

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:

CHANGE OF ZONE NO. 2000032, COMMERCIAL WECS PERMIT NO. 200003, and VARIANCE CASE NO. 210001 – Intent to Adopt a Mitigated Negative Declaration – CEQ210007 – Applicant: Mountain View Power Partners (MVPP), LLC/Michael Hughes – Representative: Charlie Karustis/Yavi Services – Fifth Supervisorial District – Western Coachella Valley Area Plan – Rural: Rural Desert (RUR-RD) – Open Space-Conservation Habitat (OS-CH) – Open Space-Water (OS-W) – Zoning: Wind Energy (W-E) – Controlled Development Areas (W-2) – 1,203 Acres – Location: Southerly of Interstate 10 and Garnet Street; approximately 3 miles westerly of North Indian Canyon Drive, approximately 0.5 miles northerly of State Route 111 – **REQUEST:** Change of Zone No. 2000032 proposes to modify a 281.81-acre portion of an existing 600-acre parcel (APN 522-070-027) from Rural Residential (R-R) to Wind Energy (W-E). Commercial WECS Permit No. 200003 proposes removal of 93 existing Mitsubishi 600-kilowatt (kW) Wind Turbine Generators (WTGs) and the subsequent installation of 16 Vestas 3.6 and 4.3 Megawatts (MWs) WTGs with a maximum height of 492 feet. Six (6) existing Mitsubishi 600 kW WTGs, located outside Riverside County jurisdiction, would remain during project operation. One (1) additional existing WTG, originally permitted by the County under WECS 107, would remain operational, and is anticipated to be decommissioned after year 10 of this permit. The proposed project would be capable of producing approximately 229.90 gigawatt hours (GWh) of power per year for operational years 1 through 10. Beyond operational year 10, assuming decommissioning of the seven (7) Mitsubishi 600 kW WTGs, the proposed project would produce approximately 215.90 GWh of power annually for the remainder of its operational life. The proposed project would repower the existing wind energy facilities with modern, higher capacity WTGs. The project is planned to be operational by December 2022. The project site is mostly located within the boundaries of the existing MVPP I & II wind energy facilities and covers 1,202.86 acres of private land. Section 18.41.D.3(c) of Ordinance No. 348 allows the Planning Commission to reduce the established scenic setbacks to 1.25 times the total WECS 492' height, or 615 feet. The applicant has requested a setback reduction for two (2) WTGs in the northeast portion of the project site to reduce the required scenic setback from 1,320 feet to 1,000 feet. **Variance Case No. 210001** proposes to reduce the five (5) times rotor diameter wind access setback for four (4) new WTGs. Five (5) times the rotor diameter for the new WTGs would be 585 meters (1,919.29 feet). The applicant proposes reducing the five (5) time rotor diameter wind access setback for the new WTGs to a minimum of 110 meters (360.89 feet). APNs: 522070027, 668290003, -008, 668300001, -003, -005, -008, -009, -010, -011, -012, -013, -014, -015, 668310014, -015, -017, -019, 668310023, -024, -025, -026, -027, -028, -029, -030, -032, -033, -034, -036, -037, -039, -040, -043, -045, 668310004, -047, 668412001, 669020007, -008, 669040006, -017, -018.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **JULY 7, 2021**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed but limited to comply with the Executive Order. Information on how to participate in the hearing is available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact Project Planner Jay Olivas at (951) 955-6863 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 is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

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