the project applicant to address the concerns regarding consistency with the CVMSHCP for the Paradise Valley Project.

Sincerely,



Katie Barrows
Director of Environmental Resources

Cc: Jenness McBride, USFWS
Michael Flores, CDFG
Paul P. Lin, Glorious Land Company
Travis Cullen, Envicom Corporation



ESTABLISHED IN 1918 AS A PUBLIC AGENCY

COACHELLA VALLEY WATER DISTRICT

POST OFFICE BOX 1058 • COACHELLA, CALIFORNIA 92236 • TELEPHONE (760) 398-2651 • FAX (760) 398-3711

DIRECTORS:

JOHN W. McFADDEN, PRESIDENT
PETER NELSON, VICE PRESIDENT
TELLIS CODEKAS
RUSSELL KITAHARA
PATRICIA A. LARSON

OFFICERS:

STEVEN B. ROBBINS,
GENERAL MANAGER-CHIEF ENGINEER
MARK BEUHLER,
ASST. GENERAL MANAGER
JULIA FERNANDEZ, SECRETARY
DAN PARKS, ASST. TO GENERAL MANAGER
REDWINE AND SMERRILL, ATTORNEYS

December 20, 2005

File: 0421.2

Harvey Niskala
Glorious Land Company
13181 Crossroads Parkway North, Suite 530
City of Industry, California 91746

Dear Mr. Niskala:

Subject: Paradise Valley Project

In accordance with your request, I am sending you this letter to summarize the process for the Coachella Valley Water District (CVWD) to provide water service to the Paradise Valley Project (Project) that is being developed by the Glorious Land Company (GLC).

As you know, the first step in that process was the negotiation of an agreement for a new water source for the Project. Now that the Water Supply Agreement between the Rosedale Rio Bravo Water Storage District and GLC has been executed, and CVWD has approved the terms of that agreement, this first step has been accomplished.

The next step is for CVWD and GLC to execute a Pre-Annexation Agreement. Such an agreement will set forth the terms by which CVWD will accept an assignment of the Rosedale agreement and annex the Project site into our service area. Since a draft of a Pre-Annexation Agreement has already been prepared and reviewed by the parties, we expect that the CVWD Board of Directors can act on that proposed agreement within the next 30 to 60 days.

Concurrently with finalizing the Pre-Annexation Agreement, a Water Supply Assessment (WSA) must be prepared for the Project in accordance with SB 610. Our staff is working with your technical consultants on the WSA and we expect to present the WSA to our Board within the next 30 to 60 days. Once the Board acts on the WSA, that report can be included in the draft Environmental Impact Review (EIR) that is being processed by Riverside County (County) for the Project. If the County approves the EIR and the Project, and the Riverside County Local Agency Formation Commission approves the annexation, then CVWD would proceed to issue its standard "will serve" letter in accordance with its existing rules and regulations.

As always, please feel free to contact me if you have any questions.

Yours very truly,

Steve Robbins
General Manager-Chief Engineer

TRUE CONSERVATION
USE WATER WISELY

Exhibit F



United States Department of the Interior
BUREAU OF LAND MANAGEMENT
Palm Springs-South Coast Field Office
690 West Garnet Avenue
P.O. Box 581260
North Palm Springs, CA 92255-1260



DEC 30 2005

IN REPLY REFER TO

2200/CACA-43957

Mr. James Fagelson, Sr. Planner
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

Dear Mr. Fagelson:

The Glorious Land Company has asked us to provide you with a letter outlining our relationship to the Paradise Valley Specific Plan Application.

In December, 2001, the Glorious Land Company approached us with a proposal to exchange BLM lands located within their project boundary for other lands in the area. In the succeeding years, we have continued these discussions; however, we have never formally initiated a land exchange process.

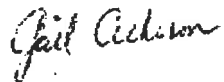
Land exchanges are discretionary and involve a serious commitment of agency resources to complete. For us to formally begin this land exchange, we must complete a feasibility report that outlines all issues associated with the proposal. These issues include land use plan consistency, public interest factors, mineral potential of the selected public lands, a fair market valuation analysis of selected and offered lands, resource values, potential controversy, any unique aspects of the proposal and the overall probability of successfully completing the exchange. This feasibility report must have BLM Washington Office approval prior to our proceeding to the next phase involving developing a non-binding agreement to initiate an exchange process. Once an agreement is finalized, a very detailed resource documentation and environmental analysis process begins that may or may not lead to a decision to complete the exchange.

Exhibit G

Given our lack of a feasibility report and BLM Washington Office approval to allocate time and funds to this land exchange proposal, we are not in a position to consent to the inclusion of these public lands in any joint processing of this application. We will, however, continue discussions with the Glorious Land Company on this proposal if they so wish.

Please feel free to contact John Kalish, at 760-251-4849, if you have any questions on this process.

Sincerely,

A handwritten signature in cursive script that reads "Gail Acheson".

Gail Acheson
Field Manager

Fax: 7603209507

Apr 12 '02 13:49 P.02



United States Department of the Interior
BUREAU OF LAND MANAGEMENT
Palm Springs-South Coast Field Office
690 West Garnet Avenue
P.O. Box 1260
North Palm Springs, CA 92258-1260



IN REPLY REFER TO:

2200
CACA 43957
(CA-063.51)

APR 10 2002

Mr. Keith Gardner
Riverside County Planning Department
4080 Lemon Street
Riverside, CA 92502

RE: Request to include federal land within the boundary of a proposed specific plan

Dear Mr. Gardner:

We understand that the Glorious Land Company is applying to the County of Riverside for a specific plan for a large planned community located in the Shavers Valley area along I-10 and east of Indio, California. The U.S. Government (U.S.) owns approximately 1,100 acres within sections 4 and 12, Township 6 South, Range 10 East, which are adjacent to land held by the Glorious Land Company (GLC).

The Bureau of Land Management (BLM) has received a land exchange proposal from the GLC who are seeking to acquire these federal lands and incorporate them into their private development. In the exchange, the GLC proposes to convey to the U.S. four private parcels to the east of the specific plan area.

We understand that, while the exchange is under review, GLC wishes to file a Specific Plan application and begin the environmental review process with the County. GLC has requested that the BLM write you concerning our position on including the federal land within the boundary of the proposed specific plan.

This letter is to advise you that we do not object to including federal lands in your processing and evaluation of the specific plan application with the following understandings:

1. All parties recognize that BLM makes no commitment to approve or expedite the exchange.
2. Including the federal lands is for planning and environmental review purposes only.

Exhibit H

3. Any final action by Riverside County to approve a specific plan that included the federal lands would be deferred until after a BLM decision on the exchange has been made.

We have informed representatives of Glorious Land Company that the location of the proposal conflicts with alternatives under consideration in the Coachella Valley Multiple Species Habitat Conservation Plan. BLM is a participant in this planning process with the intent that federal and local planning decisions would be consistent. We anticipate a decision on the availability of the federal lands for exchange to be made in this planning effort within the next 8 months to one year. Should the lands be available for exchange, and an exchange be completed, we will notify the county pursuant to Item 3 above.

If you have any questions, please call Tom Gey, Realty Specialist, at (909) 697-5352.

Sincerely,

/s/ JAMES G. KENNA

James G. Kenna
Field Manager

cc: Paul Selzer



Established in 1918 as a public agency

Coachella Valley Water District

Directors:

Peter Nelson, President - Div. 4
John P. Powell, Jr., Vice President - Div. 3
Patricia A. Larson - Div. 2
Debi Livesay - Div. 5
Franz W. De Klotz - Div. 1

Officers:

Steven B. Robbins, General Manager-Chief Engineer
Julia Fernandez, Board Secretary

April 5, 2011

Redwine and Sherrill, Attorneys
File: 0126.1

Douglas Hamilton
Exponent, Inc.
320 Goddard, Suite 200
Irvine, CA 92616

Dear Mr. Hamilton:

**Subject: Review Comments for Flood Hazard Boundary, Hydrologic Analysis
and Conceptual Flood Hazard Protection for the Paradise Valley Project**

The Coachella Valley Water District (CVWD) and our consultant Northwest Hydraulic Consultants (NHC) have reviewed and provided the initial review comments for "Flood Hazard Boundary, Hydrologic Analysis, and Conceptual Flood Hazard Protection for Paradise Valley Project, Riverside, California," "Report" prepared by Exponent, Inc., in a letter dated February 10, 2011. As requested during a conference call on February 24, 2011, a detailed review of the hydrologic analysis was carried out by NHC to provide recommendations for any modifications required to meet CVWD guidelines and regulations.

The following presents our review comments and recommendations:

Report Summary

The Exponent report provides their hydrologic analysis in the "Hydrologic Analysis" and "Existing Conditions Hydrology" sections and in Appendices 3 through 5. Exhibit 2 shows the sub-watersheds delineated for the HEC-1 analysis and the concentration points where flows are reported.

Review of Hydrology

Review of the subwatershed boundaries and concentration points shown on Exhibit 2 and the HEC-1 modeling procedures that predicted flows from the subwatersheds to the concentration points are provided below.

Subwatershed Boundaries

Exhibit 2 shows watershed boundaries in the Cottonwood Mountains and along the fan surfaces or valley floor for the streams that cross the development property. A review of air photos and exhibits suggest that the boundaries are defined acceptably, except as follows:

- The boundary delineation between Subwatersheds 4 and 7 upstream of I-10 might not represent the existing conditions as the January site visit by NHC and CVWD indicated that, upstream of the training dike, floods from Watershed 4 appeared to have flowed into Watershed 7. Also, the training dike was in poor condition and erosion might result in flood water travelling towards Watershed 7.

During the conference call, Exponent indicated that as part of the project development adequate protection would be provided to prevent flows from crossing into Subwatershed 7. Under this assurance, we accept the subwatershed boundaries for the purposes of defining flows for hazard analysis.

Concentration Points

Exponent defined six (6) concentration points along Highway 10 and three (3) concentration points at the southern or downstream end of the development property. We have reviewed the location of the concentration points to determine if they are adequate to:

- Define existing flood hazards on the development property; and
- Define potential development impacts on the nature and distribution of floods flows to downstream properties.

Defining Existing Hazards

Our comments on whether the concentration points are adequate to define existing flood hazards depends, in part, on the procedures that will ultimately be adopted to define the hazards. While these procedures are not yet defined, we accept the concentration points along Highway I-10 as suitable, with the following exceptions:

- Given that some of the concentration points collect flows from several small tributaries, further hydrologic modeling may be required to define peak flows to define existing hazards or hazard mitigation for any development upstream of I-10.
- In the vicinity of Concentration Point 4 there are three sets of bridges that convey flow beneath I-10. This does not matter for the hydrologic analysis but might for future hydraulic analyses.
- Flows from Subwatershed 6 potentially cross the western portion of the development property. A concentration point will be required for existing hazard analysis unless the developer plans to specifically exclude the portion of the property that might be subject to flooding from this source from future development.
- Flows from Subwatershed 13 potentially cross the eastern portion of the development property. A concentration point will be required for existing hazard analysis unless the developer plans to specifically exclude the portion of the property that might be subject to flooding from this source from future development.

Downstream Flooding Impacts

The analysis required to meet California Drainage Law is properly based on analysis of hydraulic conditions near and downstream of the property boundary for existing conditions and with the development in place rather than flows calculated at a concentration point.

Consequently, in our view, the concentration points at the southern edge of the property provide useful information but are not adequate to address California Drainage Law issues.

HEC-1 Model Review

We reviewed the appropriate sections of the Exponent report and the model files. Our review is limited to model inputs and outputs because we do not have access to the LAPRE-1 program or its documentation. This program is no longer supported and it would greatly simplify our review if Exponent provided future modeling in HEC-HMS.

Based on our review of inputs and outputs, the differences between the modeling procedures and the CVWD guidelines are as follows:

- The precipitation distribution for the 100-year storm was modeled to be the same as the SPS storm. This resulted in much lower rainfall intensities than would occur if the nested 100-year precipitation durations called for in the CVWD guidelines were adopted.
- We imported one of the 100-yr HEC-1 models into HEC-HMS and compared the results of the imported run with an alternate meteorological model using HEC-HMS's frequency storm option and the 5-min, 15-min, 1-hr, 2-hr, and 3-hr 100-year depths from NOAA Atlas 14 for this site, with the 100-yr 6-hr precipitation adopted by Exponent. Simulated peak flow following the CVWD guidelines was 19,400 cfs compared to the 13,900 cfs predicted by Exponent.
- It is not clear how depth-area reduction factors were applied in the different sub-watershed models. For example, the total SPS precipitation for the C4/C5 model is 6.1 inches, which is about the total anticipated from applying the depth-area reduction factor from Plate E-5.8 to the 6.45-inch SPS storm precipitation. On the other hand, the C12/C13 model used the entire 6.45 inches for the SPS. Similarly, a reduction factor also seems to have been applied to the 100-year precipitation for C4/C5 but not for C12/C13.
- The constant loss rate for the 100-year and SPS events is 0.3 inches per hour, compared to the recommended default of 0.1 inches per hour. The Exponent report references a 1997 Bechtel study for the adopted loss rates. Further justification is required of the adopted loss rates and of the use of higher constant loss rates for more frequent storms.

Recommendations

We recommend the following modifications to the hydrologic analyses to meet CVWD guidelines and standards.

1. Provide a statement in the report that identifies the potential for flood waters to flow from Subwatershed 4 into Subwatershed 7 and indicate that, as part of the development, adequate flood and erosion protection will be provided along the boundary.
2. Add concentration points for Subwatersheds 6 and 13 for flood hazard analysis on the property or state that the portions of the property potentially affected by these flows will not be considered for development.

3. Adopt CVWD guidelines for constant loss rates or provide justification for the adopted loss rates and their variation with event return periods.
4. Prepare a precipitation distribution for the 100-year storm that meets CVWD guidelines and revise the predicted 100-year peak flows.
5. Review the total storm precipitation amounts and adopt a consistent approach for applying reduction factors for all the basins. Expanding the text to cover this issue would be helpful.

As noted above, review of the hydrologic model would be simplified, as would development of the 100-year nested storm, if Exponent adopted HEC-HMS for their modeling.

We request that the report be revised to incorporate the above noted recommendations and be submitted to CVWD for further review. Please contact Georgia Celehar Bauer at extension 2288 or Tesfaye Demissie at extension 2605 if you have any questions or require further clarifications.

Yours very truly,



Mark L. Johnson
Director of Engineering

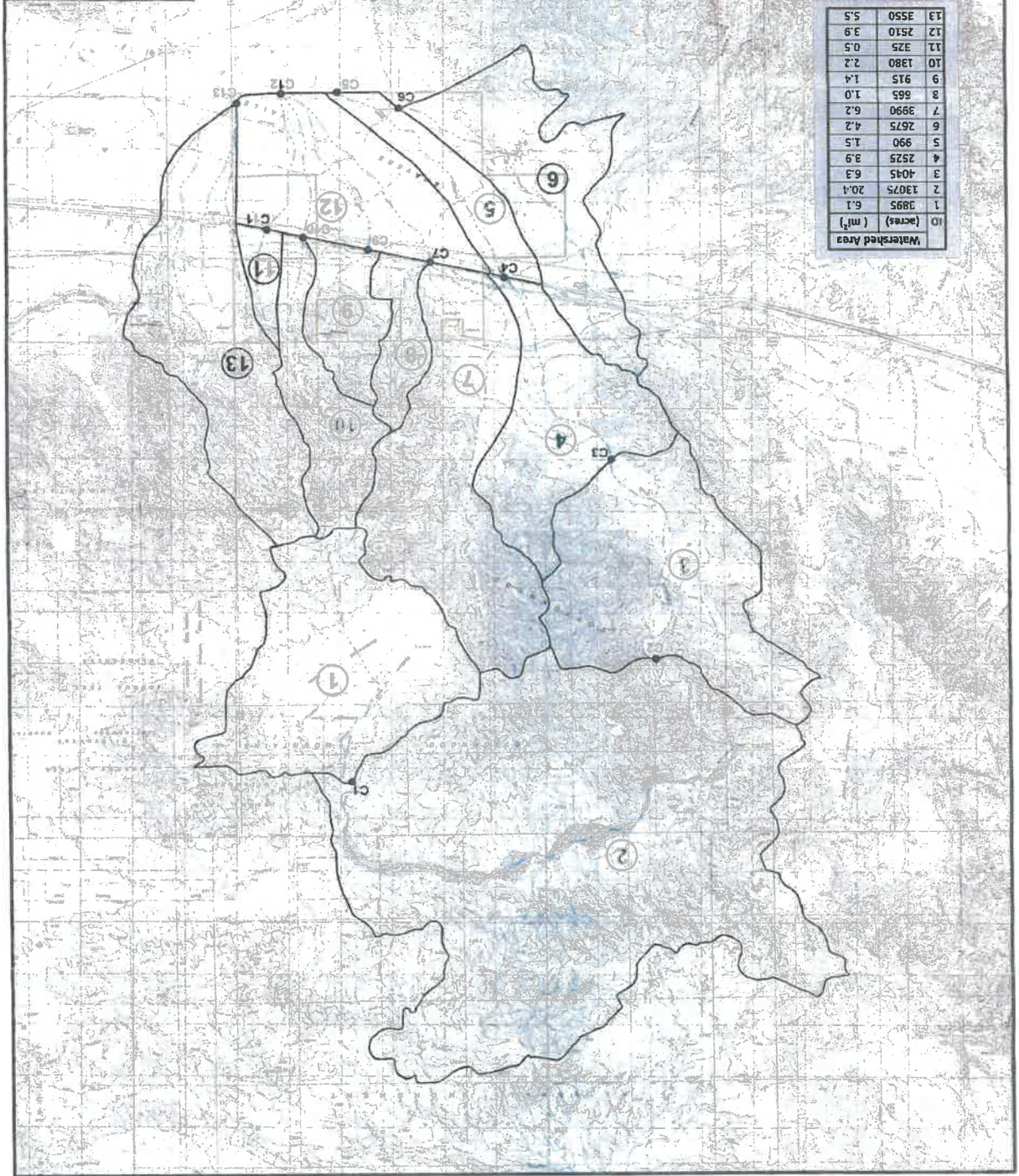
Enclosure: Exhibit 1

cc: Matt Straite mstraite@rctlma.org
Riverside County Planning via email (with enclosure)

Dan Ruiz druiz@kwcengineers.com,
KWC Engineers via email (with enclosure)

GCB:ch/eng/sw/11/April/Paradise Valley Project

November 2018
 E. Posen
 Watershed Basin Boundaries
 and Concentration Points
 (Exhibit 2)
 Paradise Valley



Property Line

Watershed Basin Boundaries (7800)

Concentration Points (7800)

Legend



Established in 1918 as a public agency
Coachella Valley Water District

Directors:

Peter Nelson, President - Div. 4
John P. Powell, Jr., Vice President - Div. 3
Patricia A. Larson - Div. 2
Debi Livesay - Div. 5
Franz W. De Klotz - Div. 1

Officers:

Steven B. Robbins, General Manager-Chief Engineer
Julia Fernandez, Board Secretary

December 22, 2011

Redwine and Sherrill, Attorneys

File: 0126.1

Douglas Hamilton
Exponent, Inc.
320 Goddard, Suite 200
Irvine, CA 92616

Dear Mr. Hamilton:

Subject: Review Comments for Flood Hazard Boundary, Hydrologic Analysis and Conceptual Flood Hazard Protection for the Paradise Valley Project

The Coachella Valley Water District (CVWD) and our consultant Northwest Hydraulic Consultants (NHC) have reviewed the above-captioned report submitted by Exponent, Inc (Exponent) and dated October 5, 2011. The October 5, 2011 report is a revision of a November 23, 2010 report with the same title. CVWD provided comments on the earlier report on February 10, 2011 and a detailed review of the hydrologic analysis on April 5, 2011. Exponent provided their response to CVWD review comments in a letter dated July 14, 2011. Exponent also sent out an email that summarized the agreements from the conference call on August 4, 2011 among NHC, CVWD, Exponent, and KWC Engineers.

The following presents our review comments and recommendations:

Report Summary

The Exponent report is divided into four sections: Physiographic and Hydrologic Setting, Flood Hazard Analysis, Hydrologic Modeling of Existing Conditions, and Conceptual Flood Hazard Mitigation Plan. The Hydrologic Modeling section has been substantially revised to address the earlier reviews; the other sections also have been revised to address comments from the February 10, 2011 CVWD review.

Review Comments

Specific comments are provided for each of the report sections under the subheadings below. In general, the review focuses on whether or not previous comments have been addressed or if there are comments that still need further work. The review also included more detailed comments for the Hydrologic Modeling section.

Physiographic and Hydrologic Setting

This section now provides proposed development boundaries (Figure 2), as requested. As discussed below, it would be helpful if these boundaries were included on Exhibits 1 and 3.

Flood Hazard Analysis

This section now addresses Pinkham Wash, Cottonwood Mountains and Shavers Valley Wash flood hazards in separate sections. Comments are:



- **Pinkham Wash:** The report does not adequately address CVWD comments that disputed the presence of a well-defined eastern bank to the wash. As discussed in earlier reviews, this may affect the boundaries of the flood hazards from Pinkham Wash and the boundaries of the proposed development area if these hazards are to be avoided. It would be helpful if the proposed development area was included on Exhibit 1.
- **Pinkham Wash:** The report does address CVWD comments regarding potential flood flows from Pinkham Wash into Subwatershed 7 in the Hydrologic Modeling Section. The details of the calculations are not described in the report text.
- **Cottonwood Mountains:** flood hazard description is acceptable
- **Shavers Valley Wash:** flood hazard description is acceptable

Hydrologic Modeling of Existing Conditions

This revised section now addresses nearly all of the earlier CVWD comments. We have identified two issues that will need to be addressed by Exponent, as follows:

- **Unit hydrograph parameters:** The report provides lag times computed for each sub-basin, but not the event volumes, so we were unable to verify the unit hydrographs against the S-graph in the report appendix. It would be useful to have all information needed to reconstruct the hydrographs provided in the report.
- **Depth-area reduction factors:** The report used depth-area reduction factors determined for the Walnut Grove basin in southeastern Arizona as published in NOAA Technical Memorandum NWS Hydro-40. These factors are much lower (i.e. greater reductions of point rainfall) than the standard depth-area reduction factors published in the NOAA atlases and adopted in the Riverside County Flood Control and Water Conservation District (RCFCWDC) Hydrology Manual.

The first issue is minor but the second one is significant. We provide technical and policy comments on the adopted depth-area reduction factors below.

Technical Comment

The technical comment focuses on the applicability of the adopted factors. There is a long section in the NWS Hydro-40 report that discusses application of the factors beyond the Walnut Grove basin. It concludes that the Walnut Grove factors are applicable to that basin, and similar factors (Hydro-40 Figure 14) are appropriate for northeastern and southeastern Arizona and western New Mexico (areas B and D in Hydro-40 Figure 11). Higher factors (Figure 15), but still less than the standard curves, are proposed for most of central and western Arizona (areas A and C in Figure 11). The report notes that there is considerable uncertainty regarding their use in area A (western Arizona) due to lack of data. This discussion does not support the use of the Walnut Grove factors adopted by Exponent for the Coachella Valley. Additional information and analysis would be needed to support the extension of the western Arizona factors into southern California.

The adopted depth-area reduction factors have a significant impact on the simulated peak flows. For comparison, the 100-year peaks for concentration points C4 and C5 were simulated using standard depth-area reduction factors; the resulting peak flows were about 60 percent higher than those quoted in the Exponent report. A similar increase would be expected for the Standard Project Storm models for these basins. The increase in peak flows from the smaller basins would be less, but still potentially significant.

Policy Comment

Adopting new depth-area reduction factors for the Coachella Valley will involve revisions to standard practices that would need to be adopted by all the various agencies involved in flood control. It is after this step that they can be accepted for specific development studies. Given that the Paradise Valley project lies in Riverside County, the general agreement of the RCFCWCD is necessary before revised depth-area reduction factors are adopted for the project. Also, general agreement from various state and federal agencies may be required.

Conceptual Flood Hazard Mitigation Plan

This section does not address earlier comments by the CVWD related to setbacks from Pinkham Wash. It would be helpful in evaluating the mitigation plan if the proposed development area is shown on Exhibit 3. As noted earlier, the extent of hazards from Pinkham Wash on the development property are not yet agreed between CVWD and Exponent.

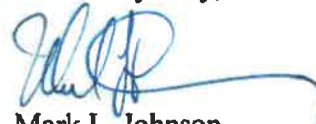
Conclusions:

The most significant comments on the October 5, 2011, Exponent Report are summarized below:

1. We remain unconvinced that there is a well-defined eastern boundary to Pinkham Wash and in our view the extent of the flood hazards on the development property may not be correctly defined.
2. We disagree with the application of the Walnut Grove depth-area reduction factors to the Coachella Valley for technical and policy reasons.
3. We support the application of the best science in hydrologic analysis. However, for CVWD to accept different depth-area reduction factors that are not included in the RCFCWCD Hydrology Manual, agreement and adoption of the new approach (i.e. policy change) would be required from CVWD, Riverside County and other appropriate state and federal agencies.
4. The conceptual plans for flood hazard mitigation for the Cottonwood Mountain tributaries seem acceptable. Setbacks or other avoidance measures may still be required for Pinkham Wash, depending on the actual extent of flood hazards from this wash.

We request that the report be revised to incorporate the above noted recommendations and be submitted to CVWD for further review. Please contact Georgia Celehar Bauer at extension 2288 or Tesfaye Demissie at extension 2605 if you have any questions or require further clarifications.

Yours very truly,



Mark L. Johnson
Director of Engineering

cc: Matt Straite mstraite@rctlma.org
Riverside County Planning via email
Dan Ruiz druiz@kwcengineers.com,
KWC Engineers via email

TD:ch\eng's\w\1\dec\Paradise Valley Project



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Carolyn Syms Luna
Director

John Kalish
BLM
1201 Bird Center Drive
Palm Springs CA 92262

Dear Mr. Kalish:

The County of Riverside has received an application from the Glorious Land Company (GLC) for the Paradise Valley Specific Plan (SP338) project, on approximately 5,300 acres located in the Shavers Valley area of Riverside County. As the Paradise Valley project is located in an unincorporated area of Riverside County, the County is the public agency with the principal responsibility for discretionary review of entitlements and environmental review, and would, therefore, be the designated lead agency pursuant to Section 15367 of the *CEQA Guidelines*.

The County understands that the project would involve off-site improvements including construction, operation, and maintenance of a new transmission power line and associated service roads between an existing IID substation in the City of Coachella and the Paradise Valley Specific Plan development. The County will be including all offsite requirements in our CEQA analysis. Portions of the proposed and alternative transmission line routes would be located over BLM lands. We understand that BLM would require a right-of-way grant for the proposed power line, which would trigger the need for a NEPA process through the BLM, with the BLM as the Federal Lead Agency.

The County will prepare our EIR so that the document may also function as a NEPA document for your right of way grant; a joint CEQA/NEPA .

The County is going to be using a third party contractor that would be responsible for preparing the CEQA/NEPA document under the direction of the County and the BLM. The County's policy is to allow the Applicant to identify a qualified third-party contractor if they agree to sign the County's third-party contractor MOU. The Applicant has proposed that Envicom Corporation be the third-party contractor to prepare the environmental analysis. The County has reviewed Envicom Corporation's qualifications and determined that they are qualified based on: 1) understanding and experience with CEQA, NEPA, and other state and federal regulations; 2) experience in preparing environmental documents for large complex and controversial projects; and 3) demonstrated understanding of the project, potential issues, available data, and needed supplemental analyses.

To eliminate redundancy and create efficiency the CEQA/NEPA analysis would be provided within one document. Therefore, the County encourages BLM to use Envicom Corporation as the third party contractor for preparation of the CEQA/NEPA analysis.

Sincerely,

Carolyn Syms Luna
Director of Planning

**Coachella Valley
Multiple Species Habitat Conservation Plan
Independent Science Advisors and
Scientific Advisory Committee**

January 2016

Supervisor John Benoit
Riverside County Board of Supervisors

The integrity of the Coachella Valley Multiple Species Habitat Conservation Plan will be compromised by the proposed "new town" development referred to as Paradise Valley east of the Coachella Valley in the Pinkham Wash area bounded by Joshua Tree National Park on the north and the Mecca Hills Wilderness on the south. This new town provides new threats to population persistence of several plant and animal species, thus it runs counter to the HCP contract. This threat has prompted scientists involved in the CVMSHCP planning and implementation process to write this letter explaining why it is critically important for the future of the CVMSHCP that the Paradise Valley Specific Plan not be approved. Our concerns and views are expressed below.

The Coachella Valley Multiple Species Habitat Conservation Plan/Natural Communities Conservation Plan (CVMSHCP/NCCP, hereafter CVMSHCP) was approved and state and federal permits issued in 2008. Implementation has been successful to date with more than 87,000 acres acquired since planning first began for the CVMSHCP, and the construction of much needed infrastructure such as freeway interchanges has been facilitated. As intended, the CVMSHCP has successfully balanced conservation and development. One of the key components of the CVMSHCP development, and now implementation, has been the direction and oversight provided by some of the top conservation scientists in the country. This input led to objective standards to ensure that the protected species and habitats will persist, while leaving ample room for well-considered economic growth for the nine cities and County of Riverside permit holders.

After the first-draft CVMSHCP was completed, nationally recognized leaders in conservation biology, Drs. Michael Soule, Reed Noss, and C. Richard Tracy, reviewed it as the Independent Science Advisors (ISA) panel and prepared a written report of that review. More local conservation scientists, Drs. Alan Muth, Cameron Barrows, and Mark Fisher comprised the plan's Scientific Advisory Committee and provided the on-going direction to ensure species and natural community requirements were being met by the plan design, and importantly that critical ecological processes remained intact. The ISA overview was summarized in this statement, "First, we want to commend the Scientific Advisory Committee and others who contributed to the Draft Plan for producing what is sure to be one of the most scientifically defensible and thorough HCPs or NCCPs ever developed."

As we stated in the ISA report, "On a continental scale, the Coachella Valley is a biological hotspot, distinguished by high endemism, rarity, and richness of several taxa. For example, researchers with The Nature Conservancy and the Association for Biodiversity Information identified this portion of southern California as one of six regions in the United States that rank in the top tier of conservation priority based on a rarity-weighted richness index (S. Chaplin et al. 2000, Chapter 6 in *Precious Heritage: The Status of Biodiversity in the United States*, Oxford University Press). More recently, Barrows and Fisher, among others, published an analysis of patterns of lizard biodiversity across North America, including Mexico, and found that the CVMSHCP was at the core of the region of highest lizard species richness in all of North

America, (Barrows et al. 2013, *Journal of Arid Environments* 95: 41-48). This and a more recent analysis by Barrows and Fisher (2014, *Biological Conservation* 180: 97-107) identified mechanisms for that richness, how the diverse topography of this area along with the juxtaposition of the Mojave, Sonoran and Baja California ecological regions helped foster that biodiversity, and notably allowed species to sustain populations throughout the climate shifts of past epochs and likely through this current warming as well. Those physical characteristics have led to high levels of biodiversity in reptiles as well as plants, mammals and birds. A critical component of this physical landscape is connectivity; species, plant and animal populations need to be able to move, to adapt to changing conditions. The CVMSHCP protects biological resources of National and even continental significance. Its design explicitly ensures that connectivity for species movement and for ecological processes to sustain our exceptionally high and unique biodiversity as well as habitat for species found absolutely nowhere else in the world, such as the Coachella Valley fringe-toed lizard. It is the responsibility of the CVMSHCP permit holders to ensure that this ecological "hot spot" of national significance is protected.

One of the CVMSHCP areas we identified and designed as a critical zone for connectivity is the Desert Tortoise and Linkage Conservation Area. This conservation area spans both sides of the I-10 Freeway as it leaves the Coachella Valley and extends up to the eastern edge of the CVMSHCP at Chiriaco Summit. As its name indicates one of the primary goals for this area is to ensure connectivity for the federally and California State threatened Mojave Desert Tortoise. For the tortoise, the most important area of connectivity within this linkage is the region that includes Cottonwood Canon, Box Canyon Road and what is now referred to as "Paradise Valley." That importance is due to:

- High tortoise populations in that region on the north side of I-10,
- Smaller but significant populations of tortoises in the Orocochia Wilderness Area and Chuckwalla Bench ACEC to the south of I-10 - populations that are at the southernmost occurrence of this species, and,
- Numerous large culvert underpasses along the I-10 that are sufficient to allow passage for tortoises. These underpasses are associated with large washes, due to the active hydrology of this area in particular.

The proposed new town threatens persistence of desert tortoise because it both reduces existing habitat, and fragments resulting habitats. Tortoises aren't the only species that use this linkage area; kit foxes, badgers, and bobcats are among the many species that use the culvert corridors providing critical linkages from the Sonoran Desert to the south and a "gateway" to the Mojave Desert through Joshua Tree National Park to the north. The "Tortoise Linkage Conservation Area" extending west from Cottonwood Canyon through Paradise Valley is unique in having a high number of culverts and is also immediately adjacent to the relatively dense tortoise populations on the north side of I-10, extending into Joshua Tree National Park. For these reasons this section offers the greatest opportunity to provide effective wildlife corridors across I-10.

Common sense, and sound principles of conservation biology, indicate that one should not develop or impact such a critical linkage zone. This connectivity is necessary to maintain viable population sizes of several wildlife species and for providing genetic exchange to ensure the gene pool remains diverse and can provide the tortoises and other species on both sides of I-10 the wherewithal to adapt to changing conditions. Among many sources of change, the local effects of global warming are becoming increasingly important to consider in designing effective conservation; linkage corridors are essential to that design. It should now be clear why the scientific advisors to this plan stressed that they be integral to the design of the CVMSHCP.

Paradise Valley is currently far from human development. It is important to identify the effects of even modest development on the ecology and ecological function of a critical linkage area within a relatively pristine landscape. Of course this development proposal of a new town is not modest.

- Developments increase road densities and increase activity on those roads. This increases vehicle collisions with wildlife and for many species inhibits their movement – they won't or will be reluctant to cross roads. Even if narrow wildlife corridors are created through the development, the roads represent an unnatural gauntlet that will increase wildlife mortality and reduce the chance that an individual will reach the other side of I-10.
- Wildlife road mortality, as well as suburban refuse will increase raven and coyote densities, as well as populations of other predators and scavengers. Ravens have been identified as significant predators on young tortoises and coyotes are predators of adult tortoises. The effects caused by predators, of removing the young tortoises from this population will extend into Joshua Tree National Park as well as into the Orocopia Wilderness and Chuckwalla Bench ACEC tortoise populations. Young tortoises have low survivorship in natural settings; increasing raven densities will likely put these tortoise populations on an unsustainable declining trajectory.
- With development there will be increased densities of domestic cats and dogs, some of which will run free. These pets will negatively impact wildlife densities. Free roaming dogs have been identified as predators on both young and old tortoises, as well as other wildlife species.
- Urban developments are sources for invasive weedy plants. Weeds will compete for space and water with native vegetation, ultimately reducing the vigor and density of native plants and provide increased fuel for wildfires. This will mean less cover for tortoises and other species as they attempt to navigate passage through any remaining open spaces after development begins. Cover is a critical characteristic of effective corridors – both for predator avoidance and for mitigating the otherwise intolerable summer heat and reduced water from changing precipitation due to global climate change.

These outcomes of development in an otherwise relatively pristine landscape are referred to as dispersed stressors which cannot be mitigated by creating truncated corridors of open space within a development; the road kill, ravens, straying pets, and weeds will still prevail. We need to emphasize that none of these stressors are currently problems in Paradise Valley, but with any level of development, they will be. It also emphasizes one reason why well-considered development occurs within or adjacent to existing development footprints; such new, intelligent development will have smaller impacts on the issues identified above because those issues already exist there.

Beyond linkages and tortoise populations, Paradise Valley includes the best and largest extent of a natural plant community known as desert dry wash woodland. Unlike most desert habitats, this community is comprised of real trees; palo verde and ironwood, and so provides habitat that most other desert habitats do not. These woodlands are important for nesting and migrating birds and bats. The proposed new town in Paradise Valley will remove 194% of the allowable "take" of this important community for the CVMSHCP. There is nowhere within the CVMSHCP to mitigate this loss.

For these reasons we were dismayed to learn of the proposed "new town" called Paradise Valley in the Desert Tortoise and Linkage Conservation Area. The Paradise Valley project removes and fragments important habitat for wildlife species, and it imposes a huge, perhaps insurmountable, barrier to connectivity between Joshua Tree National Park and the Mecca Hills Wilderness/Orocopia Mountains Wilderness. If approved, this new town will challenge the very foundation and integrity of the CVMSHCP for that conservation unit.

Dr. Reed F. Noss is Provost's Distinguished Research Professor, University of Central Florida.

Dr. Michael Soule is Professor Emeritus of Environmental Studies, University of California, Santa Cruz, and co-founder of the Society of Conservation Biology.

Dr. C. Richard Tracy is Professor of Ecology, Evolution, and Conservation Biology, University of Nevada, Reno.

Dr. Allan Muth is Director of the University of California, Riverside, Boyd Deep Canyon Desert Research Center;

Dr. Cameron Barrows is a research ecologist at the University of California, Riverside, Center for Conservation Biology;

Mark Fisher is a Senior Museum Scientist at the University of California, Riverside, Boyd Deep Canyon Desert Research Center.

Sincerely,



Reed Noss, Ph.D.



Michael Soule, Ph.D.



C. Richard Tracy, Ph.D.



Cameron Barrows, Ph.D.



Mark Fisher



Allan Muth, Ph.D.

360 Lupine Drive
Sequim, WA 98382
February 8, 2016

Coachella Valley Conservation Commission
c/o Tom Kirk, Executive Director
Coachella Valley Association of Governments
73-710 Fred Waring Drive, Suite 200
Palm Desert, CA 92260

Dear Tom and Commission Members:

As the lead author of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), I have maintained a strong interest in it and have followed its implementation closely. For years the CVMSHCP seemed quite successful. It balances conservation and development in the Coachella Valley by ensuring conservation through establishing a coherent system of Conservation Areas while facilitating development outside of the Conservation Areas (and extremely limited development within them) through the CVMSHCP's compliance with state and federal species and habitat protection laws. More than 87,000 acres have been acquired in the Conservation Areas, and many infrastructure projects have been able to proceed because of the Incidental Take Permits provided by the CVMSHCP. Now, however, the Paradise Valley Specific Plan proposal has created an as of yet unrecognized crisis for implementation of the CVMSHCP.

Paradise Valley proposes large scale development in one of the Conservation Areas and the project is now being considered by the County. Yes, it is possible that the County will reject the project, but the mere fact that the County is considering it for approval attests to the fact that the crisis in CVMSHCP implementation has already occurred. The crisis actually happened in 2012 when the Coachella Valley Conservation Commission (CVCC) failed in one of its core responsibilities for implementing the CVMSHCP, namely the Joint Project Review (JPR) process. As explained below, the County also failed in its responsibilities. The JPR is the crucial mechanism whereby CVCC determines whether or not a project proposed in a Conservation Area is consistent with the CVMSHCP Conservation Goals and Objectives. If it is not, the project may not be considered by the applicable Permittee. What CVCC did with respect to the JPR for the Paradise Valley abrogated its responsibilities by piecemealing review of the project and conducting a JPR of only phase 1 of a much larger project proposal. Phase 1 had been carefully crafted to be consistent with the CVMSHCP Conservation Goals and Objectives, ignoring whether the subsequent phases would be consistent or not. Given the scale of the Specific Plan proposal, subsequent phases will almost certainly be inconsistent. By signing off on Phase 1 as being consistent with the CVMSHCP, CVCC enabled the project to proceed through the County's approval process. If the County approves the Specific Plan, Phase 1 is allowed to go forward. That sets the precedent that any project in a Conservation Area can go through a JPR process for only a carefully crafted initial phase of a larger project to create the illusion of project consistency with the CVMSHCP, thus enabling the first phase of the project to be approved and constructed. In the case of Paradise Valley, a General Plan Amendment

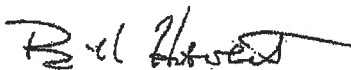
for the entire project area could be approved along with approval of the entire Specific Plan, even if with some conditions. This completely undermines the JPR process and the intent of the CVMSHCP, and puts future CVMSHCP implementation in jeopardy.

Interestingly, CVCC initially correctly conducted the JPR process for the Paradise Valley project in 2012 at which time it stated in its July 6, 2012 determination letter that "we have determined that not enough specific information is available to complete a JPR analysis of future phases of the project beyond Phase 1. Therefore, we have not completed a JPR consistency determination for the Specific Plan." The result is that the County could not then have considered the project application complete and could not have moved forward. In a subsequent August 16, 2012 letter to the County, CVCC affirmed that "The Coachella Valley Conservation Commission (CVCC) has completed the Joint Project Review (JPR) of the Paradise Valley Specific Plan and found the project to be inconsistent with the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP)." However, after a meeting with County staff and the project proponent, CVCC issued another letter on September 19, 2012 stating that, "As a result of the explanations presented, CVCC finds that the Phase 1 submission is consistent with the CVMSHCP with the caveat that the project has outstanding issues that will be resolved through the project approval process." Nothing was said about the Specific Plan as a whole, and no documentation accompanied the letter describing what explanations had been presented or what actual new analysis had been conducted by CVCC to support this new conclusion. More importantly, CVCC, perhaps under duress from the County, abrogated its responsibility to conduct a JPR for the entire project before making a determination of consistency or inconsistency.

Equally disturbing is that the County chose not to adhere to the requirements of Section 6.6.1.1 of the CVMSHCP which states that "The application will not be deemed complete by the Permittee prior to completion of the Joint Project Review process." Because the JPR process for the Specific Plan as a whole was not completed, the County is in violation of the CVMSHCP by having deemed the application complete and processing the project for environmental review and the approval process. Section 6.6.1.1 further states, "Consultation with CVCC is needed at this early stage to ensure that alternatives are fully evaluated to achieve Conservation Area Objectives prior to public release of environmental documents prepared pursuant to CEQA." There is no provision in the CVMSHCP for preparing a JPR on only a portion or initial phase of a project and to do so clearly violates CEQA as well as the CVMSHCP.

The CVMSHCP was a good faith effort among government agencies, development interests, and conservation organizations to ensure that the natural heritage and biological resources of the Coachella Valley would be protected while appropriate development was facilitated. The magnitude of the proposed Paradise Valley project in a Conservation Area and the subterfuge of making it appear to be consistent with the CVMSHCP through a manipulation of the JPR process breaks that good faith.

Sincerely,



Bill Havert,
Retired Executive Director, Coachella Valley Mountains Conservancy

Cc: Katie Barrows

360 Lupine Drive
Sequim, WA 98382
November 16, 2018

Planning Commission
County of Riverside
4080 Lemon Street
Riverside, CA 92501

Re: Paradise Valley Specific Plan SCH #2015101031; SP 339; GPA 686; CZ 6195; EIR 506 and Final Environmental Impact Report (FEIR)

Dear Commissioners:

The purpose of this letter is to urge you to deny the project and determine that the EIR for Paradise Valley should be withdrawn as premature and that County staff be directed to provide the detail necessary to the Coachella Valley Conservation Commission (CVCC) to enable a complete Joint Project Review (JPR) to be prepared for the Paradise Valley Specific Plan, upon the completion of which the Specific Plan should be revised as necessary to ensure consistency with the Coachella Valley Multiple Species Habitat Conservation Plan/Natural Communities Conservation Plan (CVMSHCP) Conservation Area Conservation Goals and Objectives; subsequently, the DEIR should be revised as needed before recirculation. Further, the County should ensure that a project in that area comply with all applicable General Plan policies as described later in this letter.

From the inception of the preparation of the CVMSHCP in 1993 through the completion of the original Final CVMSHCP in 2006, I was the lead author of the plan in my capacity of Executive Director of the Coachella Valley Mountains Conservancy, which prepared the CVMSHCP under contract to the Coachella Valley Association of Governments. Based on my familiarity with the CVMSHCP, I am submitting these comments.

Background and Context for Understanding EIR Deficiencies and Inconsistency with the CVMSHCP

Initially, I want to offer some background and context for a proper understanding of the key issues regarding the questions of the project's consistency with the CVMSHCP and the Draft Environmental Impact Report's (DEIR) and the Final Environmental Impact Report's (FEIR) approach to identifying and mitigating impacts on Biological Resources.

Paradise Valley proposes the development of a new town in an area designated as a Conservation Area in the CVMSHCP. The CVMSHCP is a regional habitat conservation plan that facilitates private and public development in much of the Coachella Valley in exchange for the permanent conservation of a designated Reserve System comprised of the various identified Conservation Areas. The Permittees under the CVMSHCP are obligated to acquire and protect a minimum of 90% of the private lands within

the Conservation Areas to ensure protection in perpetuity of the species and natural communities covered by the CVMSHCP.

The proposed Paradise Valley Specific Plan poses an enormous threat to successful implementation of the CVMSHCP by proposing extensive development in one of the Conservation Areas. For such development to be approved it must be consistent with the CVMSHCP's Conservation Area Conservation Objectives for each of the affected Covered Species and Natural Communities, as well as for designated Biological Corridors and Essential Ecological Processes. To determine if such consistency exists, the CVMSHCP requires that a proposed project go through the JPR process, conducted by the CVCC, the Joint Powers Authority established to oversee implementation of the CVMSHCP. Paradise Valley has not undergone a complete JPR. This subject is discussed extensively later in this letter. As background for that discussion, however, it is useful to discuss the failure of the DEIR and the FEIR to accurately delineate the project's impacts and identify feasible mitigation measures. As will be seen, the essential impossibility, or at least great implausibility, of the project's being able to meet the Conservation Area Conservation Objectives and obtain consistency with the CVMSHCP is the likely reason why the County chose not to obtain a complete JPR for the project – in violation of the CVMSHCP – but chose instead to attempt to circumvent the CVMSHCP requirements and to use specious arguments in the DEIR and FEIR as to why the project purportedly has no significant impacts to biological resources and will ultimately be consistent with the CVMSHCP.

Extraordinarily, the DEIR and FEIR assert that there will be no Unavoidable Significant Biological Impacts to Biological Resources from this massive project in a designated Conservation Area. The DEIR and FEIR, however, fail to substantiate this claim. The DEIR and FEIR simply use circular reasoning that the project would be consistent with the Conservation Objectives and requirements of the CVMSHCP if the required conservation lands are conserved prior to the impacts and that this will be accomplished because the Specific Plan will be implemented to be consistent with the CVMSHCP. It then defers actual analysis and mitigation to future JPRs conducted on individual "implementing projects" for discrete phases of the project. The DEIR and FEIR describe three mitigation options set forth in the CVMSHCP that theoretically could be utilized by the Paradise Valley project, but the DEIR and FEIR fail to provide substantive factual information demonstrating that the Specific Plan could actually avail itself of those options to achieve the Conservation Objectives. Instead, the DEIR and FEIR merely provide tables purporting to show how mitigation could be achieved.

DEIR Table 4.4-4 shows all Privately Owned land in the Conservation Area with habitat for the various Covered Species and then calculates the Potential Allowable Disturbance for each of the Covered Species, which is a standard percentage of the total Privately Owned Land. The implication of this is that there is abundant Allowable/Authorized Disturbance available to the Paradise Valley project. This is, however, extremely misleading and not factually accurate. Because Paradise Valley does not own and control all of those private lands, it is not entitled to the Authorized Disturbance for those acres. So when in Table 4.4.5 the DEIR and FEIR show the Disturbance that the Paradise Valley project would create, i.e., the Project's impact, and compare that to the total Authorized Disturbance associated with all the Privately Owned Lands, it thereby concludes that there is adequate Disturbance Authorization available and, therefore, the project will be consistent with the CVMSHCP and has no Significant Impact.

As the DEIR states it, “As illustrated in Table 4.4-5, Potential Allowable Disturbance versus Specific Plan Impacts to DTLCA Conservation Objectives, there is enough acreage of each conservation objective mapped on private non-conserved lands to offset the proposed impacts associated with the Paradise Valley Specific Plan.” The fatal flaw with this approach is that it is wholly speculative and theoretical and has no basis in reality. If Paradise Valley actually owned all the Privately Owned land in the Conservation Area and committed to conserving the required acreage to accrue the necessary Authorized (referred to as Allowable Disturbance in the DEIR and FEIR), then it could count those lands as mitigation and demonstrate that it could meet the Conservation Objectives. But in reality Paradise Valley owns very little of that Privately Owned land and so cannot use it in calculating Authorized Disturbance. To essentially deprive all other private landowners in the Conservation Area of any potential to develop their land might well constitute an unlawful taking on the part of the County.

To take a few examples of the problem associated with this theoretical approach, Table 4.4.5 shows that for desert tortoise there is conceptually 3,355.12 acres of Potential Allowable Disturbance (based on the total of Privately Owned lands – some 38,583.93 acres) in the Conservation Area. The table also shows that Paradise Valley would require between 1,872 and 1,910 acres of impacts, depending on which power supply alignment is chosen. Thus, the table would have us believe that there is far more Allowable Disturbance available than the project requires. If we consider, however, that the Paradise Valley project site is approximately 5,400 acres in size and the total acreage owned by the project proponent, including off-site acreage, is approximately 8,200 acres, then the actual Disturbance Authorized based on what the project proponent can commit to conservation is approximately 656 acres, far less than the 1,872 – 1,910 acres needed by the project. The following table recreates the DEIR Table 4.4-5, but adds two additional columns: one showing the approximate actual Allowable Disturbance based on the actual Paradise Valley ownership, and one showing the resulting deficiency in the Allowable Disturbance needed by the project.

<i>Conservation Objective</i>	<i>(Theoretical) Potential Allowable Disturbance</i>	<i>Range of Specific Plan Impacts (Disturbance Required)</i>	<i>Actual Allowable Disturbance Based on Paradise Valley Ownership</i>	<i>Disturbance Deficit (Based on High Impact Acres)</i>
Desert Tortoise	3,355.12	1,872 – 1,910	656	-1,254
Le Conte’s Thrasher	14,277 – 43,893	1,742 – 1,780	560	-1,220
Desert Dry Wash Woodland	990 – 4,043	1,179 – 1,190	300	-890
Corridors and Linkages	1,115.91	821 - 860	230	-630
Mecca Aster	27.95	0 - 5	416	No deficit

It should be noted that it is unclear in the original DEIR Table why there is such a large range in the Potential Allowable Disturbance for Le Conte’s Thrasher and for Desert Dry Wash Woodland. The calculation is strictly mathematical; so it is unclear how there could be a range (and a vast one) instead of a single specific acreage figure. It should also be noted that Table 8 in DEIR Appendix D-5, Biological Resources Report identifies even higher levels of impact than those identified above.

While implying in Tables 4.4-4 and 4.4-5 that enough Disturbance is available if sufficient lands that Paradise Valley does not control were the source of Allowable Disturbance, the DEIR and FEIR do at least stipulate that to ultimately avail the project of this Allowable Disturbance, sufficient private lands would need to be brought under Paradise Valley's control and committed to permanent conservation, presumably by dedication to CVCC. That this could actually occur is, of course, wholly speculative. Thus it cannot be construed as a legitimate Mitigation measure for CEQA purposes; nor can it be construed as evidence that the project is consistent with the CVMSHCP's Conservation Area Conservation Objectives.

As some recognition of this problem, the DEIR and FEIR also propose that additional means to meet the Conservation Objectives and obtain Allowable Disturbance would be the Like Exchange and Transfer of Conservation Objectives provisions of the CVMSHCP. What the DEIR and FEIR do not do, however, is offer any analysis, substantiation, or evidence that these methods could be successfully employed by Paradise Valley. A Like Exchange must result in equal or greater benefits to Covered Species and conserved natural communities as compared to those benefits analyzed in the Plan. The CVMSHCP identified and selected the optimum Habitat in the CVMSHCP area to incorporate into the Conservation Areas to ensure survival of the species and natural communities. Specifically with respect to the DDWW natural community, the CVMSHCP states "The Planning Team attempted to include all large contiguous stands of desert dry wash woodland that remain in the Plan Area" (CVMSHCP, 10.8.2.3). The significance of this is that those areas not included were omitted because they were small and dis-contiguous patches: not especially suitable for Like Exchange given the Biological equivalency requirement. Thus, it is highly implausible if not impossible that enough quality habitat could be found outside of designated Conservation Areas to "result in equal or greater benefits" to complete a Like Exchange. The DEIR and FEIR merely assert that it is possible to use Like Exchange and Transfer of Conservation Objectives to meet the CVMCHCP Conservation Area Conservation Objectives. Use of these methods for mitigation and to achieve consistency with the CVMSHCP is wholly speculative and conceptual and cannot constitute legitimate Mitigation measures for CEQA purposes; nor guarantee that the project impacts will be mitigated to below significance; nor establish that the project is consistent with the CVMSHCP's Conservation Area Conservation Objectives. The inability to actually demonstrate that any of these measures can actually be accomplished is no doubt the reason the County chose to create the fiction that a JPR for the entire project is not needed, and that all meaningful analysis and identification of specific achievable mitigation measures can be deferred far into the future at what the County calls "implementing project" phases.

An understanding of the CVMSHCP's Like Exchange and Transfer of Conservation Objectives provisions will help illuminate the speculative and theoretical nature of the DEIR's and FEIR's attempt to rely on them as mitigation and evidence of consistency. Relevant excerpts from CVMSHCP Section 6.12.2 are presented here in italics (underlining is added for emphasis throughout the excerpts):

The design of the Conservation Areas focused on natural communities, Core Habitat for Covered Species, Essential Ecological Processes, Biological Corridors and Linkages. The natural communities and Covered Species also occur outside of the Conservation Areas. In some instances it may be possible to achieve the Plan's Conservation Goals while not increasing the

level of Take analyzed in the Plan through a different configuration of one or more Conservation Areas.

Like Exchanges are changes proposed by a Permittee to modify the boundary of one or more Conservation Areas in exchange for reducing or modifying the boundary of a Conservation Area. A Like Exchange must result in equal or greater benefits to Covered Species and conserved natural communities as compared to those benefits analyzed in the Plan. In addition, the level of Take of Covered Species must be no greater than that analyzed in the Plan.

When a Like Exchange is proposed, the applicable Permittee(s) shall meet and confer with the Wildlife Agencies prior to submittal of Like Exchange analysis to the CVCC. The Permittee will prepare an equivalency analysis. Upon submittal of a completed equivalency analysis, the Wildlife Agencies shall respond in writing within 60 days (of acknowledged receipt) as to their concurrence with the Like Exchange. If the Wildlife Agencies do not concur the action shall require an Amendment to the MSHCP. Like Exchanges must also be submitted to applicable Permittees for approval.

The Like Exchange analysis shall include assembly of necessary project information and completion of an equivalency analysis as described below:

➤ **Like Exchange Information and Analysis Requirements**

The following information shall be included in the analysis:

1. Maps clearly and precisely delineating the proposed Boundary Adjustment, showing land to be removed from the Conservation Area in the context of the entire Conservation Area, and land to be added to this or another Conservation Area;
2. Narrative and graphic description of the proposed project;
3. Narrative and graphic description of biological information available for the Boundary Adjustment sites (land to be removed and land to be added) including current project specific vegetation mapping, modeled habitat and appropriate species surveys, land identified as part of a Biological Corridor or Linkage, and land identified as part of an Essential Ecological Process area;
4. Narrative and graphic description of the project's efforts to be consistent with the Conservation Area Conservation Objectives and explanation of the rationale why consistency has been determined to be infeasible;
5. Quantification and characterization of effects/benefits of the proposed Boundary Adjustment on Habitats for Covered Species, natural communities, Biological Corridors and Linkages, Essential Ecological Processes, and Conservation Area reserve design and manageability; and
6. Any other information deemed necessary by the Permittee to make the appropriate findings.

➤ **Analysis**

Based on the assembled information, an equivalency analysis shall be provided by the applicable Permittee(s) to the CVCC and the Wildlife Agencies in narrative and graphic form comparing the effects/benefits of the proposed Like Exchange. The equivalency analysis shall address the following categories:

- 1. Effects on the level of Take of Covered Species;*
- 2. Effects on Habitats of Covered Species, including Core Habitat; potential habitat fragmentation, reduction in size of Core Habitat patches, and increase in edge effects;*
- 3. Effects on natural communities, including potential fragmentation, reduction in patch size, and increase in edge effects;*
- 4. Effects on Biological Corridors and Linkages;*
- 5. Effects on Essential Ecological Processes;*
- 6. Effects on Conservation Area configuration and management (such as increases or decreases in edge);*
- 7. Effects on ecotones (defined as areas of adjoining natural communities, generally characterized by greater biological diversity) and other conditions affecting species diversity (such as invasion by exotics);*
- 8. Equivalent or greater acreage contributed to the Conservation Areas;*
- 9. Applicant must demonstrate agreements or control over mitigation property being offered under the equivalency analysis.*

The equivalency analysis shall draw conclusions regarding the degree to which the proposed project incorporating Boundary Adjustments is considered to be biologically equivalent or superior to a project on the same site not deviating from the Conservation Area Conservation Objectives. Projects determined to be biologically equivalent or superior shall be determined to be acceptable refinements to the MSHCP Conservation Area boundaries and amendment to the MSHCP shall not be required prior to approval of such projects. Projects not determined to be biologically equivalent or superior shall be determined to be unacceptable deviations from the Conservation Area Conservation Objectives and an amendment to the MSHCP would be required prior to approval of such projects.

It is apparent from the preceding that Like Exchange is intended for limited application under highly specialized circumstances. For example, a Like Exchange could address a situation where a small development on the edge of a Conservation Area could pursue a minor boundary adjustment through a Like Exchange. Such minor adjustments under exceptional circumstances are provided for through the Like Exchange process where the very rigorous methodology set forth in the CVMSHCP clearly demonstrates to USFWS and CDFW that the change would provide equal or better benefits to the Covered Species and natural communities. Accommodating the severe impacts and deficiency in Allowable Disturbance arising from the Paradise Valley Specific Plan is the antithesis of such a minor adjustment. What is being impacted by Paradise Valley is the largest extant desert dry wash woodland

(DDWW) natural community in the entire CVMSHCP area. There are approximately 2,626 acres of DDWW on the Paradise Valley site associated with the Pinkham Wash drainage. This acreage of DDWW is part of a larger DDWW complex that extends downstream from Paradise Valley into Box Canyon (into which Pinkham Wash flows) in the Mecca Hills and Orocopia Mountains Wilderness Areas. The hydrological and ecological processes that sustain this DDWW complex extend northwards from the Paradise Valley site into Joshua Tree National Park (immediately abutting the project site) so that these processes are permanently protected. The Paradise Valley site sits in the critical center of this vast system, and its importance is commensurate to the size of this DDWW ecosystem. Thus, significant loss of the DDWW on the Paradise Valley site would be an enormous impact that is highly unlikely to be offset in a biologically equivalent way by conserving various disparate patches of DDWW in areas outside the current Conservation Areas that comprise the CVMSHCP Reserve System.

Given the implausibility of successfully using Like Exchange as a mitigation measure to offset the project's severe impacts, the burden of proof that it is feasible should rest with the County through the JPR and EIR processes for the complete project. Indeed before approval of the Specific Plan, the County and project proponent should identify the exact locations of the available DDWW outside Conservation Areas, including their patch sizes and the context in which they exist, including whether the ecological processes that sustain the patches are intact and will be permanently conserved. A complete analysis and documentation that it is feasible to provide biologically equivalent DDWW for use in a Like Exchange is essential prior to Specific Plan approval. This would, of necessity, require the very JPR for the entire project that the County has avoided obtaining.

At a purely quantitative level, the impacts of Paradise Valley to desert tortoise and Le Conte's thrasher could potentially be addressed through Like Exchange; however, the qualitative impacts of habitat fragmentation, reduction in the size of Core Habitat patches, and the increase in edge effects still make the use of Like Exchange implausible at best. Certainly the DEIR and FEIR offer no meaningful analysis or substantive evidence that a Like Exchange could address these significant adverse impacts. And with respect to the project's impacts on Biological Corridors, Like Exchange is of no value as Biological Corridors are by definition place specific. One area cannot substitute for another.

The CVMSHCP provisions for Transfer of Conservation Objectives are as follows:

Transfer of Conservation Objectives for conserved natural communities and/or identified Covered Species between Conservation Areas or between Recovery Zones in the Santa Rosa and San Jacinto Mountains Conservation Area may occur if the following is demonstrated:

- *The transfer does not reduce the number of acres anticipated by the Plan of the natural community or the species' habitat conserved.*
- *The transfer does not reduce the conservation value of the lands that will be conserved based on natural community patch size, configuration, and juxtaposition within the matrix of Conserved Habitat and is of greater or equal habitat value.*
- *There is no reduction in conservation and no increase in Take. Transfers must be within kind (for a Covered Species or natural community).*

- *Any shifts must be species-specific and meet the above criteria.*

Again, there is a high bar for actually employing Transfer of Conservation Objectives. To do so requires a Minor Amendment to the CVMSHCP with Wildlife Agencies' concurrence. Since a Transfer must be in-kind, Transfer can only come from a Conservation Area with Allowable Disturbance available for the relevant natural community and Covered Species, in this case DDWW in particular. Outside of the Desert Tortoise and Linkage Conservation Area, where the Paradise Valley project is proposed, other Conservation Areas where DDWW occur have a total of Allowable Disturbance of 456 acres. The Paradise Valley Specific Plan, however, would impact approximately 1,200 acres with only 230 acres of Allowable Disturbance from what the project can conserve on Paradise Valley controlled lands, leaving a need for an additional approximately 970 acres of Allowable Disturbance. As previously described, it is highly unlikely that any significant acreage – and perhaps none – of DDWW could be conserved through the Like Exchange process. And with only 456 acres available through Transfer of Conservation Objectives, it is clear that the Specific Plan cannot be expected to be consistent with the CVMSHCP. Further, it is rather unlikely that the County would be in a position to deprive all other Conservation Areas of all Allowable Disturbance for the sake of this one new town project. Thus, credulity is strained to the breaking point that the project can be consistent with the CVMSHCP Conservation Area Conservation Objectives through any means. Certainly, it is highly unlikely that it can be; and for this reason it is wholly improper for the DEIR/FEIR to claim No Significant Impact, and to claim that the project will at some distant future point be made consistent with the CVMSHCP, and the alleged mitigation measures are so speculative and theoretical as to fail the CEQA test to be considered mitigation measures. [Note that there are an additional 298 acres of DDWW Allowable Disturbance in the Santa Rosa and San Jacinto Mountains Conservation Area, but the CVMSHCP stipulates that this includes 157 Acres of Disturbance allocated for projects that may be approved in Habitat Evaluation and Acquisition Negotiation Strategy (HANS) areas or in 10 percent "take" areas; and 141 acres that may be used only in conjunction with the "special provisions" area described in Required Measure 2f, which limits its use to a particular portion of this Conservation Area.]

There follows in this letter my responses to two parts of the FEIR: (1) Section 2.1 the "Topical Response – CVMSHCP Joint Project Review", and (2) Section 2.2, Response to Comment Letter HH – 3/18/18 Bill Havert.

Part 1 – comments on FEIR Section 2.1 "Topical Response – CVMSHCP Joint Project Review"

After previously asserting in the DEIR that no CVMSHCP JPR was needed for the Specific Plan, the County now asserts in FEIR Section 2.1 that it actually did have JPRs prepared but they were inconclusive because not enough detailed information was available; therefore, the County decided to move ahead with the Specific Plan via a Programmatic EIR and require JPRs for what it calls "Implementing Projects". In the DEIR the County simply maintained that a JPR was not necessary at this time. [Cf. DEIR page ES – 8 and page 2 – 10: "Because the Specific Plan is designed as a programmatic entitlement and this EIR is a program EIR, a JPR is not required at this time, but rather will occur with later implementing projects which are contemplated in the Specific Plan."]

It appears in the FEIR that the County is now trying to have it both ways: laying out in detail previous JPR activities (which did not result in a finding that the Specific Plan is consistent with the CVMSHCP) to say that indeed there has been a JPR (ergo, the County could declare the application complete and move forward with a DEIR and consideration of the Specific Plan); and at the same time continuing to maintain that a complete JPR is not needed at this time, but will be provided phase by phase for “Implementing Projects”.

The problems with this approach are many:

1. The reality remains that a complete JPR was not prepared pursuant to the CVMSHCP and the legally-binding Implementing Agreement thereof, to which the County is a signatory. Thus the County should not and legally could not have deemed the application complete and prepared a DEIR. The extant JPR covered only Phase 1 of the project. CVCC conducted the JPR process for the Paradise Valley Specific Plan in 2012 at which time it stated in its July 6, 2012 determination letter that “we have determined that not enough specific information is available to complete a JPR analysis of future phases of the project beyond Phase 1. Therefore, we have not completed a JPR consistency determination for the Specific Plan (emphasis added).” The result is that the County could not then have considered the project application complete and could not have moved forward. In a subsequent August 16, 2012 letter to the County, CVCC affirmed that “The Coachella Valley Conservation Commission (CVCC) has completed the Joint Project Review (JPR) of the Paradise Valley Specific Plan and found the project to be inconsistent with the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).” However, after a meeting with County staff and the project proponent, CVCC issued another letter on September 19, 2012 stating that, “As a result of the explanations presented, CVCC finds that the Phase 1 submission is consistent with the CVMSHCP with the caveat that the project has outstanding issues that will be resolved through the project approval process.” No documentation accompanied the letter describing what explanations had been presented or what actual new analysis had been conducted by CVCC to support this new conclusion. The provisional finding that Phase 1 is consistent, with, however, unresolved issues, does not fulfill the CVMSHCP requirement for a complete JPR. The CVMSHCP is quite clear that the JPR is needed prior to an application being deemed complete and environmental documents prepared: “Consultation with CVCC is needed at this early stage to ensure that alternatives are fully evaluated to achieve Conservation Area Objectives prior to public release of environmental documents prepared pursuant to CEQA.”
2. The County’s “theory” that a JPR is not needed for a Specific Plan because it is “programmatic” subverts the purpose and intent of the CVMSHCP, which is clearly, and critically, to ensure that any project proposed within a Conservation Area is designed from the outset to be consistent with all the Conservation Goals and Objectives for the relevant Conservation Area. This can only occur when a JPR is conducted on the whole of the project even before, and as a precondition of, the application’s being deemed complete.

3. The assertion that a complete JPR was infeasible prior to Specific Plan approval and must be deferred to the “Implementing Projects” phase is incorrect. A complete JPR was infeasible only because the County and project proponent demurred on providing the level of detail both necessary and feasible. A complete JPR on the entirety of the project could have been conducted based on the overall footprint of the Specific Plan as depicted in Specific Plan Exhibits 1-3, Development Footprint; Exhibit 2-1, Land Use Plan - Contiguous Specific Plan Area; Exhibit 2-2, Land Use Plan - Development Footprint Area; and Exhibit 5-4 Mass Grading Concept; and as quantified by acreage in Table 2-1, Project Summary. Even if the footprint were subject to modification as the project proceeded, a new JPR could be prepared at that time on the project as modified to assess the modified project. Conducting such a complete analysis at the outset would have identified any fatal flaws with the project design vis-à-vis meeting the Conservation Goals and Objectives; thus design modifications, including scaling back the project if needed, could have been made early on, as intended by the CVMSHCP, before the application was deemed complete and before environmental review documents were prepared. The JPR analysis would then have been able to identify exactly how many acres of Like Exchange or Transfer of Take would be necessary to achieve consistency with the Conservation Goals and Objectives; or, indeed, identify if it were even possible for the project as proposed to be consistent. Knowing how many acres of Like Exchange or Transfer of Take would be required would then have made it possible to accurately determine whether such acreage is available and, if so, in what Conservation Areas. What occurred instead was a JPR process that simply concluded that a complete JPR could not be conducted. The proper response by the County should have been to refrain from deeming the application complete, and to have required additional data from the project proponent so that a JPR could be conducted on the entire project.

4. Moving ahead without a complete JPR led inevitably to the DEIR’s and FEIR’s being premature and wholly, and inappropriately, speculative as to whether the project is consistent, or can be consistent, with the CVMSHCP. The DEIR sought to substitute its own analysis of consistency with the CVMSHCP for the required JPR analysis by CVCC. The DEIR relied heavily on the Transfer of Conservation Objectives/Take from one or more other Conservation Areas as well as Like Exchange to make the project consistent; and relied on future JPRs for implementation projects. Like Exchanges are addressed in Sections 6.12.2 and 6.12.3 of the CVMSHCP and could require an amendment to the CVMSHCP. The Wildlife Agencies have to concur with a Like Exchange after an equivalency analysis. Such reliance on potential future Like Exchanges or Transfer of Conservation Objectives for consistency with the CVMSHCP is entirely speculative and cannot be considered either mitigation for impacts or evidence of project consistency with the CVMSHCP. If a Like Exchange or Transfer of Conservation Objectives will be needed for the project to be consistent with the CVMSHCP, such action should be concurrent with the consideration of the Specific Plan and the DEIR analysis. Had a complete JPR been prepared, as required, it would be known how many acres of Transfer of Conservation Objectives might have to be transferred to achieve consistency and how many acres might have to be included in a Like Exchange. The DEIR would then properly identify which Conservation Areas the Take/

Conservation would come from and evaluate whether it is feasible and what impacts it would have on the sending Conservation Area. Instead, the DEIR asserts consistency with the overall Conservation Objective for the Desert Tortoise and Linkage Conservation Area (DEIR p. 4.4 -40) by stating that there are various methods available under the CVMSHCP to conserve lands, including Transfer of Conservation Objectives and Like Exchange, and that there is enough land available in various areas that it is theoretically possible to meet the Conservation Objective; that future piecemeal JPRs will determine what actually needs to be done; and future actions, which could include a Plan Amendment for Transfer of Conservation Objectives and/or Like Exchange, will provide the necessary conservation and therefore assure project consistency with the CVMSHCP. Further, any Minor Amendment to the CVMSHCP allowing a Transfer should be part of the project proposal and evaluated in the DEIR. The same holds true for a Like Exchange: a specific Like Exchange proposal should be delineated and evaluated for efficacy in ensuring consistency with CVMSHCP Conservation Goals and Objectives. Simply assuming a theoretical future non-specific Like Exchange dependent on Wildlife Agency concurrence is pure speculation. The substituting of conceptual theoretical mitigation and assumed future compliance with the CVMSHCP for an actual current JPR of the entirety of the project is impermissible and fails to comply with the most fundamental Permittee obligation of the CVMSHCP.

5. The County attempts to avoid its responsibility to obtain a complete JPR prior to deeming the application complete by arguing that a JPR is not needed for a Specific Plan because it, in of itself, does not “result in disturbance to Habitat, natural communities, Biological Corridors, or Essential Ecological Processes”. By that same “logic”, an EIR should not even be required at the Specific Plan stage because the Specific Plan does not, in and of itself, physically alter and impact the environment. CEQA and case law are clear, however, that an EIR is required at the outset because the Specific Plan is the framework initial critical document that sets in motion a chain of events, including subsequent approval of more detailed implementation level actions that impacts the environment. Analogously, the CVMSHCP requires the JPR at the earliest stage - which the Specific Plan clearly is – precisely because the ultimate impacts to Habitat, natural communities, Biological Corridors, or Essential Ecological Processes are set in motion by the Specific Plan. It is the responsibility of the County to provide sufficient detail to enable CVCC to conduct the complete JPR prior to the project application’s being deemed complete and environmental documents prepared. If the County’s approach were accepted, the same argument could subsequently be made at the Tract Map stage because mere approval of a Tract Map does not, in of itself, “result in disturbance to Habitat, natural communities, Biological Corridors, or Essential Ecological Processes”. The actual impact would arise with the issuance of grading permits; and it is patently erroneous to defer a JPR to that point in time. The chain of events is much too far along at that point. In fact, however, the chain of events is already too far along once a Specific Plan approval is made. Clearly, that is why the CVMSHCP stipulates that “Consultation with CVCC is needed at this early stage to ensure that alternatives are fully evaluated to achieve Conservation Area Objectives prior to public release of environmental documents prepared pursuant to CEQA.”

6. The County's approach also piece-meals the project, separating the JPR process into separate narrowly focused analyses of many stages of the project over a period of many years. That approach controverts the CVMSHCP purpose and intent of analyzing the entire project before it is even deemed a complete application for CEQA environmental review purposes so that changes to the project design can be made before any project approvals; indeed, before an EIR is prepared. The County instead proposes to approve a Specific Plan that would make it extremely difficult to pursue what could be significant design changes required to meet Conservation Area Conservation Objectives at such time years into the future that a JPR for an individual "implementing project" shows to be inconsistent with the Conservation Area Conservation Objectives. The County's proposed approach of multiple, segmented, sequential JPRs is ad hoc planning, which is neither sound public policy nor consistent with the CVMSHCP.
7. The proposed additional mitigation measure, MM BIO-1 on page 2-6 of the FEIR is an attempt by the County to unilaterally amend the CVMSHCP by redefining the JPR requirement from the actual CVMSHCP requirement (CVMSHCP Section 6.6.1.1) that a JPR be prepared prior to an application being deemed complete and prior to public release of environmental documents prepared pursuant to CEQA to a radically modified requirement that a JPR – or a series of segmented JPRs – should be deferred until what the County characterizes as "implementing projects". Such implementing projects would occur far into the future after approval of the underlying Specific Plan that had not had a JPR complete for it. This approach turns the CVMSHCP requirement on its head. Such a redefinition of the JPR requirement could only be accomplished through a Major Amendment to the CVMSHCP and its Implementing Agreement, which would require approval by all Permittees and by USFWS and CDFW, as well as CEQA/NEPA compliance. No such Major Amendment has been proposed.
8. Following the proposed redefinition of the JPR requirement intended through proposed mitigation measure MM BIO-1, the FEIR asserts that "Should the project be unable to meet the required objectives or guidelines as required pursuant to the CVMSHCP, it is possible an implementing project(s) may be unable to proceed as compliance with the CVMSHCP is required. Alternatively, approval of an amendment to the CVMSHCP may be necessary to achieve compliance." The "possibility" that the project could not proceed or that the CVMSHCP could simply be amended at that point to allow it to proceed is one of the precise reasons why the CVMSHCP requires a full and complete JPR at the earliest possible stage of the complete project, carefully defined as prior to the application's being deemed complete by the lead agency, in order to ensure that "alternatives are fully evaluated to achieve Conservation Area Conservation Objectives prior to public release of environmental documents prepared pursuant to CEQA" (CVMSHCP Section 6.6.1.1) . The CVMSHCP requires a full JPR for the complete project as proposed in the Specific Plan and evaluation of alternatives necessary to achieve the Conservation Objectives, not a piecemeal approach of sequential JPRs for successive phases or so called "implementing projects" over a period of years. The County's proposed approach sets the stage for future assertions that, after Phase 1, and perhaps Phase1 and 2, have been

constructed because in and of itself one phase or perhaps two phases are not inconsistent with the Conservation Objectives (although they could use essentially all the Take available for the entire Conservation Area), conditions on the ground have changed and should be factored in to the JPR for the next phase(s), and too much investment has been made to stop the rest of the project. In effect, the damage has been done, so we may as well proceed with the rest of the project. This approach of deferring meaningful analysis and consideration of alternatives that could meet the Conservation Objectives to successive separate phases is contrary to the CVMSHCP required comprehensive analysis before the original Specific Plan project is deemed a complete application and allowed to proceed through the review and approval process. The County's attempted approach is highly prejudicial to successful implementation of the CVMSHCP. Further, the lack of a legitimate and complete JPR renders the EIR alternatives analyses inadequate; namely, because there was never a complete JPR to ensure that "alternatives are fully evaluated to achieve Conservation Area Conservation Objectives prior (emphasis added) to public release of environmental documents prepared pursuant to CEQA". Only with a complete JPR could the EIR formulate a Project Alternative that could be consistent with the CV MSHCP.

9. The County asserts that it has met its obligations regarding the JPR process in accord with the above by stating, "Through the 2010 pre-design stage JPR consultation, the 2011 JPR application, and completion of the 2012 JPR process, the County received comments from the CVCC, USFWS, and CDFW consistent with the intended purpose of the JPR process, which is to ensure alternatives are evaluated and the project can be implemented consistent with the CVMSHCP." The actual CVMSHCP is explicit and clear regarding the JPR requirement: "Consultation with CVCC is needed at this early stage to ensure that alternatives are fully evaluated to achieve Conservation Area Objectives prior to public release of environmental documents prepared pursuant to CEQA (emphasis added). The County's approach fails to meet the requirements of the CVMSHCP and fails to meet CEQA requirements by not correctly and accurately addressing the Specific Plan's impacts on the CVMSHCP.
10. The County also states in the FEIR that Section 6.6.1.1 provides that "This process shall in no way limit the Local Permittees' land use authority...", presumably to argue that, notwithstanding the results of the JPR process, the County can proceed with the project on the strength of its land use authority. It is true that the Coachella Valley Conservation Commission (CVCC), the Joint Powers Authority that oversees CVMSHCP implementation and which conducts the JPR, does not have any land-use authority of its own and, therefore, cannot direct the County what to do; however, the reality is that the County, as a Permittee, entered into a legally-binding contractual agreement to abide by the CVMSHCP when the County signed the Implementing Agreement (IA). The IA commits the County to adhere to the JPR process (cf. IA Section 11.1.2 B.2.) and to ensure compliance with the Conservation Area requirements and measures set forth in the CVMSHCP (cf. IA Section 11.1.2 B.1.), and to enforce all other terms and conditions of the MSHCP, the IA, and the Incidental Take Permits (cf. IA Section 11.1.2 B.3.). These requirements are elaborated and reinforced in other sections of the IA, in particular Section 13.2.

Part 2 – Response to FEIR Section 2.2, Response to Comment Letter HH – 3/18/18 Bill Havert

Further Response to FEIR Response to Comment HH-2:

The County asserts that the Specific Plan does “not result in disturbance of Habitat, natural communities, Biological Corridors, or Essential Ecological Processes” and is therefore not required to complete a JPR. This specious argument relies on the notion that the Specific Plan is a “guiding document for future development” rather than an actual physical impact. This is a deliberate obfuscation and misinterpretation of what a Specific Plan is. In fact, it is the earliest step in a chain of inherently connected events the purpose and intent of which is to cause a physical change in the environment that would result in disturbance of Habitat, natural communities, Biological Corridors, and/or Essential Ecological Processes. The CVMSHCP is clear that the JPR is to be conducted at the earliest point in that process in order to ensure that alternatives are fully evaluated to achieve Conservation Area Objectives prior to public release of environmental documents prepared pursuant to CEQA. In the case of Paradise Valley, the earliest point in the process is manifestly the Specific Plan. To argue otherwise is analogous to asserting that a DEIR is not required for a Specific Plan because it does not in and of itself create significant effects since it is only a “guiding” document. By that logic an EIR could be deferred until a later stage in the chain of events, perhaps at the Tract Map or Grading Permit stage. CEQA and case law, however, are abundantly clear that an EIR must be prepared when there is substantial evidence in the record that supports a fair argument that significant effects may occur as a result of the project proposed in the planning document. Analogously and for the same reasons, the CVMSHCP requires JPR analysis at the outset; and the County’s effort to defer meaningful analysis through a complete JPR is an incorrect and unacceptable standard and does not fulfill the requirement of the CVMSHCP and Implementing Agreement, nor of CEQA.

Further, the County argues that “Because the proposed project at that time (*when a partial JPR was conducted in 2012*) was not seeking Take Authorization for the overall Specific Plan impacts, it was not necessary to identify the conservation lands at that time.” That conservation lands were not identified is one of the reasons the CVCC cited as to why it was unable to conduct a complete JPR at that time. That CVCC was not provided the necessary detailed information is not a rationale for saying that a JPR was not needed and that it can be deferred to a piecemeal segmented process in the future after Specific Plan approval. Rather, CVCC’s response was an acknowledgement that the required JPR was not completed. In accordance with the CVMSHCP requirements, the County should not thereafter have deemed the application complete and prepared a DEIR. Indeed, CVCC wrote in its comment letter on the DEIR: “While the first phase of the project undertook a Joint Project Review, the entire project has not been evaluated through this process as required under the CVMSHCP. In our opinion, a full Joint Project Review for Paradise Valley is prudent before the County certifies the EIR and considers the project for approval, given the significant challenges the project faces in meeting the Conservation Objectives and the consistency requirements of the CVMSHCP.”

Despite the County's claim that a JPR cannot be conducted at this stage because insufficient detailed information is available, it nonetheless proclaims that "At a programmatic level, the Specific Plan avoids conflicts with the relevant Conservation Objectives and Required Measures of the CVMSHCP." This is contradictory and amounts to a mere assertion because the County provides no data to substantiate this. Rather, it relies on various purported mitigation measures which, through circular reasoning, require that the various "implementing projects" would have to be consistent with the CVMSHCP. It is not mitigation to simply assert that future actions, whatever they may be, will ensure that impacts are addressed and consistency is achieved.

Finally, the FEIR asserts that "consistency analysis was provided to determine if the project would conflict with an existing habitat conservation plan (HCP). Section 4.4.3.1 [of the DEIR] describes the project's consistency with the CVMSHCP, DTLCA [Desert Tortoise and Linkage Conservation Area], and MHOMCA [Mecca Hills/Orocopia Mountains Conservation Area] Conservation Objectives, Required Measures, and Land Use Adjacency Guidelines at the programmatic level. The project was found to be consistent with all of the applicable Conservation Objectives, Required Measures, and Land Use Adjacency Guidelines." The referenced section of the DEIR, however, is completely speculative and theoretical and simply asserts that future analysis and future actions will ensure consistency. The DEIR states (with emphasis added to underscore the use of the speculative and subjunctive):

"A project would be consistent with DTLCA Conservation Objective 1 if the required conservation lands for each of the individual conservation objectives are conserved prior to issuance of take authorization to maintain the desired ratio of conservation to development. The Specific Plan has been designed to comply with the requirements of the CVMSHCP taking into consideration the proposed acreage of impact to each conservation objective as well as the availability of lands that could be used to provide the required conservation acreage. Each implementing project will be required to go through a separate Joint Project Review (JPR) and obtain Take authorization prior to issuance of a grading permit ensuring the required conservation to development ratio. The CVMSHCP includes three mitigation options to provide the conservation lands required to allow for impacts to a Conservation Objective within a conservation area. These include 1) conservation within the same conservation area, 2) Like Exchange, and 3) a transfer of Conservation Objectives between conservation areas. In order to determine the feasibility for all phases of the Specific Plan to maintain consistency with the Conservation Objectives, an inventory of the lands that are available for each of the three mitigation options was conducted. The analysis was based on ownership data obtained from the Riverside County Assessor and the location of mapped CVMSHCP Conservation Objectives pursuant to GIS shapefiles provided by the County and CVCC. Table 4.4-4, Inventory of Privately Owned Conservation Objectives and Potential Allowable Disturbance, provides an inventory of the acreage of desert tortoise core habitat, Le Conte's thrasher, desert dry wash woodland, biological corridors and linkages, and Mecca aster that are located on privately owned parcels, not under existing conservation, and within the DTLCA or other conservation areas. Additionally, the potential allowable disturbance for each Conservation Objective that could be transferred to the Paradise Valley property based on conservation of the privately owned lands either within the DTLCA, potential Like Exchange Areas, or other Conservation Areas is calculated." The DEIR thus provides no specific data and factual information to demonstrate consistency with the CVMSHCP; it

simply relies on the “promise” that consistency will be achieved in the future through one potential means or the other. This is wholly conceptual and speculative, however, as the status and availability of those potential conservation lands many years in the future, when a future JPR might identify the need for them, is an unknown. Further, the Biological Equivalency of those lands as determined by USFWS and CDFW is unknown; thus, whether such Like Exchange or Transfer of Conservation Objectives is even possible is an unknown. There is, then, no factual basis for the County’s assertion that the project will be consistent. Indeed, guarding against such speculation and unknowns is the very reason why the CVMSHCP requires a complete JPR at the outset; such a JPR was never conducted for the project.

Further Response to FEIR Response to Comment HH-3:

The FEIR again deliberately misconstrues the CVMSHCP by stating that the “trigger for completing a JPR is the seeking of “Take” of a Covered Species. It is wholly disingenuous for the County to suggest that the intent and purpose of the Specific Plan is not to culminate in “Take”. Why else would the project proponent be engaging in the Specific Plan process if not to proceed through a series of inextricably linked steps leading inexorably to “Take”? The analysis of the impacts and the actual avoidance, minimization, and mitigation measures cannot simply be deferred to future analysis and action at the “implementing” stage. This meets neither the standard of CEQA nor the CVMSHCP. This is an absolutely fundamental issue. The future of the CVMSHCP is at stake and it is critical that a full and complete JPR be conducted at the Specific Plan stage as required by the CVMSHCP. Indeed, the project application must not be deemed complete until such a complete JPR has been conducted and no DEIR is legitimate until after that has occurred. The CVMSHCP requirement bears repeating: “The application will not be deemed complete by the Permittee prior to completion of the Joint Project Review (JPR) Process.” “Consultation with CVCC is needed at this early stage to ensure that alternatives are fully evaluated to achieve Conservation Area Objectives prior to public release of environmental documents prepared pursuant to CEQA.”

Further Response to FEIR Response to Comment HH-4:

The FEIR again asserts that the DEIR found consistency with the CVMSHCP. This is addressed above in my further comments on the FEIR Response to Comment HH-2. In addition, the FEIR’s assertion that “The consistency determinations provided in Section 4.4.3.1 meet the County’s consistency analysis obligation as required by CEQA” is wrong as the County’s assertions are not factually and substantively supported in the DEIR and the Specific Plan cannot be regarded as consistent with the CVMSHCP in the absence of a complete JPR, as that is the prescribed method in the CVMSHCP for determining consistency. The County cannot substitute its own opinion and reliance on future analysis and actions. Thus, the County’s CEQA obligation has clearly not been met.

Further Response to FEIR Response to Comment HH-5:

The County asserts that “The currently requested entitlements are programmatic, as opposed to project-level, and accordingly this EIR is a program EIR. The County is undertaking a programmatic or broad-scaled review of the project as a whole as its initial step to focus the scope of project specific

reviews in tiered levels, supported by project documentation prepared and presented in the course of subsequent implementation actions.” This is the County’s essential rationale for not complying with the CVMSHCP at this time and for deferring all substantive analysis and specific mitigation measures to well into the future in a piecemeal, segmented, and successive manner. California Code of Regulations Section 15168, however, specifically cites that a Program EIR is intended to, among other things:

“(1) Provide an occasion for a more exhaustive consideration of effects and alternatives than would be practical in an EIR on an individual action,

(2) Ensure consideration of cumulative impacts that might be slighted in a case-by-case analysis,”

The Paradise Valley EIR, however, does quite the opposite. It provides a much less exhaustive consideration of effects and alternatives by deferring critical analysis and consideration of actual alternative ways to ensure consistency with the CVMSHCP to the future and subsequent documents. Similarly, cumulative effects are given short shrift through the lack of substantive analysis. This calls into question whether a Program EIR is appropriate for Paradise Valley, and even, indeed, if the EIR meets the standards for a Program EIR. Regardless, use of a Program EIR does not excuse the failure to provide adequate analysis and mitigation measures, which the EIR fails to do by virtue of deferring analysis to future JPRs and future environmental documents. The FEIR’s responses to comments fail to address any these problems, and instead misinterprets the clear language and intent of the CVMSHCP’s JPR requirement while failing to analyze an adequate range of alternatives, deferring CEQA analysis, and making wholly unsubstantiated claims of present and future mitigation.

Applicable General Plan Policies

As the Planning Commission considers this project, it is appropriate to consider relevant County of Riverside General Plan policies, particularly as they illuminate one of the deficiencies of the EIR. The EIR includes a No Project/Existing General Plan Alternative but it assumes "that development on each 20-acre lot would be confined to approximately 1.6 acres for a building pad, surrounding yard area, and access road, with the remaining 18.4 acres per lot left undeveloped as conservation open space as mitigation for CVMSHCP impacts." The DEIR analysis thereby assumes fragmentation of the site into very large lot residential uses evenly distributed across the project site. The DEIR states that this alternative "would impact a similar range of biological resources as the proposed project, including desert dry wash woodland (DDWW), Biological Corridors and Linkages, as well as core habitat for Le Conte's thrasher and desert tortoise, although total acreage of each of these resources that would be impacted would be substantially reduced compared to the proposed project." The EIR, however, mischaracterizes this alternative and thereby draws faulty conclusions about its impacts. Consider the following policies in the County's General Plan:

Policy LU 26.6 from the Land Use Element states:

LU 26.6. Encourage clustered development where appropriate on lots smaller than 20 acres. The density yield of the site may be clustered on 0.5-acre lots; however, for sites located adjacent to the Community Development Foundation Component, 10,000 square foot minimum lots may be considered.

The Eastern Coachella Valley Area Plan component of the General Plan contains the following language:

“Clustering is encouraged in all residential designations. The allowable density of a particular land use designation may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). **Within the Rural Foundation Component and Rural Designation of the Open Space Foundation Component, the allowable density may be clustered as long as no lot is smaller than 0.5 acre.** This 0.5 acre minimum lot size also applies to the Rural Community Development Foundation Component. However, for sites adjacent to Community Development Foundation Component areas, 10,000 square foot minimum lots are allowed. The clustered areas would be a mix of 10,000-square-foot and 0.5-acre lots. In such cases, larger lots or open space would be required near the project boundary with Rural Community and Rural Foundation Component areas.” (page 21)

Had these General Plan provisions been properly applied to the Paradise Valley site, the resulting development would be clustered into 250 units on a total of approximately 125 acres, with the rest of the site - approximately 5,275 contiguous non-fragmented acres - being permanently committed to habitat conservation. Such an alternative would dramatically reduce project impacts and - in contrast to the proposed Specific Plan - would so limit impacts to Covered Species, natural communities, Biological Corridors, and Essential Ecological Processes as to be consistent with the CVMSHCP Conservation Area Conservation Objectives. This would be particularly true since through the JPR process the least impactful portion of the property could be identified for development design purposes. Thus, this alternative could be consistent with the CVMSHCP and would be the environmentally superior alternative.

The EIR also states that the Paradise Valley Specific Plan was contemplated in the Eastern Coachella Valley Area Plan: “In 2003, the County of Riverside adopted the Eastern Coachella Valley Area Plan (ECVAP) as a component of the County General Plan. ECVAP Policy 2.3 specifically recognizes that “...new towns and planned self-sustaining communities will play a role in the growth and development of Riverside County.” Policy 2.3 further states “Lands adjacent to Interstate 10, from the easterly edge of the Coachella Valley to the Chiriaco Summit, also known as the Shavers Valley, offer unique opportunities for self-sustaining development provided that such development is limited and can provide for a full complement of infrastructure and services.” As documented in the EIR, the Paradise Valley project is consistent with ECVAP Policy 2.3 and would result in a self-sustaining development with a full complement of infrastructure and services; it is located in the Shavers Valley adjacent to Interstate 10 between the eastern edge of the Coachella Valley and Chiriaco Summit. [FEIR page 2-2.]

What the FEIR does not cite is the following language from the Eastern Coachella Valley Area Plan (ECVAP)[emphasis added]:

“Planned Communities. While the overall emphasis in this General Plan directs medium density residential and higher density residential housing and commercial, industrial, and civic uses to areas

designated for Community Development, it is recognized that new towns and planned communities will also play a role in the future development of Riverside County, particularly in the eastern portion of Riverside County, including areas of the Eastern Coachella Valley Area Plan that are not adjacent to existing cities or developed areas. **Such development proposals will require rigorous review to ensure that the development that occurs will be** (a) provided with a full range of necessary public services, including the assurance of a long-term, reliable water supply; (b) designed to provide for a range of housing needs; and (c) **designed to further the goals of the CV MSHCP....**” (Page 25.)

Further the above-referenced ECVAP Policy 2.3 includes the provision:

“h. The proposed community must be compatible with the achievement of the goals of the Coachella Valley Multiple Species Habitat Conservation Plan, as determined by the County of Riverside in consultation with the Coachella Valley Association of Governments, the California Department of Fish and Wildlife, and the United States Fish and Wildlife Service.” (Page 27)

The ECVAP also contains language regarding the CVMSHCP:

“Habitat Conservation/CVMSHCP. With its rich and varied landscape, the Eastern Coachella Valley accommodates several ecological habitats that are home to numerous flora and fauna. Preserving habitat not only aids in sustaining species’ survival, but also maintains the quality of life in the Valley. The Coachella Valley Association of Governments has prepared, on behalf of its member agencies, a CVMSHCP which covers 27 species of plants and animals in the Coachella Valley. Currently, this plan conserves between 200,000 and 250,000 acres of privately owned land through general plan land use designations, zoning/ development standards, and an aggressive acquisition program for a total conservation area of between 700,000 and 750,000 acres. Please see Figure 11 for more information. This map is for informational purposes only. The CV MSHCP was adopted by the plan participants in 2007 and 2008 and permits were issued by the Wildlife Agencies in late 2008.”

“Policy: ECVAP 16.1 *Protect visual and biological resources in the Eastern Coachella Valley Area Plan through adherence to General Plan policies found in the Preservation section of the Multipurpose Open Space Element, as well as policies contained in the Coachella Valley Multiple Species Habitat Conservation Plan.* (page 77)”

As has been pointed out in my comments earlier in this letter, the project is not consistent with the CVMSHCP nor does it protect the area’s biological resources. The following policies from the General Plan’s Multipurpose Open Space Element (pages OS-45 to OS-46) reinforce the County’s obligation to implement the CVMSHCP (emphasis has been added to highlight the issue):

“OS 17.1 *Enforce the provisions of applicable MSHCP's and implement related Riverside County policies when conducting review of possible legislative actions such as general plan amendments, zoning ordinance amendments, etc. including policies regarding the handling of private and public stand alone applications for general plan amendments,* lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide or other land use development application.... “

“OS 17.2 Enforce the provisions of applicable MSHCP’s and implement related Riverside County policies when conducting review of development applications.”

“OS 18.1 Preserve multi-species habitat resources in the County of Riverside through the enforcement of the provisions of applicable MSHCP’s and through implementing related Riverside County policies.”

“OS 18.2 Provide incentives to landowners that will encourage the protection of significant resources in the county beyond the preservation and/or conservation required to mitigate project impacts.”

Conclusion

The CVMSHCP has served the Coachella Valley well by complying with the state and federal Endangered Species Acts, thereby facilitating many public infrastructure projects as well as private development outside the Conservation Areas, while conserving the area’s rich and diverse ecosystems. The proposed Paradise Valley project, however, poses a major threat to the CVMSHCP; and the County’s actions to date have magnified that threat by failing to comply with the CVMSHCP’s provisions and, indeed, seeking to circumvent them. Failure to change course at this critical juncture creates a grave threat of revocation of the CVMSHCP’s State and Federal Incidental Take Permits.

Sincerely,

A handwritten signature in black ink that reads "Bill Havert". The signature is written in a cursive style with a long, sweeping underline.

Bill Havert

STATE OF CALIFORNIA

Arnold Schwarzenegger, Governor

NATIVE AMERICAN HERITAGE COMMISSION

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August 25, 2006

Mr. James Fagelson, Principal Planner
COUNTY OF RIVERSIDE
4080 Lemon Street
Riverside, CA 92502

SENT BY FAX: 951-955-3157
Number of Pages: 3

Re: General Plan Amendment ; Specific Plan: Riverside, Riverside County

Dear Mr. Fagelson:

Government Code §65352.3 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to cultural places. Attached is a consultation list of tribes with traditional lands or cultural places located within the requested plan amendment boundaries.

As a part of consultation, the NAHC recommends that local governments conduct record searches through the NAHC and California Historic Resources Information System (CHRIS) to determine if any cultural places are located within the area(s) affected by the proposed action. NAHC Sacred Lands File requests must be made in writing. All requests must include county, USGS quad map name, township, range and section. Local governments should be aware, however, that records maintained by the NAHC and CHRIS are not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of a cultural place.

If you receive notification of change of addresses and phone numbers from Tribes, please notify me. With your assistance we are able to assure that our consultation list contains current information.

If you have any questions, please contact me at (916) 653-6251.

Sincerely,

A handwritten signature in black ink that reads "Dave Singleton".

Dave Singleton
Program Analyst

Attachment: Tribal Consultation List

**Native American Tribal Consultation List
Riverside County
August 25, 2006**

Cabazon Band of Mission Indians
John A. James, Chairperson
84-245 Indio Springs Parkway
Indio, CA 92203-3499
lweaver@cabazonindi Cahuilla
(760) 342-2593

(760) 347-7880 Fax

Pauma & Yuima
Christobal C. Devers, Chairperson
P.O. Box 369
Pauma Valley, CA 92061
kymberli_peters@yahoo Luiseno
(760) 742-1289

(760) 742-3422 Fax

Ramona Band of Mission Indians
Joseph Hamilton, Vice Chairman
P.O. Box 39160
Anza, CA 92539
admin@ramonatribe. Cahuilla
(951) 763-4105

(951) 763-4325 Fax

Cahuilla Band of Indians
Anthony Madrigal, Jr., Interim-Chairperson
P.O. Box 391760
Anza, CA 92539
tribalcouncil@cahuilla Cahuilla
(951) 763-5549

(909) 763-2808 Fax

Pechanga Band of Mission Indians
Paul Macarro, Cultural Resource Center
P.O. Box 1477
Temecula, CA 92593
Luiseno

(951) 308-9295
(951) 676-2768
(951) 695-1778 Fax

Soboba Band of Mission Indians
Robert J. Salgado, Sr., Chairperson
P.O. Box 487
San Jacinto, CA 92581
luiseno@soboba-nsn. Luiseno
(951) 654-2765

(951) 654-4198 - Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.88 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Section 65352.3.

**Native American Tribal Consultation List
Riverside County
August 25, 2006**

Samuel H. Dunlap

P.O. Box 1391

Temecula, CA 92593

(909) 262-9351 (Cell) Gabrielino
Cahuilla
Luiseno

samdunlap@earthlink

Fort Mojave Indian Tribe

Nora McDowell, Chairperson

500 Merriman Ave

Needles, CA 92363

mojave@ftmojave. Mojave

(760) 629-4591

(760) 629-5767 Fax

Santa Rosa Band of Mission Indians

John Marcus, Chairman

P.O. Box 609

Hemet, CA 92546

Cahuilla

(951) 658-5311

(951) 658-6733 Fax

Augustine Band of Cahuilla Mission Indians

Mary Ann Green, Chairperson

P.O. Box 846

Coachella, CA 92236

Cahuilla

(760) 369-7171

Gabrielino/Tongva Council / Gabrielino Tongva Nation

Sam Dunlap, Tribal Secretary

501 Santa Monica Blvd., Suite 500

Santa Monica, CA 90401-2415

Gabrielino Tongva

(310) 587-2203

(310) 587-2281 Fax

Gabrielino Band of Mission Indians of CA

Ms. Susan Frank

PO Box 3021

Beaumont, CA 92223

Gabrielino

(951) 845-3606

Phone/Fax

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**Native American Tribal Consultation List
Riverside County
August 25, 2006**

Morongo Band of Mission Indians

Britt W. Wilson, Cultural Resource Coordinator

245 N. Murray Street, Suite C

Banning, CA 92220

britt_wilson@morongo.org Cahuilla

Serrano

(951) 849-8807

(951) 755-5200

(951) 922-8146 Fax

San Manuel Band of Mission Indians

Bernadette Brierty, Cultural Resources Coordinator

PO Box 266

Patton, CA 92369

bbrierty@sanmanuel- Serrano

(909) 864-8933 EXT

-2203

(909) 864-3370 Fax

Pechanga Band of Mission Indians

Mark Macarro, Chairperson

P.O. Box 2183

Temecula, CA 92593

Luiseno

(951) 676-2768

(951) 695-1778 Fax

Serrano Band of Indians

Goldie Walker

6588 Valeria Drive

Highland, CA 92346

Serrano

(909) 862-9883

Soboba Band of Luiseno Indians

Harold Arres, Cultural Resources Manager

P.O. Box 487

San Jacinto, CA 92581

harres@soboba-nsn. Luiseno

(951) 654-2765

FAX: (951) 654-4198

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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

October 20, 2006

Britt Wilson, Cultural Resources Coordinator
Morongo Band of Mission Indians
245 N. Murray Street, Suite C
Banning, CA 92220

RE: Native American Consultation request for SP00339

Dear Morongo Band of Mission Indians:

The County of Riverside requests your participation in the review of Paradise Valley, also known as Specific Plan No. 339. The Glorious Land Company proposes to develop a 6,397± acre planned community, known as Paradise Valley, east of the Coachella Valley in unincorporated Riverside County. The project is envisioned as an international destination resort community, which will offer a variety of residential opportunities, including retirement and affordable housing products, and recreational amenities, such as swimming pools, tennis courts, hiking trails, and golf courses. It will also include a broad mix of commercial and institutional uses and facilities, including neighborhood and highway-serving commercial, resort commercial, light industrial and business park, professional office and entertainment uses, a medical center, educational facilities, and a business conference center. The project is being planned as a self-contained community in which all public and quasi-public services needed to support the development are provided. The applicant's goal is to design the community in an environmentally sensitive sustainable manner that creates a balance between the built environment and the preservation of natural resources and the natural beauty of the desert landscape. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

The Paradise Valley project site is located in unincorporated Riverside County, approximately 15 miles east of the City of Indio, just east of the Cactus City rest area on U.S. Interstate-10. The site straddles I-10, with approximately 1/3rd of the acreage north of I-10 and approximately 2/3rds south of I-10. The northerly portion of the property occurs in the foothills of the Cottonwood Mountains, immediately south of Joshua Tree National Park. The central portion of the site occurs within the broad southeast-trending Pinkham Wash, and the southwesterly portion of the site occurs in the foothills of the Mecca Hills. The planning area can also be described as follows: portions of Sections 2 and 3, and all of Sections 1, 9, 10, 11, 13, 14, and 15, Township 6 South, Range 10 East, San Bernardino Baseline and Meridian.

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Staff contacted the Native American Heritage Commission (NAHC) which gave the County your name. The County is seeking a consultation with you concerning the potential of Native American cultural resources that may be impacted by the above project. The project is currently being reviewed under CEQA and an archaeological and cultural resource survey has been requested to determine the presence or absence of cultural resources. Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to James Fagelson, Principal Planner at 951-955-9514 by January 20, 2007.

Sincerely,
Riverside County Planning Department

R. James Fagelson, Principal Planner

Attachments:
Project site plan
Paradise Valley Historical/Archaeological Resources Survey Report
USGS map

cc: John Criste, Terra Nova Planning, Inc

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

October 20, 2006

Dean Mike, Chairperson
Twenty-Nine Palms Band of Mission Indians
48-200 Harrison Place
Coachella, CA 92236

RE: Native American Consultation request for SP00339

Dear Twenty-Nine Palms Band of Mission Indians:

The County of Riverside requests your participation in the review of Paradise Valley, also known as Specific Plan No. 339. The Glorious Land Company proposes to develop a 6,397± acre planned community, known as Paradise Valley, east of the Coachella Valley in unincorporated Riverside County. The project is envisioned as an international destination resort community, which will offer a variety of residential opportunities, including retirement and affordable housing products, and recreational amenities, such as swimming pools, tennis courts, hiking trails, and golf courses. It will also include a broad mix of commercial and institutional uses and facilities, including neighborhood and highway-serving commercial, resort commercial, light industrial and business park, professional office and entertainment uses, a medical center, educational facilities, and a business conference center. The project is being planned as a self-contained community in which all public and quasi-public services needed to support the development are provided. The applicant's goal is to design the community in an environmentally sensitive sustainable manner that creates a balance between the built environment and the preservation of natural resources and the natural beauty of the desert landscape. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Sincerely,
Riverside County Planning Department

R. James Fagelson, Principal Planner

Attachments:
Project site plan
Paradise Valley Historical/Archaeological Resources Survey Report
USGS map

cc: John Criste, Terra Nova Planning, Inc

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

October 20, 2006

Joseph R. Benitez
PO Box 1829
Indio, CA 92201

RE: Native American Consultation request for SP00339

Dear Mr. Benitez:

The County of Riverside requests your participation in the review of Paradise Valley, also known as Specific Plan No. 339. The Glorious Land Company proposes to develop a 6,397± acre planned community, known as Paradise Valley, east of the Coachella Valley in unincorporated Riverside County. The project is envisioned as an international destination resort community, which will offer a variety of residential opportunities, including retirement and affordable housing products, and recreational amenities, such as swimming pools, tennis courts, hiking trails, and golf courses. It will also include a broad mix of commercial and institutional uses and facilities, including neighborhood and highway-serving commercial, resort commercial, light industrial and business park, professional office and entertainment uses, a medical center, educational facilities, and a business conference center. The project is being planned as a self-contained community in which all public and quasi-public services needed to support the development are provided. The applicant's goal is to design the community in an environmentally sensitive sustainable manner that creates a balance between the built environment and the preservation of natural resources and the natural beauty of the desert landscape. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Sincerely,
Riverside County Planning Department

R. James Fagelson, Principal Planner

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USGS map

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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

October 20, 2006

John A James, Chairperson
Cabazon Band of Mission Indians
84-245 Indio Springs Parkway
Indio, CA 92203

RE: Native American Consultation request for SP00339

Dear Cabazon Band of Mission Indians:

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R. James Fagelson, Principal Planner

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USGS map

cc: John Criste, Terra Nova Planning, Inc

October 20, 2006

John A James, Chairperson
Cabazon Band of Mission Indians
84-245 Indio Springs Parkway
Indio, CA 92203

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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

October 20, 2006

Judy Stapp, Director of Cultural Affairs
Cabazon Band of Mission Indians
84-245 Indio Springs Parkway
Indio, CA 92203

RE: Native American Consultation request for SP00339

Dear Ms. Stapp:

The County of Riverside requests your participation in the review of Paradise Valley, also known as Specific Plan No. 339. The Glorious Land Company proposes to develop a 6,397± acre planned community, known as Paradise Valley, east of the Coachella Valley in unincorporated Riverside County. The project is envisioned as an international destination resort community, which will offer a variety of residential opportunities, including retirement and affordable housing products, and recreational amenities, such as swimming pools, tennis courts, hiking trails, and golf courses. It will also include a broad mix of commercial and institutional uses and facilities, including neighborhood and highway-serving commercial, resort commercial, light industrial and business park, professional office and entertainment uses, a medical center, educational facilities, and a business conference center. The project is being planned as a self-contained community in which all public and quasi-public services needed to support the development are provided. The applicant's goal is to design the community in an environmentally sensitive sustainable manner that creates a balance between the built environment and the preservation of natural resources and the natural beauty of the desert landscape. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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R. James Fagelson, Principal Planner

Attachments:
Project site plan
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USGS map

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October 20, 2006

John A James, Chairperson
Cabazon Band of Mission Indians
84-245 Indio Springs Parkway
Indio, CA 92203

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Sincerely,
Riverside County Planning Department

R. James Fagelson, Principal Planner

Attachments:
Project site plan
Paradise Valley Historical/Archaeological Resources Survey Report
USGS map

cc: John Criste, Terra Nova Planning, Inc

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

October 20, 2006

Anthony Madrigal, Jr., Interim Chairperson
Cahuilla Band of Indians
PO Box 391760
Anza, CA 92539

RE: Native American Consultation request for SP00339

Dear Cahuilla Band of Indians:

The County of Riverside requests your participation in the review of Paradise Valley, also known as Specific Plan No. 339. The Glorious Land Company proposes to develop a 6,397± acre planned community, known as Paradise Valley, east of the Coachella Valley in unincorporated Riverside County. The project is envisioned as an international destination resort community, which will offer a variety of residential opportunities, including retirement and affordable housing products, and recreational amenities, such as swimming pools, tennis courts, hiking trails, and golf courses. It will also include a broad mix of commercial and institutional uses and facilities, including neighborhood and highway-serving commercial, resort commercial, light industrial and business park, professional office and entertainment uses, a medical center, educational facilities, and a business conference center. The project is being planned as a self-contained community in which all public and quasi-public services needed to support the development are provided. The applicant's goal is to design the community in an environmentally sensitive sustainable manner that creates a balance between the built environment and the preservation of natural resources and the natural beauty of the desert landscape. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

The Paradise Valley project site is located in unincorporated Riverside County, approximately 15 miles east of the City of Indio, just east of the Cactus City rest area on U.S. Interstate-10. The site straddles I-10, with approximately 1/3rd of the acreage north of I-10 and approximately 2/3rds south of I-10. The northerly portion of the property occurs in the foothills of the Cottonwood Mountains, immediately south of Joshua Tree National Park. The central portion of the site occurs within the broad southeast-trending Pinkham Wash, and the southwesterly portion of the site occurs in the foothills of the Mecca Hills. The planning area can also be described as follows: portions of Sections 2 and 3, and all of Sections 1, 9, 10, 11, 13, 14, and 15, Township 6 South, Range 10 East, San Bernardino Baseline and Meridian.

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Sincerely,
Riverside County Planning Department

R. James Fagelson, Principal Planner

Attachments:
Project site plan
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USGS map

cc: John Criste, Terra Nova Planning, Inc

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

October 20, 2006

Mary Ann Green, Chairperson
Augustine Band of Cahuilla Mission Indians
PO Box 846
Coachella, CA 92236

RE: Native American Consultation request for SP00339

Dear Augustine Band of Cahuilla Mission Indians:

The County of Riverside requests your participation in the review of Paradise Valley, also known as Specific Plan No. 339. The Glorious Land Company proposes to develop a 6,397± acre planned community, known as Paradise Valley, east of the Coachella Valley in unincorporated Riverside County. The project is envisioned as an international destination resort community, which will offer a variety of residential opportunities, including retirement and affordable housing products, and recreational amenities, such as swimming pools, tennis courts, hiking trails, and golf courses. It will also include a broad mix of commercial and institutional uses and facilities, including neighborhood and highway-serving commercial, resort commercial, light industrial and business park, professional office and entertainment uses, a medical center, educational facilities, and a business conference center. The project is being planned as a self-contained community in which all public and quasi-public services needed to support the development are provided. The applicant's goal is to design the community in an environmentally sensitive sustainable manner that creates a balance between the built environment and the preservation of natural resources and the natural beauty of the desert landscape. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Sincerely,
Riverside County Planning Department

R. James Fagelson, Principal Planner

Attachments:
Project site plan
Paradise Valley Historical/Archaeological Resources Survey Report
USGS map

cc: John Criste, Terra Nova Planning, Inc

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

October 20, 2006

Raymond Torres, Chairperson
Torres-Martinez Desert Cahuilla Indians
PO Box 1160
Thermal, CA 92274

RE: Native American Consultation request for SP00339

Dear Torres-Martinez Desert Cahuilla Indians:

The County of Riverside requests your participation in the review of Paradise Valley, also known as Specific Plan No. 339. The Glorious Land Company proposes to develop a 6,397± acre planned community, known as Paradise Valley, east of the Coachella Valley in unincorporated Riverside County. The project is envisioned as an international destination resort community, which will offer a variety of residential opportunities, including retirement and affordable housing products, and recreational amenities, such as swimming pools, tennis courts, hiking trails, and golf courses. It will also include a broad mix of commercial and institutional uses and facilities, including neighborhood and highway-serving commercial, resort commercial, light industrial and business park, professional office and entertainment uses, a medical center, educational facilities, and a business conference center. The project is being planned as a self-contained community in which all public and quasi-public services needed to support the development are provided. The applicant's goal is to design the community in an environmentally sensitive sustainable manner that creates a balance between the built environment and the preservation of natural resources and the natural beauty of the desert landscape. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Sincerely,
Riverside County Planning Department

R. James Fagelson, Principal Planner

Attachments:
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USGS map

cc: John Criste, Terra Nova Planning, Inc

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

October 20, 2006

William Contreras, Cultural Resources Coordinator
Torres-Martinez Desert Cahuilla Indians
PO Box 1160
Thermal, CA 92274

RE: Native American Consultation request for SP00339

Dear Mr. Contreras:

The County of Riverside requests your participation in the review of Paradise Valley, also known as Specific Plan No. 339. The Glorious Land Company proposes to develop a 6,397± acre planned community, known as Paradise Valley, east of the Coachella Valley in unincorporated Riverside County. The project is envisioned as an international destination resort community, which will offer a variety of residential opportunities, including retirement and affordable housing products, and recreational amenities, such as swimming pools, tennis courts, hiking trails, and golf courses. It will also include a broad mix of commercial and institutional uses and facilities, including neighborhood and highway-serving commercial, resort commercial, light industrial and business park, professional office and entertainment uses, a medical center, educational facilities, and a business conference center. The project is being planned as a self-contained community in which all public and quasi-public services needed to support the development are provided. The applicant's goal is to design the community in an environmentally sensitive sustainable manner that creates a balance between the built environment and the preservation of natural resources and the natural beauty of the desert landscape. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Sincerely,
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R. James Fagelson, Principal Planner

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USGS map

cc: John Criste, Terra Nova Planning, Inc

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

October 20, 2006

Richard Begay, THPO Director
Agua Caliente Band of Cahuilla Indians
650 Tahquitz Canyon Way
Palm Springs, CA 92262

RE: Native American Consultation request for SP00339

Dear Mr. Begay:

The County of Riverside requests your participation in the review of Paradise Valley, also known as Specific Plan No. 339. The Glorious Land Company proposes to develop a 6,397± acre planned community, known as Paradise Valley, east of the Coachella Valley in unincorporated Riverside County. The project is envisioned as an international destination resort community, which will offer a variety of residential opportunities, including retirement and affordable housing products, and recreational amenities, such as swimming pools, tennis courts, hiking trails, and golf courses. It will also include a broad mix of commercial and institutional uses and facilities, including neighborhood and highway-serving commercial, resort commercial, light industrial and business park, professional office and entertainment uses, a medical center, educational facilities, and a business conference center. The project is being planned as a self-contained community in which all public and quasi-public services needed to support the development are provided. The applicant's goal is to design the community in an environmentally sensitive sustainable manner that creates a balance between the built environment and the preservation of natural resources and the natural beauty of the desert landscape. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Sincerely,
Riverside County Planning Department

R. James Fagelson, Principal Planner

Attachments:
Project site plan
Paradise Valley Historical/Archaeological Resources Survey Report
USGS map

cc: John Criste, Terra Nova Planning, Inc



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

May 09, 2016

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (GPA00686, SP00339)

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 thirty (30) days of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

Applicant: Glorious Land Company - Fourth Supervisorial District - Chuckwalla Zoning Area - Area Plan: Eastern Coachella Valley- Located in unincorporated Riverside County, approximately 15 miles east of the City of Indio, just east of the Cactus City rest area on U.S. Interstate-10. The site straddles I-10, with approximately 1/3rd of the acreage north of I-10 and approximately 2/3rds south of I-10. The northerly portion of the property occurs in the foothills of the Cottonwood Mountains, immediately south of Joshua Tree National Park. The central portion of the site occurs within the broad southeast-trending Pinkham Wash, and the southwesterly portion of the site occurs in the foothills of the Mecca Hills. – 5,262 acres - Zoning: Controlled Development Areas – 10 Acre Minimum (W-2-10) and Natural Assets (N-A) –

REQUEST: The proposed development program consists of 8,490 units of residential, 1,380,990 sq. ft. of retail, office and light industrial uses and 109.9 acres of recreational uses in 6 proposed 'villages'. The plan includes four to five elementary schools, a middle and high school and a full range of services including fire station, medical, community centers and onsite wastewater plant. Of the 5,000 contiguous acres that constitute the PVSP site, approximately 3,100 acres will be conserved in an undisturbed natural condition and dedicated to an appropriate public or private non-profit entity

subject to the provisions of a recorded conservation easement that will remain with the land. The future population of the Paradise Valley Specific Plan area is expected to include both full and part-time residents. The Plan will provide housing opportunities that range from affordable workforce housing to higher end single-family dwellings. Village 3 will be age restricted, with development standards permitting the integration of facilities that allow people to age in place. In addition, age targeted and age-restricted housing will be permitted uses throughout the PVSP.— APNs: The following parcels are owned by GLC and constitute the private lands proposed for development under the Paradise Valley Specific Plan: 713-040-002-7, 713-040-003-8, 713-040-004-9; 713-040-005-0; 713-040-006-1; 713-040-007-2; 713-031-004-1; 713-031-005-2; 713-031-006-3, 713-032-

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(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

001-1; 713-050-002-8; 713-060-004-1; 713-072-001-5; 713-060-002-9; 713-060-003-0; 713-060-001-8. - Concurrent Cases: GPA00686

Sincerely,

PLANNING DEPARTMENT



Heather Thomson, Archaeologist

email cc: Russell Brady, Contract Planner rbrady@rctlma.org

Attachment: Project Vicinity Map

Thomson, Heather

From: Cultural Director <culturaldirector@cahuijla.net>
To: Thomson, Heather
Sent: Tuesday, May 10, 2016 9:39 AM
Subject: Read: GPA00686, SP00339

Your message

To:
Subject: GPA00686, SP00339
Sent: Tuesday, May 10, 2016 9:39:21 AM (UTC-08:00) Pacific Time (US & Canada)

was read on Tuesday, May 10, 2016 9:39:10 AM (UTC-08:00) Pacific Time (US & Canada).

Thomson, Heather

From: Barnum, Jacquelyn <jbarnum@cabazonindians-nsn.gov>
To: Thomson, Heather
Sent: Monday, May 09, 2016 7:45 PM
Subject: Read: GPA00686, SP00339

Your message

To:
Subject: GPA00686, SP00339
Sent: Monday, May 09, 2016 8:00:27 PM (UTC-08:00) Pacific Time (US & Canada)

was read on Monday, May 09, 2016 7:45:19 PM (UTC-08:00) Pacific Time (US & Canada).

Thomson, Heather

From: Michael Mirelez <mmirelez@tmdci.org>
Sent: Monday, May 09, 2016 3:10 PM
To: Thomson, Heather
Subject: Read: GPA00686, SP00339
Attachments: Read GPA00686, SP00339

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. If the reader of this message is not the intended recipient, you are hereby notified that you have received this message in error and that any review, dissemination, distribution or copying of this message including any attachments is strictly prohibited. If you received this in error, please contact the sender and delete the material.

Thomson, Heather

From: THPO Consulting <ACBCI-THPO@aguacaliente.net>
Sent: Monday, May 09, 2016 3:45 PM
To: Thomson, Heather
Subject: Read: GPA00686, SP00339
Attachments: Read: GPA00686, SP00339

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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

October 20, 2006

John A James, Chairperson
Cabazon Band of Mission Indians
84-245 Indio Springs Parkway
Indio, CA 92203

RE: Native American Consultation request for SP00339

Dear Cabazon Band of Mission Indians:

The County of Riverside requests your participation in the review of Paradise Valley, also known as Specific Plan No. 339. The Glorious Land Company proposes to develop a 6,397± acre planned community, known as Paradise Valley, east of the Coachella Valley in unincorporated Riverside County. The project is envisioned as an international destination resort community, which will offer a variety of residential opportunities, including retirement and affordable housing products, and recreational amenities, such as swimming pools, tennis courts, hiking trails, and golf courses. It will also include a broad mix of commercial and institutional uses and facilities, including neighborhood and highway-serving commercial, resort commercial, light industrial and business park, professional office and entertainment uses, a medical center, educational facilities, and a business conference center. The project is being planned as a self-contained community in which all public and quasi-public services needed to support the development are provided. The applicant's goal is to design the community in an environmentally sensitive sustainable manner that creates a balance between the built environment and the preservation of natural resources and the natural beauty of the desert landscape. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Sincerely,
Riverside County Planning Department

R. James Fagelson, Principal Planner

Attachments:

Project site plan

Paradise Valley Historical/Archaeological Resources Survey Report

USGS map

cc: John Criste, Terra Nova Planning, Inc

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

October 20, 2006

Dean Mike, Chairperson
Twenty-Nine Palms Band of Mission Indians
48-200 Harrison Place
Coachella, CA 92236

RE: Native American Consultation request for SP00339

Dear Twenty-Nine Palms Band of Mission Indians:

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The Paradise Valley project site is located in unincorporated Riverside County, approximately 15 miles east of the City of Indio, just east of the Cactus City rest area on U.S. Interstate-10. The site straddles I-10, with approximately 1/3rd of the acreage north of I-10 and approximately 2/3rds south of I-10. The northerly portion of the property occurs in the foothills of the Cottonwood Mountains, immediately south of Joshua Tree National Park. The central portion of the site occurs within the broad southeast-trending Pinkham Wash, and the southwesterly portion of the site occurs in the foothills of the Mecca Hills. The planning area can also be described as follows: portions of Sections 2 and 3, and all of Sections 1, 9, 10, 11, 13, 14, and 15, Township 6 South, Range 10 East, San Bernardino Baseline and Meridian.

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Sincerely,
Riverside County Planning Department

R. James Fagelson, Principal Planner

Attachments:

Project site plan

Paradise Valley Historical/Archaeological Resources Survey Report

USGS map

cc: John Criste, Terra Nova Planning, Inc

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

October 20, 2006

Richard Milanovich, Chairperson
Agua Caliente Band of Cahuilla Indians
600 Tahquitz Canyon Way
Palm Springs, CA 92262

RE: Native American Consultation request for SP00339

Dear Agua Caliente Band of Cahuilla Indians:

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Sincerely,
Riverside County Planning Department

R. James Fagelson, Principal Planner

Attachments:

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USGS map

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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

October 20, 2006

Mary Ann Green, Chairperson
Augustine Band of Cahuilla Mission Indians
PO Box 846
Coachella, CA 92236

RE: Native American Consultation request for SP00339

Dear Augustine Band of Cahuilla Mission Indians:

The County of Riverside requests your participation in the review of Paradise Valley, also known as Specific Plan No. 339. The Glorious Land Company proposes to develop a 6,397± acre planned community, known as Paradise Valley, east of the Coachella Valley in unincorporated Riverside County. The project is envisioned as an international destination resort community, which will offer a variety of residential opportunities, including retirement and affordable housing products, and recreational amenities, such as swimming pools, tennis courts, hiking trails, and golf courses. It will also include a broad mix of commercial and institutional uses and facilities, including neighborhood and highway-serving commercial, resort commercial, light industrial and business park, professional office and entertainment uses, a medical center, educational facilities, and a business conference center. The project is being planned as a self-contained community in which all public and quasi-public services needed to support the development are provided. The applicant's goal is to design the community in an environmentally sensitive sustainable manner that creates a balance between the built environment and the preservation of natural resources and the natural beauty of the desert landscape. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Sincerely,
Riverside County Planning Department

R. James Fagelson, Principal Planner

Attachments:

Project site plan

Paradise Valley Historical/Archaeological Resources Survey Report

USGS map

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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

October 20, 2006

Joseph R. Benitez
PO Box 1829
Indio, CA 92201

RE: Native American Consultation request for SP00339

Dear Mr. Benitez:

The County of Riverside requests your participation in the review of Paradise Valley, also known as Specific Plan No. 339. The Glorious Land Company proposes to develop a 6,397± acre planned community, known as Paradise Valley, east of the Coachella Valley in unincorporated Riverside County. The project is envisioned as an international destination resort community, which will offer a variety of residential opportunities, including retirement and affordable housing products, and recreational amenities, such as swimming pools, tennis courts, hiking trails, and golf courses. It will also include a broad mix of commercial and institutional uses and facilities, including neighborhood and highway-serving commercial, resort commercial, light industrial and business park, professional office and entertainment uses, a medical center, educational facilities, and a business conference center. The project is being planned as a self-contained community in which all public and quasi-public services needed to support the development are provided. The applicant's goal is to design the community in an environmentally sensitive sustainable manner that creates a balance between the built environment and the preservation of natural resources and the natural beauty of the desert landscape. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Sincerely,
Riverside County Planning Department

R. James Fagelson, Principal Planner

Attachments:

Project site plan

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USGS map

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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

October 20, 2006

John A James, Chairperson
Cabazon Band of Mission Indians
84-245 Indio Springs Parkway
Indio, CA 92203

RE: Native American Consultation request for SP00339

Dear Cabazon Band of Mission Indians:

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R. James Fagelson, Principal Planner

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USGS map

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October 20, 2006

John A James, Chairperson
Cabazon Band of Mission Indians
84-245 Indio Springs Parkway
Indio, CA 92203

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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

October 20, 2006

Judy Stapp, Director of Cultural Affairs
Cabazon Band of Mission Indians
84-245 Indio Springs Parkway
Indio, CA 92203

RE: Native American Consultation request for SP00339

Dear Ms. Stapp:

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R. James Fagelson, Principal Planner

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October 20, 2006

John A James, Chairperson
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84-245 Indio Springs Parkway
Indio, CA 92203

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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

October 20, 2006

Anthony Madrigal, Jr., Interim Chairperson
Cahuilla Band of Indians
PO Box 391760
Anza, CA 92539

RE: Native American Consultation request for SP00339

Dear Cahuilla Band of Indians:

The County of Riverside requests your participation in the review of Paradise Valley, also known as Specific Plan No. 339. The Glorious Land Company proposes to develop a 6,397± acre planned community, known as Paradise Valley, east of the Coachella Valley in unincorporated Riverside County. The project is envisioned as an international destination resort community, which will offer a variety of residential opportunities, including retirement and affordable housing products, and recreational amenities, such as swimming pools, tennis courts, hiking trails, and golf courses. It will also include a broad mix of commercial and institutional uses and facilities, including neighborhood and highway-serving commercial, resort commercial, light industrial and business park, professional office and entertainment uses, a medical center, educational facilities, and a business conference center. The project is being planned as a self-contained community in which all public and quasi-public services needed to support the development are provided. The applicant's goal is to design the community in an environmentally sensitive sustainable manner that creates a balance between the built environment and the preservation of natural resources and the natural beauty of the desert landscape. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

The Paradise Valley project site is located in unincorporated Riverside County, approximately 15 miles east of the City of Indio, just east of the Cactus City rest area on U.S. Interstate-10. The site straddles I-10, with approximately 1/3rd of the acreage north of I-10 and approximately 2/3rds south of I-10. The northerly portion of the property occurs in the foothills of the Cottonwood Mountains, immediately south of Joshua Tree National Park. The central portion of the site occurs within the broad southeast-trending Pinkham Wash, and the southwesterly portion of the site occurs in the foothills of the Mecca Hills. The planning area can also be described as follows: portions of Sections 2 and 3, and all of Sections 1, 9, 10, 11, 13, 14, and 15, Township 6 South, Range 10 East, San Bernardino Baseline and Meridian.

The following parcels are owned by GLC and constitute the private lands proposed for development under the Paradise Valley Specific Plan: 713-040-002-7, 713-040-003-8, 713-040-004-9; 713-040-005-0; 713-040-006-1; 713-040-007-2; 713-031-004-1; 713-031-005-2; 713-031-006-3, 713-032-001-1; 713-050-002-8; 713-060-004-1; 713-072-001-5; 713-060-002-9; 713-060-003-0; 713-060-001-8.

Staff contacted the Native American Heritage Commission (NAHC) which gave the County your name. The County is seeking a consultation with you concerning the potential of Native American cultural resources that may be impacted by the above project. The project is currently being reviewed under CEQA and an archaeological and cultural resource survey has been requested to determine the presence or absence of cultural resources. Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to James Fagelson, Principal Planner at 951-955-9514 by January 20, 2007.

Sincerely,
Riverside County Planning Department

R. James Fagelson, Principal Planner

Attachments:

Project site plan

Paradise Valley Historical/Archaeological Resources Survey Report

USGS map

cc: John Criste, Terra Nova Planning, Inc

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

October 20, 2006

Britt Wilson, Cultural Resources Coordinator
Morongo Band of Mission Indians
245 N. Murray Street, Suite C
Banning, CA 92220

RE: Native American Consultation request for SP00339

Dear Morongo Band of Mission Indians:

The County of Riverside requests your participation in the review of Paradise Valley, also known as Specific Plan No. 339. The Glorious Land Company proposes to develop a 6,397± acre planned community, known as Paradise Valley, east of the Coachella Valley in unincorporated Riverside County. The project is envisioned as an international destination resort community, which will offer a variety of residential opportunities, including retirement and affordable housing products, and recreational amenities, such as swimming pools, tennis courts, hiking trails, and golf courses. It will also include a broad mix of commercial and institutional uses and facilities, including neighborhood and highway-serving commercial, resort commercial, light industrial and business park, professional office and entertainment uses, a medical center, educational facilities, and a business conference center. The project is being planned as a self-contained community in which all public and quasi-public services needed to support the development are provided. The applicant's goal is to design the community in an environmentally sensitive sustainable manner that creates a balance between the built environment and the preservation of natural resources and the natural beauty of the desert landscape. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

The Paradise Valley project site is located in unincorporated Riverside County, approximately 15 miles east of the City of Indio, just east of the Cactus City rest area on U.S. Interstate-10. The site straddles I-10, with approximately 1/3rd of the acreage north of I-10 and approximately 2/3rds south of I-10. The northerly portion of the property occurs in the foothills of the Cottonwood Mountains, immediately south of Joshua Tree National Park. The central portion of the site occurs within the broad southeast-trending Pinkham Wash, and the southwesterly portion of the site occurs in the foothills of the Mecca Hills. The planning area can also be described as follows: portions of Sections 2 and 3, and all of Sections 1, 9, 10, 11, 13, 14, and 15, Township 6 South, Range 10 East, San Bernardino Baseline and Meridian.

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Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to James Fagelson, Principal Planner at 951-955-9514 by January 20, 2007.

Sincerely,
Riverside County Planning Department

R. James Fagelson, Principal Planner

Attachments:

Project site plan

Paradise Valley Historical/Archaeological Resources Survey Report

USGS map

cc: John Criste, Terra Nova Planning, Inc

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

October 20, 2006

Raymond Torres, Chairperson
Torres-Martinez Desert Cahuilla Indians
PO Box 1160
Thermal, CA 92274

RE: Native American Consultation request for SP00339

Dear Torres-Martinez Desert Cahuilla Indians:

The County of Riverside requests your participation in the review of Paradise Valley, also known as Specific Plan No. 339. The Glorious Land Company proposes to develop a 6,397± acre planned community, known as Paradise Valley, east of the Coachella Valley in unincorporated Riverside County. The project is envisioned as an international destination resort community, which will offer a variety of residential opportunities, including retirement and affordable housing products, and recreational amenities, such as swimming pools, tennis courts, hiking trails, and golf courses. It will also include a broad mix of commercial and institutional uses and facilities, including neighborhood and highway-serving commercial, resort commercial, light industrial and business park, professional office and entertainment uses, a medical center, educational facilities, and a business conference center. The project is being planned as a self-contained community in which all public and quasi-public services needed to support the development are provided. The applicant's goal is to design the community in an environmentally sensitive sustainable manner that creates a balance between the built environment and the preservation of natural resources and the natural beauty of the desert landscape. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Sincerely,
Riverside County Planning Department

R. James Fagelson, Principal Planner

Attachments:

Project site plan

Paradise Valley Historical/Archaeological Resources Survey Report

USGS map

cc: John Criste, Terra Nova Planning, Inc

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

October 20, 2006

William Contreras, Cultural Resources Coordinator
Torres-Martinez Desert Cahuilla Indians
PO Box 1160
Thermal, CA 92274

RE: Native American Consultation request for SP00339

Dear Mr. Contreras:

The County of Riverside requests your participation in the review of Paradise Valley, also known as Specific Plan No. 339. The Glorious Land Company proposes to develop a 6,397± acre planned community, known as Paradise Valley, east of the Coachella Valley in unincorporated Riverside County. The project is envisioned as an international destination resort community, which will offer a variety of residential opportunities, including retirement and affordable housing products, and recreational amenities, such as swimming pools, tennis courts, hiking trails, and golf courses. It will also include a broad mix of commercial and institutional uses and facilities, including neighborhood and highway-serving commercial, resort commercial, light industrial and business park, professional office and entertainment uses, a medical center, educational facilities, and a business conference center. The project is being planned as a self-contained community in which all public and quasi-public services needed to support the development are provided. The applicant's goal is to design the community in an environmentally sensitive sustainable manner that creates a balance between the built environment and the preservation of natural resources and the natural beauty of the desert landscape. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Sincerely,
Riverside County Planning Department

R. James Fagelson, Principal Planner

Attachments:

Project site plan
Paradise Valley Historical/Archaeological Resources Survey Report
USGS map

cc: John Criste, Terra Nova Planning, Inc



TWENTY-NINE PALMS BAND OF MISSION INDIANS

46-200 Harrison Place . Coachella, California . 92236 . Ph. 760.863.2444 . Fax: 760.863.2449

November 29, 2016

**CERTIFIED MAIL # 7015 0640 0003 3939 8246
RETURN RECEIPT REQUESTED**

Heather Thomson, Archaeologist
Riverside County Planning Department
4080 Lemon St., 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

RE: ASSEMBLY BILL 52 (AB 52) FORMAL NOTICIATION (GPA00686, SP00339)

Dear Ms. Thomson:

This letter is in regards to consultation in compliance with AB 52 (California Public Resources Code § 21080.3.1), for the formal notification of GPA00686 and SP00339. The Tribal Historic Preservation Office (THPO) is not aware of any additional cultural resources within the project area. However, the project lies within Chemehuevi Traditional Use Area and 12 miles from a culturally sensitive area. For this reason, the project area has the possibility of inadvertent discoveries, which could have an adverse effect on potential cultural resources that concern the Twenty-Nine Palms Band of Mission Indians.

The Tribe is interested in this project and to further ascertain impacts requests a copy of the cultural resources report. Please do not hesitate to contact the THPO at (760) 775-3259 or by email: TNPConsultation@29palmsbomi-nsn.gov.

Sincerely,


Anthony Madrigal, Jr.
Tribal Historic Preservation Officer

cc: Darrell Mike, Twenty-Nine Palms Tribal Chairman
Sarah Bliss, Twenty-Nine Palms Tribal Cultural Specialist
Russell Brady, Riverside County Planning Department



03-006-2016-016

May 16, 2016

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

Re: AB 52 Formal Notification (GPA00686, SP00339) Paradise Valley Specific Plan

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 Paradise Valley Specific Plan project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area (TUA). 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.
- *A copy of the records search with associated survey reports and site records from the information center.
- *Copies of any cultural resource documentation (report and site records) generated in connection with this project.
- *The presence of an approved 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.

At least on Tribal Cultural Resource intersects the APE

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6981. You may also email me at vharvey@aguacaliente.net.

Cordially,

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



Victoria Harvey
Archaeological Monitoring Coordinator
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-006-2016-016

June 07, 2017

[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 Conclusion for the Paradise Valley Specific Plan (GPA00686, SP00339),
Riverside County**

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 Paradise Valley Specific Plan project. We have reviewed the documents and have the following comments:

*At this time the concerns of the ACBCI THPO have been addressed and proper mitigation measures have been proposed to ensure the protection of tribal cultural resouces. This letter shall conclude our AB52 consultation efforts.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6907. You may also email me at acbc-thpo@aguacaliente.net.

Cordially,

Pattie Garcia-Plotkin

Director

Tribal Historic Preservation Office

AGUA CALIENTE BAND

OF CAHUILLA INDIANS

5401 DINAH SHORE DRIVE, PALM SPRINGS, CA 92264

T 760/699/6800 F 760/699/6924 WWW.AGUACALIENTE-NSH.GOV

November 2, 2018

Russell Brady, Principal Planner
City of Riverside
County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

RE: Paradise Valley Specific Plan No. 339, General Plan Amendment No. 686,
Change of Zone No. 6915 (Paradise Valley), EIR No. 506

Dear Russell Brady:

The SunLine Transit Agency (SunLine) would like to thank you for the opportunity to review and comment on the proposed Paradise Valley Specific Plan No. 339 located in the western portion of Shavers Valley, north and south of 1-10 freeway, approximately eight miles east of the City of Coachella, within the unincorporated City of Riverside County. SunLine staff has reviewed the specific plan and offers the following comments:

SunLine currently does not provide direct transit service to the proposed project site; however, the nearest service route is located on Tyler at Bougainville served by the Line 95. Therefore, SunLine is not requesting the addition of any transit amenities, such as a bus turnout and/or shelter as part of the proposed development. We appreciate the chance to review future developments within the unincorporated portions of City of Riverside.

As the Coachella Valley continues to grow and based on further analyses, SunLine will continue to monitor on-going developments and may provide transit service to the proposed project in the future, if warranted. Should you have questions regarding this letter please contact me at 760-343-3456 ext. 1627 or by email at vaduran@sunline.org.

Sincerely,



Victor A Duran
Transit Planning Manager

cc: Lauren Skiver, CEO/General Manager
Stephanie Buriel, Chief Administrative Officer



AUGUSTINE BAND OF CAHUILLA INDIANS

PO Box 846 84-481 Avenue 54 Coachella CA 92236

Telephone: (760) 398-4722

Fax (760) 369-7161

Tribal Chairperson: Amanda Vance

Tribal Vice-Chairperson: William Vance

Tribal Secretary: Victoria Martin

November 2, 2018

Russell Brady
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502

Re: Project No. and Name: Paradise Valley Specific Plan No. 339, General Plan Amendment No. 686, Change of Zone No. 6915 (Paradise Valley), EIR No. 506.

Dear Mr. Brady—

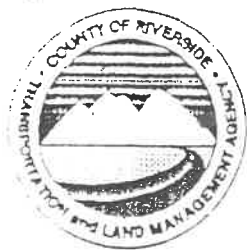
Thank you for the opportunity to offer input concerning the development of the above-identified project. We appreciate your sensitivity to the cultural resources that may be impacted by your project, and the importance of these cultural resources to the Native American peoples that have occupied the land surrounding the area of your project for thousands of years. Unfortunately, increased development and lack of sensitivity to cultural resources has resulted in many significant cultural resources being destroyed or substantially altered and impacted. Your invitation to consult on this project is greatly appreciated.

At this time we are unaware of specific cultural resources that may be affected by the proposed project. We encourage you to contact other Native American Tribes and individuals within the immediate vicinity of the project site that may have specific information concerning cultural resources that may be located in the area. We also encourage you to contract with a monitor who is qualified in Native American cultural resources identification and who is able to be present on-site full-time during the pre-construction and construction phase of the project. Please notify us immediately should you discover any cultural resources during the development of this project.

Very truly yours,

A handwritten signature in blue ink that reads "Victoria Martin" with a stylized asterisk at the end.

Victoria Martin
Tribal Secretary



COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY



Planning Department

Aleta J. Laurence
Director of Planning

**APPLICATION FOR SPECIFIC PLAN
OF LAND USE**

APPLICATION FOR SPECIFIC PLAN OF LAND USE
DATE: _____
INCOMPLETE APPLICATION(S) WILL NOT BE ACCEPTED

<p><u>STAFF USE ONLY</u></p> <p>SPECIFIC PLAN NO. _____</p> <p>ENVIRONMENTAL ASSESSMENT NO. _____</p> <p>E.I.R. NO. _____</p>
--

A. APPLICANT INFORMATION

1. Applicant's Name: GLC Enterprises, LLC
Mailing Address: 13181 Crossroads Pkwy, North #530 City of Industry 91746
Telephone No.: 562-908-0797
2. Owner's Name: Joshua Tree Village
Mailing Address: Same
Telephone No.: _____
3. Representative: Harvey Niskala
Mailing Address: Same
Telephone No.: _____

B. PROPERTY INFORMATION

1. Location:
 - a. Assessor's Parcel No.(s) See Attached
 - b. General Location North and south of I-10, approx. 12 miles east of Indio; Shavers Valley

NOTE: The name, address and authorization of all additional owners of record must be attached in order for this application to be considered complete. Unless otherwise requested, the Planning Department will mail correspondence regarding Specific Plan applications to the Representative referenced above.

- c. Section -- Township -- Range See attached
2. Acreage 6556 acres
3. Legal description (please attach a complete legal description of the site)

binders) containing no more than the following sections from the Specific Plan of Land Use Textual Outline (attached).

- a) I. Project Development Plan (sections A, 1-2; and B, 1-3).
- b) II. General Plan/Environmental Analysis (section A, 1-4) In this section discussion, the applicant may submit supportive data for the project to supplement or clarify environmental inventory reflected within the Composite Resources/Hazards Map.

The applicant has elected Option No. 1

3 The following additional items shall be submitted with this application for either option:

- a) One copy of a completed and signed application, with signatures and/or letters of authorization from all owners of property within the proposed specific plan.
- b) An 8 1/2" X 11" vicinity map showing the location and names of adjoining streets.
- c) An 8 1/2" X 11" aerial photo of the site with the site boundaries clearly delineated.
- d) A 8 1/2" X 11" Topographic map (USGS quad map) with the site boundaries clearly delineated.
- e) A copy of the Assessor(s) map(s) showing the project parcel(s).
- f) The correct application fee payable to Riverside County Planning Department (please refer to the current fee schedule)
- g) Eight (8) typed sets of self-sticking labels of the applicant, owner(s), engineer/representative, and school district(s) with their mailing addresses as they appear on the application. Do not include duplicate sets where the applicant and owner(s) etc. are the same. These are to be in a legal sized envelope.

SIGNATURE OF APPLICANT(S) _____

Eddie S. Wang

Eddie S. Wang, President-GLC Enterprises, LLC

DATE 12/31/03

AUTHORITY OF THIS APPLICATION IS HEREBY GIVEN: _____

SIGNATURE OF PROPERTY OWNER(S) _____

DATE _____

ADDRESS _____

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

Your signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary.

Applicant/Representative Signature _____

Date _____

**GENERAL PLAN
SITE CATEGORY DETERMINATION WORKSHEET**

The purpose of this worksheet is to provide staff with the data necessary to make a preliminary determination of the General Plan category applicable to the project site. This worksheet is not used to determine the project's General Plan consistency. Ultimate authority for the general plan category determination rests with the Board of Supervisors as a function of the public hearing process. It should be emphasized that the category determination is for the project site and not the project proposal.

Open Space and Conservation Map Designation Desert Areas
Land Use Element _____

Land Use Planning Area Chuckwalla _____

Land Use Planning Subarea (if any) _____

Land Use and Community Policies Elements

Community Policy Area (if any) _____

Community Plan Area (if any) _____

1. Is your site located within an urban area or a City Sphere of Influence?
YES _____ NO X

2. Is the site located within one half mile of a collector, secondary or major road?
YES X NO _____ DISTANCE _____

3. Is the site located within one half mile of an arterial highway, expressway or freeway?
YES x NO _____ DISTANCE adjacant to I-10

4. Is natural gas available on site? YES _____ NO x
If not, how far are natural gas supplies from the project site?
Service Agency _____

5. Is electricity available on site? YES _____ NO x
If not, how far is the nearest service? _____

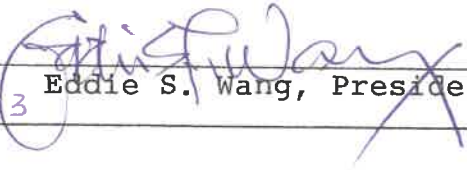
6. Is a community water system (not wells) available on site? YES _____ NO x
If not, how far is the nearest water system? _____
Service Agency _____

7. Is a community sewer system (not septic tanks) available on site? YES _____ NO x
If not, how far is the nearest available sewer system? _____
Service Agency _____

APPLICANT/REPRESENTATIVE SIGNATURE _____

I am aware that this is a worksheet to make a category determination of the project site, not the project itself; and that said determination is preliminary and subject to change.

Applicants Signature



Eddie S. Wang, President-GLC Enterprises, LLC

DATE

12/31/03

FOR STAFF USE ONLY

Preliminary site category determination. Circle the appropriate category. I II III IV V

Comments:

DATE:



COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department



Richard K. Lashbrook
Agency Director

Aleta J. Laurence
Director of Planning

APPLICATION FOR AMENDMENT TO RIVERSIDE COUNTY COMPREHENSIVE GENERAL PLAN

SECTIONS I, II, V, AND VII BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE OPEN SPACE AND CONSERVATION MAP OR A COMMUNITY PLAN LAND USE ALLOCATION MAP. FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING APPLICATION.

I GENERAL INFORMATION

A. APPLICANT INFORMATION

APPLICANT NAME: GLC Enterprises, LLC PHONE: 562-908-0797

MAILING ADDRESS: 13181 Crossroads Pkwy, North #530

No.	Street/P.O. Box	Apt. No./Suite No.
<u>City of Industry</u>	<u>CA</u>	<u>91746</u>

OWNER'S NAME: Joshua Tree Village PHONE: _____

MAILING ADDRESS: Same

No.	Street/P.O. Box	Apt. No./Suite No.

REPRESENTATIVE: Harvey Niskala PHONE: _____

MAILING ADDRESS: Same

No.	Street/P.O. Box	Apt. No./Suite No.

City	State	Zip Code

- NOTE:
1. If more than one person is involved in the ownership of the property, a separate page must be attached to this application which lists the names and addresses of all persons having an interest in the ownership of the property.
 2. The Planning Department will primarily mail correspondence regarding a General Plan Amendment application to the person identified above as the applicant's "representative." The representative may be the land owner, an engineer, or a consultant.

FOR OFFICE USE ONLY

DATE STAMP

CGPA NO.: _____ Team: _____

Module No.: _____ Case Rec'd By: _____

Main Office
4050 Lemon Street, 2nd Floor • P.O. Box 1409
RIVERSIDE, California 92502-1409
(909) 955-3200 • FAX (909) 955-1806

Murrieta Office
39493 Los Alamos Road
Murrieta, CA 92562
(909) 600-6170 Fax (909) 600-6145

Indio Office
82675 Highway 111, Room 209
Indio, California 92201
(760) 863-8277 Fax (760) 863-7040

II. AMENDMENTS TO COMMUNITY PLAN LAND USE MAP OR OPEN SPACE AND CONSERVATION MAP:

A. GENERAL PLAN MAP PROPOSED FOR AMENDMENT (Please name): _____
Open Space and Conservation

B. EXISTING DESIGNATION(s): Desert areas

C. PROPOSED DESIGNATION(s): Category 5

D. JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)

SEE ATTACHED

V. AUTHORIZATION FOR APPLICATION:

IMPORTANT: I/WE CERTIFY THAT ALL THE FOREGOING INFORMATION IS TRUE AND CORRECT AND RECOGNIZE THAT ANY FALSE OR MISLEADING INFORMATION SHALL BE GROUNDS FOR DENYING THIS APPLICATION.

SIGNATURE OF APPLICANT:  DATE: 12/31/03
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN: Eddie S. Wang, President-GLC Enterprises, LLC

SIGNATURE OF PROPERTY OWNER(S):

_____ DATE: _____
(Written authority may be attached)



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



Richard K. Lashbrook
Agency Director

Aleta J. Laurence, AICP
Director of Planning

Planning Department

**APPLICATION FOR LAND USE
AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

- CHANGE OF ZONE • CONDITIONAL USE PERMIT • VARIANCE
- PLOT PLAN • PUBLIC USE PERMIT • COMMERCIAL WECS PERMIT
- REVISED PERMIT • TEMPORARY USE PERMIT • SECOND UNIT PERMIT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. CASE NUMBER _____

A. APPLICANT INFORMATION

APPLICANT NAME: GLC Enterprises, LLC PHONE: 562-908-0797

MAILING ADDRESS: 13181 Crossroads Pkwy, North #530

No. Street/P.O. Box Apt. No./Suite No.
City of Industry CA 91746

OWNER'S NAME: Joshua Tree Village PHONE: _____

City State Zip Code

MAILING ADDRESS: Same

No. Street/P.O. Box Apt. No./Suite No.

REPRESENTATIVE: Harvey Niskala PHONE: _____

City State Zip Code

MAILING ADDRESS: Same

No. Street/P.O. Box Apt. No./Suite No.

City State Zip Code

- NOTE:
1. If more than one person is involved in the ownership of the property, a separate page must be attached to this application which lists the names and addresses of all persons having an interest in the ownership of the property.
 2. The Planning Department will primarily mail correspondence regarding a General Plan Amendment application to the person identified above as the applicant's "representative." The representative may be the land owner, an engineer, or a consultant.

<p>FOR OFFICE USE ONLY</p> <p>CGPA NO.: _____ Team: _____</p> <p>Module No.: _____ Case Rec'd By: _____</p>	<p>DATE STAMP</p>
<p>Wart Office Murrieta Office Indio Office</p>	

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

Your signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and your application will not go to hearing or receive final completion documents until the outstanding balance is paid. Your signature below certifies that you understand this deposit fee process as described above and that there will be NO refund of fees which have been expended for case review or other services, even if you withdraw your application or your application is ultimately denied.

Applicant/Representative Signature:

Eddie S. Wang

Date 12/31/03

Eddie S. Wang, President-GLC Enterprises, LLC

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the owner(s) of record and consent to the proposed application for this property and that the information filed is true and complete, to the best of my/our knowledge. All signatures must be original ["wet-signed"]. Photocopies of signatures are unacceptable. Use additional sheets as necessary.

SIGNATURE OF PROPERTY OWNER(S): _____

(All owners must sign)

(Note: Written authority may be attached)

(Note: Written authority may be attached)

PROPERTY INFORMATION:

- 1. Assessor's Parcel Number(s): See attached
- 2. Section: _____ Township: _____ Range: _____ See attached
- 3. Approximate Gross Acreage: 6556 acres
- 4. General Location: (street address, cross streets) North of: I-10
South of: I-10 East of: Indio (12 miles) West of: _____
- 5. Legal Description of property (give exact legal description as recorded in the Office of the County Recorder). Current owner's grant deed will suffice.

See attached

PROJECT INFORMATION:

- 1. Proposal (Describe Project): Planned community
- 2. Related cases filed in conjunction with this request: Specific Plan, GPA
- 3. Is there a previous application filed on the same site? Yes • No • x
If yes, Case Number: _____ (Parcel Map, Zone Change, etc.)
Environmental Assessment (E.A.) No. (If known): _____ E.I.R. No. (If applicable): _____
- 4. Is water service available at the project site? Yes • No • x
If "No", how far must the water line(s) be extended to provide service? _____ No. of feet or miles
- 5. Is sewer service available at the site? Yes • No • x
If "No", how far must the sewer line(s) be extended to provide service? _____ # of feet or miles

6. Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet: Yes • No •

7. How much grading is proposed for the project size?

Amount of cut = cubic yards _____ Amount of fill = cubic yards _____

8. Does the project need to import or export dirt? Import • Export • Neither •

9. How many truck loads? _____ truck loads.

10. What is the source/destination of the import/export? _____

11. What is the square footage of the usable pad area? (Area excluding all slopes) _____ square feet.

12. If this is a commercial WECS permit, or involves the generation of electric power, indicate total rated power output:
Total rated power output: _____

13. If this is a residential parcel or tract map, or other residential project, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services?
• Yes • No

If yes, do you intend to dedicate land or pay fees, or a combination of both?
• Dedicate Land • Pay Fees • Combination of Both

If you intend to dedicate land, provide proof of your agreement with the applicable agency. In accordance with Ordinance No. 460, all tentative Parcel and Tract maps subject to Park and Recreation fees and/or dedications of park land (all residential tracts and condominiums within Park Districts or County Service Areas authorized to collect fees) shall be accompanied by a written statement from the applicant stating whether he intends to dedicate land, pay fees in lieu thereof, or a combination of both. If he states a desire to dedicate land, the subdivider shall first consult with the appropriate County and public agency as to the appropriate area to be dedicated and such areas shall be shown on the tentative map.

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5, which became effective July 1, 1987, requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites, and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted without this signed statement.

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

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. These site(s) is (are) as follows: (may be listed on an attached sheet)

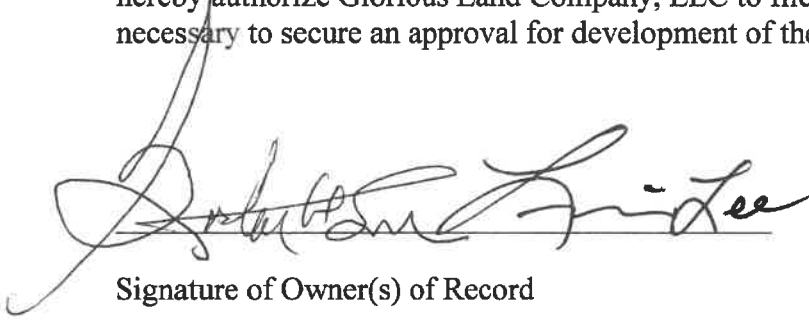
Owner/
Representative (1)  Date 12/31/03

Owner/
Representative (2) _____ Date _____

January 6, 2004

Mr. Robert Johnson, Planning Director
Riverside County Planning Department
82675 Highway 111, 2nd Floor
Indio, CA 92201

This is to certify that we are owners of record of the Assessor's Parcels listed below, and hereby authorize Glorious Land Company, LLC to file any and all land use applications necessary to secure an approval for development of the subject properties.

A handwritten signature in black ink, appearing to read "Gordon Hsui Lien Lee and Lucia Hsieh Lee", written over a horizontal line.

Signature of Owner(s) of Record

Gordon Hsui Lien Lee and Lucia Hsieh Lee, as Trustees of The Joshua Trust Dated
October 31, 1994

20425 Leap Court
Walnut, CA 91789
Tel: (909)594-5712

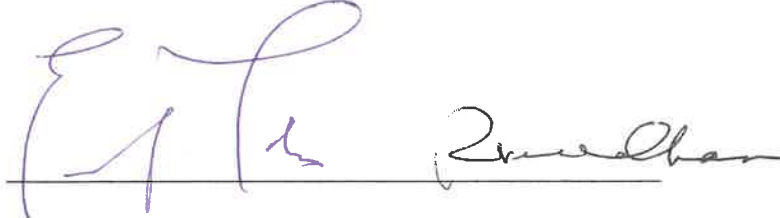
Assessor's Parcels:

- Section 1: 713-040-002; 713-040-003; 713-040-004
- Section 2: 713-040-005; 713-040-006; 713-040-007
- Section 3: 713-031-004; 713-031-005; 713-031-006; 713-032-001
- Section 9: 713-050-002
- Section 10: 713-060-004
- Section 11: 713-072-001
- Section 13: 713-060-002
- Section 14: 713-060-003
- Section 15: 713-060-001

January 6, 2004

Mr. Robert Johnson, Planning Director
Riverside County Planning Department
82675 Highway 111, 2nd Floor
Indio, CA 92201

This is to certify that we are owners of record of the Assessor's Parcels listed below, and hereby authorize Glorious Land Company, LLC to file any and all land use applications necessary to secure an approval for development of the subject properties.



Signature(s) of Owner(s) of Record

Ernest & Stella Chan Family Limited Partnership

16402 Monte Cristo Drive
Hacienda Heights, CA 91745
Tel: (626)333-4996

Assessor's Parcels:

- Section 1: 713-040-002; 713-040-003; 713-040-004
- Section 15: 713-060-001

January 6, 2004

Mr. Robert Johnson, Planning Director
Riverside County Planning Department
82675 Highway 111, 2nd Floor
Indio, CA 92201

This is to certify that we are owners of record of the Assessor's Parcels listed below, and hereby authorize Glorious Land Company, LLC to file any and all land use applications necessary to secure an approval for development of the subject properties.



Person Authorized to Sign for Organization

Ernest Chan
Managing Member
Joshua Tree Village, LLC

13181 Crossroads Parkway North, Ste. 530
City of Industry, CA 91746
Tel: (562)908-0797

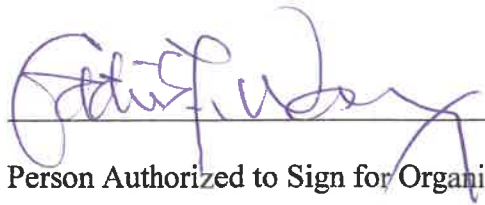
Assessor's Parcels:

- Section 2: 713-040-005; 713-040-006; 713-040-007
- Section 3: 713-031-004; 713-031-005; 713-031-006; 713-032-001
- Section 9: 713-050-002
- Section 10: 713-060-004
- Section 11: 713-072-001
- Section 13: 713-060-002
- Section 14: 713-060-003

January 6, 2004

Mr. Robert Johnson, Planning Director
Riverside County Planning Department
82675 Highway 111, 2nd Floor
Indio, CA 92201

This is to certify that we are owners of record of the Assessor's Parcels listed below, and hereby authorize Glorious Land Company, LLC to file any and all land use applications necessary to secure an approval for development of the subject properties.



Person Authorized to Sign for Organization

Eddie S. Wang
Managing Member
Joshua Tree Village, LLC

13181 Crossroads Parkway North, Ste. 530
City of Industry, CA 91746
Tel: (562)908-0797

Assessor's Parcels:

- Section 2: 713-040-005; 713-040-006; 713-040-007
- Section 3: 713-031-004; 713-031-005; 713-031-006; 713-032-001
- Section 9: 713-050-002
- Section 10: 713-060-004
- Section 11: 713-072-001
- Section 13: 713-060-002
- Section 14: 713-060-003

January 6, 2004

Mr. Robert Johnson, Planning Director
Riverside County Planning Department
82675 Highway 111, 2nd Floor
Indio, CA 92201

This is to certify that we are owners of record of the Assessor's Parcels listed below, and hereby authorize Glorious Land Company, LLC to file any and all land use applications necessary to secure an approval for development of the subject properties.



Signature(s) of Owner(s) of Record

Chorng Lii Hwang & Pow Shuh Lee Hwang

81-709 Dr. Carreon Blvd., #B2
Indio, CA 92201
Tel: ~~(714)~~342-4772
760

Assessor's Parcels:

- Section 15: 713-060-001

January 6, 2004

Mr. Robert Johnson, Planning Director
Riverside County Planning Department
82675 Highway 111, 2nd Floor
Indio, CA 92201

This is the certify that we are owners of record of the Assessor's Parcels listed below, and hereby authorize Glorious Land Company, LLC to file any and all land use applications necessary to secure an approval for development of the subject properties.

A handwritten signature in black ink, appearing to read "Ling Hui Tsai", written over a horizontal line.

Signature(s) of Owner(s) of Record

Ling Hui Tsai

20450 Via Linares
Yorba Linda, CA 92887
Tel: (714)777-0628

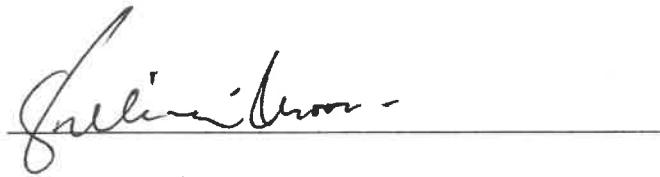
Assessor's Parcels:

- Section 15: 713-060-001

January 6, 2004

Mr. Robert Johnson, Planning Director
Riverside County Planning Department
82675 Highway 111, 2nd Floor
Indio, CA 92201

This is to certify that we are owners of record of the Assessor's Parcels listed below, and hereby authorize Glorious Land Company, LLC to file any and all land use applications necessary to secure an approval for development of the subject properties.

A handwritten signature in cursive script, appearing to read "William F-Y Moon", is written over a horizontal line.

Authorized Signatory
William F-Y Moon

William F-Y Moon, Rebecca C-Y Moon, Peter H-Z Moon, John H-H Moon
2167 Wind River Lane
Rowland Heights, CA 91748
Tel: (909)595-9096

Assessor's Parcels:

- Section 15: 713-060-001

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR ENVIRONMENTAL IMPACT REPORT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: SP00339 EIR 00506 DATE SUBMITTED: 11/9/07

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: Glorious Land Company E-Mail: eddie.wang@gloriousland.com

Mailing Address: 13181 Crossroads Parkway North, Suite 530
Street
City of Industry, California, 91746
City State ZIP

Daytime Phone No: (562) 908-0797 Fax No: (562) 908-0772

Representative's Name: Harvey Niskala E-Mail: harvey.niskala@glc-enterprises.com

Mailing Address: 39-820 Portola Avenue, Suite 2
Street
Palm Desert, California, 92260
City State ZIP

Daytime Phone No: (760) 776-1681 Fax No: (760) 776--1633

Property Owner's Name: Glorious Land Company, LLC E-Mail: eddie.wang@gloriousland.com

Mailing Address: 13181 Crossroads Parkway North, Suite 530
Street
City of Industry, California, 91746
City State ZIP

Daytime Phone No: (562) 908-0797 Fax No: (562) 908-0772

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

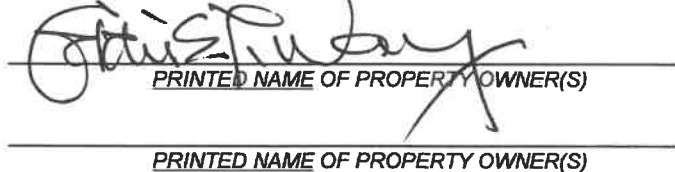
Eddie Wang, President, Glorious Land Company, LLC
PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN.

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.


PRINTED NAME OF PROPERTY OWNER(S)
PRINTED NAME OF PROPERTY OWNER(S)

EDDIE S.Y. WANG
SIGNATURE OF PROPERTY OWNER(S)
SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): See Attached List & Diagrammatic Layout

Sections: 1,2,3,9,10,11,13,14,15, and BLM 12 Township: 6 South Range: 10 East _____

Approximate Gross Acreage: 5,258 and 5,848 with BLM Section 12 _____

General location (nearby or cross streets): North & South of Interstate 10, approximately 8 miles east of the City of Coachella _____

Thomas Brothers map, edition year, page number, and coordinates: _____

Related cases filed in conjunction with this request:

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Specific Plan No. 339, General Plan Amendment No. 686, Change of Zone No. 6915,

Environmental Assessment No. 39364 CFG 02842 GEO 01846

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes No

Case Nos. SP00339

E.A. Nos. (if known) EA39364

Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer):

Santa Ana River Santa Margarita River San Jacinto River Colorado River

FOR ALL APPLICATIONS:

Attach check payable to "COUNTY OF RIVERSIDE." (Please see current fee schedule for the appropriate deposit-based fee.)

**NOTICE OF PUBLIC HEARING
and
INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT**

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:

SPECIFIC PLAN NO. 339, GENERAL PLAN AMENDMENT NO. 686, CHANGE OF ZONE NO. 6915 – Intent to Certify an Environmental Impact Report – EIR00506 – Applicant: GLC Enterprises, LLC – Specific Plan Representative: Danielan Associates – CEQA Consultant: Envicom Corporation – Engineer: KWC Engineers – Fourth Supervisorial District – Chuckwalla Zoning Area – Eastern Coachella Valley Area Plan – Open Space: Rural (OS-RUR) – Location: Westerly of Cotton Springs Road, northerly of Box Canyon Road, easterly of Interstate 10 Cactus City Rest Area, and southerly of Joshua Tree National Park, on either side of Interstate 10 – Zoning: Controlled Development Areas – 10 Acre Minimum (W-2-10) – Natural Assets (N-A) – **REQUEST: Specific Plan No. 339** is a proposal to establish a Specific Plan which would allow for a maximum of 8,490 sq. ft. dwelling units and up to 1.38 million sq. ft. of non-residential uses within an approximately 1,848 acre development footprint divided between six (6) Villages within an overall 5,000 acres Specific Plan area. **General Plan Amendment No. 686** is a proposal for a General Plan Foundation Component Amendment and General Plan Entitlement/Policy Amendment to change the underlying Foundation from Open Space to Community Development and change the land use designation from Open Space: Rural (OS-RUR) to those as reflected in the Specific Plan land use plan, which include Open Space-Conservation Habitat (OS-CH), Open Space-Recreation (OS-R), Mixed Use (MU), Commercial Retail (CR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Highest Density Residential (HHDR), and Public Facilities (PF) designations. **Change of Zone No. 6915** is a proposal to change the zoning classification of the subject site from a mix of Controlled Development Areas, 10 Acre Minimum (W-2-10) and Natural Assets (N-A) to Specific Plan (SP) and adopt a Specific Plan zoning ordinance to establish the permitted uses and development standards for the Specific Plan Planning Areas. **Environmental Impact Report No. 506** studies the impacts of the project.

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

AND

TIME OF HEARING: 9:30 a.m. or as soon as possible thereafter.
DATE OF HEARING: **DECEMBER 5, 2018**
PLACE OF HEARING: STEVE ROBBINS ADMINISTRATION BUILDING
Coachella Valley Water District – Administration Board Room
75515 Hovley Lane East, Palm Desert, CA 92211

For further information regarding this project please contact Project Planner Russell Brady at (951) 955-3025 or e-mail at rbrady@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-described project has the potential to have a significant effect on the environment and has prepared an environmental impact report. Environmental Impact Report No. 506, which identifies all significant environmental effects, has been prepared in conjunction with the above referenced applications that constitute the proposed project. The Planning Commission will consider the proposed project, and the final environmental impact report, at the public hearing.

The case file for the proposed project, and the final environmental impact report, may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office, located at 4080 Lemon Street 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may 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 this project is challenged in court, the issues may be limited to those 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: Russell Brady
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on November 13, 2018,

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

APN (s) or case numbers CZ06915 / GPA00686 / SP00339 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2400'

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

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

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

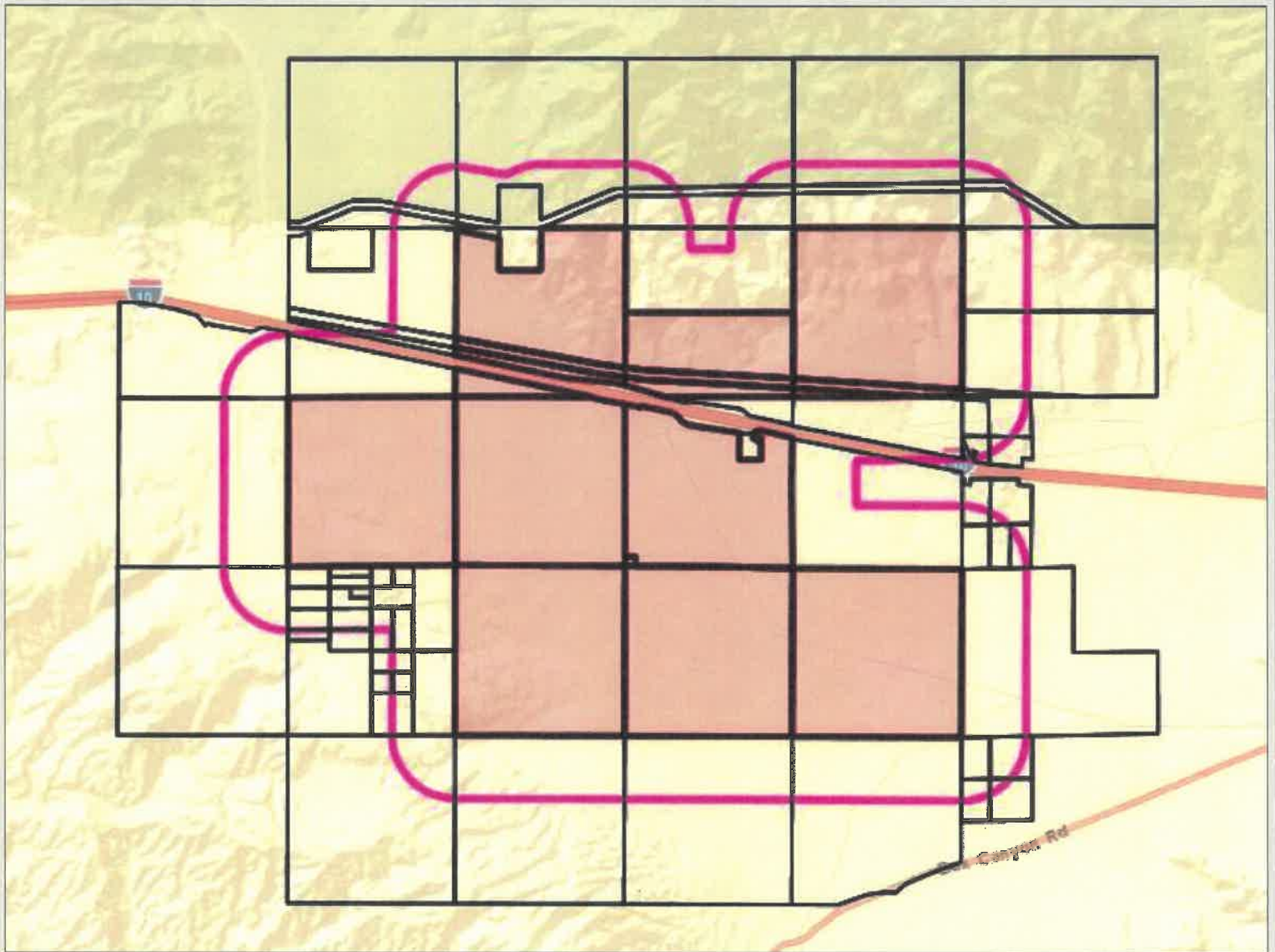
Riverside, Ca. 92502

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




Riverside County GIS Mailing Labels

CZ06915 GPA00686 SP00339

(2400 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 6,019 12,037 Feet

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.

REPORT PRINTED ON... 11/13/2018 12:41:31 PM

© Riverside County RCIT

705170025
MWD
C/O C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054

705170012
USA NATL PARK SERV JOSHUA TREE
C/O C/O NATIONAL PARK SERVICE
600 HARRISON ST STE 600
SAN FRANCISCO CA 94107

705170027
USA 705
C/O NONE
US DEPT OF INTERIOR
WASHINGTON DC 21401

705170010
METROPOLITAN WATER DIST OF SO CALIF
P O BOX 54153
LOS ANGELES CA 90054

705170030
STATE SCHOOL LANDS
C/O STATE SCHOOL LANDS
0
CA. 0

705170015
USA NATL PARK SERV JOSHUA TREE
C/O C/O PACIFIC LAND RESOURCES PROGRAM
600 HARRISON ST STE 600
SAN FRANCISCO CA 94107

705170014
WILDLANDS CONSERVANCY
39611 OAK GLEN RD
YUCAIPA CA 92399

705170013
METROPOLITAN WATER DIST OF SO CALIF
P O BOX 54153
LOS ANGELES CA 90054

715150004
ROGER T SWEITZER
C/O C/O ANNE SWEITZER
1140 E 34TH ST
SAN BERNARDINO CA 92404

715150007
FAMILY NURSERY CO INC
P O BOX 389
VICTORVILLE CA 92393

715150003
WILLIAM D WONG
KARENA K WONG
1901 TONDOLEA LN
LA CANADA CA 91011

715260026
USA 715
C/O NONE
U S DEPT OF INTERIOR
WASHINGTON DC 21401

705170011
WILDLANDS CONSERVANCY
39611 OAK GLEN RD
YUCAIPA CA 92399

713031001
METROPOLITAN WATER DIST OF SO CALIF
P O BOX54153
LOS ANGELES CA 90054

705170029
STATE SCHOOL LANDS
C/O STATE SCHOOL LANDS
0
CA. 0

705170031
STATE SCHOOL LANDS
1807 13TH ST
SACRAMENTO CA 95814

705190005
WILDLANDS CONSERVANCY
39611 OAK GLEN RD
YUCAIPA CA 92399

705190004
USA NATL PARK SERV JOSHUA TREE
C/O C/O PACIFIC LAND RESOURCES PROGRAM
600 HARRISON ST STE 600
SAN FRANCISCO CA 94107

713031002
METROPOLITAN WATER DIST OF SO CALIF
P O BOX 54153
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705190006
METROPOLITAN WATER DIST OF SO CALIF
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715020002
USA 715
C/O NONE
0
CA. 0

713031012
MWD
C/O C/O ASSEST MANAGEMENT
P O BOX 54153
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713031014
USA 713
C/O NONE
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713072005
SOUTHERN CALIFORNIA GAS CO
C/O C/O TAX DEPT
101 ASH ST NO HW07
SAN DIEGO CA 92101

713060001
GLORIOUS LAND CO
556 N DIAMOND BAR BLV 212
DIAMOND BAR CA 91765

713022005
CDP HOLDINGS I
3855 ATHERTON RD
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713031015
USA 713
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713040005
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715150012
COACHELLA VALLEY CONS COMMISSION
73710 FRED WARING STE 112
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715150011
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715140002
DAVID TSANG
HINGYUE TSANG
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713032001
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713040008
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713040002
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713060004
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713040004
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715140029
F I N INV
C/O C/O NOUSHIN BROWN
2050 RUSSETT WAY
CARSON CITY NV 89703

713071004
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713110011
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CHRISTINA ISENBERG
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713110009
ARVIND PATEL
DAXA PATEL
2055 CRAVE CT
SANTA ROSA CA 95403

713110005
USA BLM
22835 CL SAN JUAN D LAGOS
MORENO VALLEY CA 92553

713072004
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713110004
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REBECCA FLESHER
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713120018
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FOUNTAIN VALLEY CA 92728

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713110013
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F W GANSEREIT
C/O F W GANSEREIT
11281 BARCLAY DR
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713110019
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713110007
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14832 CROSS WOOD RD
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713110017
STEVEN WALKER
C/O INVESTORS MANAGEMENT CO INC
19456 VENTURA BLV
TARZANA CA 91356

713110001
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22835 CL SAN JUAN D LAGOS
MORENO VALLEY CA 92553

713120010
CARMEN VILLALOBOS
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715140036
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715030004
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DIAMOND BAR CA 91765

715030005
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CA. 0

713031006
GLORIOUS LAND CO
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DIAMOND BAR CA 91765

713071001
GLORIOUS LAND CO
556 N DIAMOND BAR BLV 212
DIAMOND BAR CA 91765

713060002
GLORIOUS LAND CO
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713110012
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73510 Fred Waring Dr.
Palm Desert, CA 92260

ATTN: Deanna Elliano, Community
Development Director
Planning Department,
City of Hemet
445 E. Florida Ave.
Hemet, CA 92543

ATTN: David Gassaway, Community
Development Director
Community Development Department,
City of Indian Wells
44-950 El Dorado Dr.
Indian Wells, CA 92210-7497

ATTN: Grant Taylor, Director of Community
Development
Community Development Department,
City of Lake Elsinore
130 S. Main St.
Lake Elsinore, CA 92530

ATTN: Steve King, Planning Director
Planning Division
City of Norco
2870 Clark Avenue
Norco, CA 92860

ATTN: Jeremy Gleim, Director of
Development Services
Planning Department
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Rancho Mirage, CA 92270

ATTN: Sharon Paisley, Development
Director
Community Development Department,
City of San Jacinto
595 S. San Jacinto Ave. - Building A San
Jacinto, CA 92583

ATTN: Robert Rodriguez, Planning Manager
Community Development Department,
Cathedral City
68700 Avenida Lalo Guerrero
Cathedral City, CA 92234

ATTN: Patty Nevins, Community
Development Director
Community Development, City of Banning
99 E. Ramsey Street
Banning, CA 92220

ATTN: Rebecca Deming, Community
Development Director
Planning Department, City of Beaumont
550 E. Sixth St.
Beaumont, CA 92223

ATTN: Barbara Burrow, Interim
Development Services Director
Planning Department
City of Blythe
235 North Broadway
Blythe, CA 92225

ATTN: Les Johnson, Director of Development
Services
Development Services Department
City of Indio
100 Civic Center Mall
Indio, California 92201

ATTN: Flinn Fagg, Director of Planning
Services
Planning Dept., City of Palm Springs
3200 E. Tahquitz Canyon Way Palm Springs,
CA 92262

ATTN: Planning Department,
City of Desert Hot Springs
65-950 Pierson Blvd.
Desert Hot Springs, CA 92240

ATTN: Community Development Director
Community Development Department,
City of La Quinta
78-495 Calle Tampico
La Quinta, CA 92253

ATTN: Mark DeManincor, Community
Development Director
Community Development Department
City of Calimesa
908 Park Avenue
Calimesa, CA 92320

ATTN: Luis Lopez
Development Services Director
City of Coachella
1515 Sixth St.
Coachella, CA 92236

ATTN: Aaron Palmer, City Manager
City of Canyon Lake
31516 Railroad Canyon Rd.
Canyon Lake, CA 92587

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Leadership Council for Justice &
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Indio, CA 92201

ATTN: Jacqueline Danos Purcell
70075 San Lorenzo #234
Mountain Center, CA 92561

ATTN: Environmental Review
Building Industry Association, Riverside
County Chapter
3891 11th Street Riverside, CA 92501

ATTN: Jerry Lugo
Bermuda Dunes Community Council
79-860 Bogueron Way
Bermuda Dunes, CA 92203

ATTN: President
Bermuda Dunes Country Club
42-765 Adams St.
Bermuda Dunes, CA 92203

Bermuda Dunes Community Assoc.
c/o J&W Management Company
73320 El Paseo, Suite 4
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Palm Desert, CA 92260-4261

ATTN: Joyce Wilkie
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255 Palowet Dr.
Palm Desert, CA 92260

Boe Dell Heights Mutual Water
Company
P.O. Box 1057
Indio, CA 92202

Bermuda Dunes Security Assoc.
79021 Ave. 42
Bermuda Dunes, CA 92203

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Worden Williams APC
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P.O. Box 343
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ATTN: Peter Mackenzie
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11940 Whitewater Canyon Rd.
Whitewater, CA 92282

ATTN: Ed Kibbey/Environmental Review
Building Industry Assoc.
77-570 Springfield Ln., Suite E
Palm Desert, CA 92211-0473

ATTN: Baldemar Barrera
Carver Tract Mutual Water Corp.
84086 Corregidor Ave.
P.O. Box 2466
Indio, CA 92202-6266

Coachella Valley Public Cemetery
82925 Ave. 52
Coachella, CA 92236-9718

ATTN: Guadalupe Barrera
Carver Tract Board of Directors
P.O. Box 2466
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Coachella Valley
Ecological Reserve Foundation
P.O. Box 2821
Palm Desert, CA 92261

Cathedral City Chamber of Commerce
68-845 Perez Rd., Suite 6
Cathedral City, CA 92234-7254

ATTN: Julie Bornstein, Executive Director
Coachella Valley Housing Coalition
45701 Monroe St., Suite G
Indio, CA 92201-3964

Catholic Charities
45561 Oasis St.
Indio, CA 92201-4357

Christian Schools of the Desert
40-700 Yucca Ln.
Bermuda Dunes, CA 92203-8122

Coachella Valley Trails Council
P.O. Box 2738
Palm Desert, CA 92261

Coachella Valley
Archaeological Society
620 Cameo Dr.
P.O. Box 2344
Palm Desert, CA 92263

Coachella Valley Trails Council
2920 E. Via Vaquero Rd.
Palm Springs, CA 92262

Della Lindley Elementary School
31-495 Robert Rd.
Thousand Palms, CA 92276-3343

Desert Crest
Homeowners' Protective Assoc.
69-443 Parkside Dr.
Desert Hot Springs, CA 92241

College of the Desert
Community Education
43-500 Monterey Ave.
Palm Desert, CA 92260-9305

Desert Beautiful
74-133 El Paseo St.
Palm Desert, CA 92260

ATTN: Matt Johnson
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Property Owners' Assoc.
45-445 Portola Ave., Suite 5
Palm Desert, CA 92260

Desert Hot Springs
Chamber of Commerce
11711 W. Drive
Desert Hot Springs, CA 92240-3652

Desert Hot Springs Library
11-691 W. Drive
Desert Hot Springs, CA 92240-3654

~~Desert Wind Energy Assoc.
P.O. Box 206
North Palm Springs, CA 92258~~

Desert Tortoise Preserve Committee,
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4067 Mission Inn Ave.
Riverside, CA 92501

~~Desert Trails Assoc.
P.O. Box 1626
La Quinta, CA 92253~~

Indio Chamber of Commerce
82921 Indio Blvd.
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~~ATTN: Tom Sheerer
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79-281 Ave. 40
Bermuda Dunes, CA 92201~~

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750 N. Gene Autry Trl.
P.O. Box 2734
Palm Springs, CA 92263

ATTN: Billy Steinberg
Friends of the Indian Canyons
P.O. Box 501
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c/o Burns Real Estate Services
Painted Hills Property
Homeowners' Assoc.
15-777 Vernon Rd.
Whitewater, CA 92282

ATTN: Debra Scriven
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Palm Desert Greens
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73-750 Country Club Dr.
Palm Desert, CA 92260

Ivey Ranch CC Homeowners' Assoc.
74580 Varner Rd.
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Menifee, CA 92584

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66575 2nd St.
Desert Hot Springs, CA 92240-3711

Palm Valley Property Owners' Assoc.
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Desert Hot Springs, CA 92240

Myoma Dunes Water Company
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Bermuda Dunes, CA 92203

ATTN: Norm Peters
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Palm Springs, CA 92262

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20905 Hot Springs Rd.
Desert Hot Springs, CA 92241-9030

Palm Desert CC Owners' Assoc.
77-800 California Dr.
Palm Desert, CA 92211

Palm Desert Chamber of Commerce
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Desert Hot Springs, CA 92241

Palm Springs Chamber of Commerce
190 W. Amado Rd.
Palm Springs, CA 92262-5519

Palm Springs Library
300 S. Sunrise Hwy.
Palm Springs, CA 92262-7639

Sky Valley Homeowners' Assoc.
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Thousand Palms, CA 92276-1002

ATTN: Glenn Crowson
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Thousand Palms Incorporation Comm.
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Palm Springs, CA 92264

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Local Union 1184
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Riverside, CA 92507

ATTN: Paradise Valley PM
Envicom Corporation
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Westlake Village, CA 91362

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ATTN: Assemblymember Eduardo Garcia
California State Assembly, District 56
State Capitol, P.O. Box 942849
Room 4140
Sacramento, CA 94249-0056

ATTN: Assemblymember Eduardo Garcia
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Coachella, CA 92236

Supervisor V. Manuel Perez
Fourth District
Riverside County Board of Supervisors
4080 Lemon Street - 5th Floor
Riverside, CA 92501

Supervisor V. Manuel Perez
Fourth District
Mecca Satellite Office
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Mecca, CA 92254

ATTN: Senator Jeff Stone
California State Senate, 28th District
1315 10th Street, Room 4062
Sacramento, CA 95814

ATTN: Senator Jeff Stone
California State Senate, 28th District
45-125 Smurr Street, Suite B
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ENVIRONMENTAL GROUPS

Coachella Valley
Ecological Reserve Foundation
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Palm Desert, CA 92261

Nature Conservancy
201 Mission St., 4th Floor
San Francisco, CA 94105-1832

Nature Conservancy
4245 Fairfax Dr, Suite 100
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Palm Desert, CA 92261

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Desert Tortoise Preserve Committee,
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La Quinta, CA 92253~~

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4079 Mission Inn Ave.
Riverside, CA 92501-3204

ATTN: George B. Hague
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Moreno Valley, CA 92555

ATTN: Dan Silver
Endangered Habitats League
8424-A Santa Monica Blvd., Suite 592
Los Angeles, CA 90069-4267

ATTN: Jeff Morgan
Tahquitz Group, Sierra Club
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P.O. Box 51127
Riverside, CA 92517-2127

ATTN: Jeff Aardahl/ Environmental
Review
Defenders of Wildlife
1303 J Street, Suite 270
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ATTN: Edward LaRue Jr./ Environmental
Review
Desert Tortoise Council
4654 East Avenue S #257B
Palmdale, CA 93552

Center for Biological Diversity
PO Box 549
Joshua Tree, CA 92252-0549

New West Company (La Entrada Devel.)
5055 West Patrick Lane, Suite 101
Las Vegas CA 89118
ATTN: Terry Manley, PSAV, LLC and
LLSE Holdings, LLC

Chris Clarke, Calif. Desert Prog. Mgr.
National Parks Conservation Association
1330 Broadway
Suite 415
Oakland, CA 94612

FEDERAL

U.S. Army Corps of Engineers
Los Angeles District
915 Wilshire Blvd.
Los Angeles, CA 90017

ATTN: Field Supervisor
U.S. Fish & Wildlife Service
777 E. Tahaquiz Cnyn Way, Ste 208
Palm Springs, CA 92262

Office of Environmental Policy &
Compliance, Region IX
U.S. Department of the Interior
333 Bush Street, Suite 515
San Francisco, CA 94104

Soil Conservation Service,
U.S. Department of Agriculture
80975 Indio Blvd., Suite B-11
Indio, CA 92201

U.S. Dept. of the Interior
Bureau of Land Management
Palm Springs - South Coast Field Office
1201 Bird Center Drive
Palm Springs, California 92262

ATTN: David Smith/ Environmental Review
U.S. Dept. of the Interior
National Park Service
Joshua Tree National Park
74485 National Park Drive
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U.S. Fish and Wildlife Service
Palm Springs Fish and Wildlife Office
777 East Tahquitz Canyon Way, Suite 208
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ATTN: Leslie MacNair/ Environmental Review
California Department of Fish and Wildlife
Inland Deserts Region
78078 Country Club Drive, Suite 109
Bermuda Dunes, CA 92203

STATE

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Governor's Office Png/Research
State Clearinghouse
1400 10th St
Sacramento, CA 95814

ATTN: Environmental Review
California Air Resources Board
P.O. Box 2815
Sacramento, CA 95812

ATTN: Environmental Review
Alquist-Priolo Earthquake Fault Zoning Program
California State Dept. of Conservation
801 K St., Mail Stop 12-32
Sacramento, CA 95814-3500

ATTN: Mark Roberts/ Environmental
Review
Caltrans District 8
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San Bernardino, CA 92401

ATTN: Environmental Review
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1416 9th St., Rm 1435
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ATTN: Environmental Review
CHP, Enforcement & Planning Division
Special Projects Section
Transportation Planning Unit
2555 First Avenue
Sacramento, CA 95818

ATTN: Environmental Review
California Department of Food and
Agriculture
1220 N Street, Suite 400
Sacramento, CA 95814

ATTN: Environmental Review
California Native American Heritage
Commission
1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691

ATTN: Environmental Review
California Department of Water
Resources
P.O. Box 942836
Sacramento, CA 94236

ATTN: Environmental Review
State Water Resources Control Board □
P.O. Box 100 □
Sacramento, CA 95812-0100

ATTN: Environmental Review
Colorado River RWQCB
Region 7 Office
73-720 Fred Waring Dr., Suite 100
Palm Desert, CA 92260

ATTN: Environmental Review
CDFW Inland Desert Region
Region 6
3602 Inland Empire Blvd, Ste C-220
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ATTN: Environmental Review
California Department of Fish and Wildlife
Headquarters
1416 9th Street, 12th Floor, Sacramento,
CA 95814

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California Energy Commission
Media and Public Communications Office
1516 Ninth Street, MS-29
Sacramento, CA 95814-5512

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California Department of Conservation
801 K Street, MS 24-01
Sacramento, CA 95814

ATTN: Environmental Review
California Department of Public Health
PO Box 997377, MS 0500
Sacramento, CA 95899-7377

ATTN: Environmental Review
Colorado River Board of California
770 Fairmont Ave, Ste. 100 □ Glendale,
CA 91203-1068

ATTN: Environmental Review
California Department of Housing and
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2020 West El Camino Avenue
□ Sacramento, CA 95833

ATTN: Environmental Review
Department of Resources Recycling and
Recovery (CalRecycle)
P.O. Box 4025
Sacramento, CA 95812

ATTN: Environmental Review
California Public Utilities Commission -
Headquarters
505 Van Ness Avenue
San Francisco, CA 94102

ATTN: Environmental Review
California Natural Resources Agency
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Coachella Valley Mountains Conservancy
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Palm Desert, CA 92260

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REGIONAL

The Metropolitan Water District of
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PO Box 54153
Los Angeles, CA 90054-0153

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Coachella Valley Water District
Steve Robbins Administration Building
75515 Hovley Lane East
Palm Desert, CA 92211

ATTN: Tom Kirk, Executive Director
Coachella Valley Association of
Governments
73-710 Fred Waring Drive, Ste #200
Palm Desert, CA 92260

ATTN: Ping Chang/ Environmental Review
Southern California Association of Governments
– Main Office
900 Wilshire Blvd., Ste. 1700
Los Angeles, CA 90017

Southern California Assoc. of Gvts./
Environmental Review
Riverside County Regional Office
3403 10th Street, Suite 805
Riverside, CA 92501

ATTN: Jillian Wong/Environmental Review
South Coast Air Quality
Management District HQ
21865 Copley Drive
Diamond Bar, CA 91765

ATTN: Brett Mills, District Manager
San Jacinto Basin Resource
Conservation District
950 N. Ramona Boulevard, Suite 6
San Jacinto, CA 92582

LOCAL

~~ATTN: Matt Straite, Case Planner
Riverside County Planning Department
4080 Lemon Street
P.O. Box 1409
Riverside, CA 92501~~

Coachella Valley
Mosquito and Vector Control District
43-420 Trader Pl.
Indio, CA 92201

~~Environmental Programs Dept.,
Riverside County
4080 Lemon Street
Mail Stop 2715
Riverside, CA 92501~~

ATTN: Environmental Review
Coachella Valley Preserve
P.O. Box 188
Thousand Palms, CA 92276

ATTN: Yvonne Franco, District Manager
Coachella Valley
Resource Conservation District
81077 Indio Blvd. Suite A
Indio, CA 92201

ATTN: Environmental Review
Riverside Land Conservancy
4075 Mission Inn Ave.
Riverside, CA 92501-3204

Attn: Deputy Chief / Environmental Review
Riverside County Fire Department HQ
210 West San Jacinto Avenue
Perris, CA 92570

ATTN: Environmental Review
Riverside County Sheriff
86-625 Airport Blvd.
Thermal, CA 92274

ATTN: Andy Jenkins, Facilities Director
Coachella Valley Unified School District
83733 Avenue 55
Thermal, CA 92274

ATTN: Parks Planner
Riverside County Regional Park and
Open-Space District
4600 Crestmore Road
Jurupa Valley, CA 92509

History Division
Riverside County Regional Park and
Open-Space District
4600 Crestmore Road
Jurupa Valley, CA 92509

ATTN: Epidemiologist / Accreditation
Coordinator
County of Riverside Depart. of Public Health
Admin. Bldg.
4065 County Circle Drive
Riverside, CA 92503

ATTN: Trevor Douville, Paramedic
Senior EMS Specialist
Riverside County EMS Agency
4210 Riverwalk Pkwy #300, Riverside, CA
92505

ATTN: Operations Manager,
Eastern Riverside County AMR
879 Marlborough Ave.
Riverside, California 92507

ATTN: Environmental Review
SunLine Transit Agency
32-505 Harry Oliver Trl.
Thousand Palms, CA 92276

ATTN: Principal Planner/
Environmental Review
Riverside County Waste Management Dept. -
Planning Section
14310 Frederick Street
Moreno Valley, CA 92553

ATTN: Admin. Services Supervisor
Riverside County EDA
County Library System
P.O. Box 1180
Riverside, CA 92502

ATTN: Project Manager/ Environmental Review
Imperial Irrigation District
Engineering
81-600 Avenue 58
La Quinta, CA 92253

ATTN: Environmental Review
Southern California Gas Company
Environmental Services
1981 W. Lugonia Ave
Redlands, CA 92374-9720

ATTN: Environmental Review
AT&T
Network Operations
3450 Riverwood Parkway SE
Atlanta, Georgia 30339

ATTN: Delia Granados, District Clerk/
Environmental Review
Desert Recreation District
45-305 Oasis Street
Indio, CA 92201

ATTN: Planning Commission Secretary
Riverside County
4080 Lemon Street
Mail Stop 1070
Riverside, CA 92501

Donald Vargas, Environmental Regulatory
Compliance Administrator
Imperial Irrigation -District Operating Headquarters
PO Box 937
Imperial, CA 92251

ATTN: Michael Atencio
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600 E. Tahquitz Canyon Way
Palm Springs, CA 92262-6706

Cabazon Band of Mission Indians
David Roosevelt, Chairperson
84-245 Indio Springs (Cahuilla)
Indio, CA 92203-3499

Chemehuevi Reservation
Charles Wood, Chairperson
P.O. Box 1976 (Chemehuevi)
Chemehuevi Valley, CA 92363

Ramona Band of Cahuilla Mission Indians
Joseph Hamilton, Chairman
P.O. Box 391670 (Cahuilla)
Anza, CA 92539

Colorado River Indian Tribe
Ginger Scott, Museum Curator; George Ray,
Coor
26600 Mojave Road (Mojave, Chemehuevi)
Parker, AZ 85344

Twenty-Nine Palms
Band of Mission Indians
Darrell Mike, Chairperson
46-200 Harrison Place (Chemehuevi)
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1990 Palo Verdes Dr.
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Needles, CA 92363

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Pearl Kan
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INVOICE (PLAN-CFG02842)
FOR RIVERSIDE COUNTY

BILLING CONTACT

Glc Enterprises LLC
39820 Portola Ave, Ste 2 Industry Ca
Palm Desert, Ca 92260

County of Riverside
Trans. & Land Management Agency



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG02842	01/06/2004	01/06/2004	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG02842	0452 - CF&G TRUST: RECORD FEES	\$64.00
100455 Frontage Rd Desert Center,		SUB TOTAL \$64.00

TOTAL **\$64.00**

Please Remit Payment To:
County of Riverside
P.O. Box 1605
Riverside, CA 92502

Credit Card Payments By Phone:
760-863-7735

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste H
Palm Desert, CA 92211