

### Notice of Completion & Environmental Document Transmittal

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

<b>SCH #</b>
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**Project Title:** Mountain View Wind Repower Project

Lead Agency: Riverside County Planning Department Contact Person: Jay Olivas, Project Planner  
 Mailing Address: 4080 Lemon Street, 12th Floor Phone: (951) 955-6863  
 City: Riverside Zip: 92501 County: Riverside

**Project Location:** County: Riverside City/Nearest Community: Whitewater and Bonnie Bell communities  
 Cross Streets: South of Garnet Street; approximately 3 miles west of Indian Canyon Drive Zip Code: 92258  
 Longitude/Latitude (degrees, minutes and seconds): 33 ° 54 ' 28.04" N / 116 ° 35 ' 32.03" W Total Acres: 139.10 over a 1,255.19-acre site  
 Assessor's Parcel No.: APNs included as attachment Section: 13,17, 18 Twp.: 3S Range: 3E, 4E Base: San Bernardino  
 Within 2 Miles: State Hwy #: Interstate 10; State Route 62, SR-111 Waterways: Whitewater River (adjacent to west)  
 Airports: None Railways: UPRR (~1.9 adjacent to south) 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: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI \_\_\_\_\_

**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  Land Division (Subdivision, etc.)  Other: Zone Change; Variance

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type Wind MW 67.4 MW  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Educational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Other: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

**Project Issues Discussed in Document:**

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

**Present Land Use/Zoning/General Plan Designation:**

Riverside County: Wind Energy Resource Zone (W-E), Rural Residential (R-R), Controlled Development Area (W-2)

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

The applicant is requesting a WECS Permit (WCS200003), Change of Zone (CZ2000032) and a wind access setback Variance (VAR210001). A detailed project description is included as an attachment to this form.

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 checked="" 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 checked="" type="checkbox"/>	California Highway Patrol	<input type="checkbox"/>	Pesticide Regulation, Department of
<input checked="" type="checkbox"/>	Caltrans District # <u>8</u>	<input checked="" type="checkbox"/>	Public Utilities Commission
<input type="checkbox"/>	Caltrans Division of Aeronautics	<input checked="" type="checkbox"/>	Regional WQCB # <u>7</u>
<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 checked="" type="checkbox"/>	SWRCB: Water Quality
<input checked="" type="checkbox"/>	Energy Commission	<input type="checkbox"/>	SWRCB: Water Rights
<input checked="" type="checkbox"/>	Fish & Game Region # <u>6</u>	<input type="checkbox"/>	Tahoe Regional Planning Agency
<input type="checkbox"/>	Food & Agriculture, Department of	<input checked="" 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	<input checked="" type="checkbox"/>	Other: <u>Coachella Valley Conservation Commission</u>
<input type="checkbox"/>	Housing & Community Development	<input type="checkbox"/>	Other: _____
<input checked="" type="checkbox"/>	Native American Heritage Commission		

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

Starting Date April 16, 2021 Ending Date May 17, 2021

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### Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>Mountain View Power Partners LLC</u>
Address: <u>605 Third Street</u>	Address: <u>690 North Studebaker Road</u>
City/State/Zip: <u>Encinitas, CA 92024</u>	City/State/Zip: <u>Long Beach, California 90803</u>
Contact: <u>Wendy Worthey</u>	Phone: <u>562.493.7307</u>
Phone: <u>619.890.2762</u>	

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Signature of Lead Agency Representative: JAY TOLIVAS Date: 4-14-21

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## **MOUNTAIN VIEW WIND REPOWER PROJECT**

WCS200003; CEQ210007; CZ2000032; VAR210001

### **Project Description**

The Mountain View Wind Repower Project (Project) encompasses 139.1 acres on a 1,255.19-acre site, located in unincorporated Riverside County, primarily within the boundaries of the existing MVPP I & II wind energy facilities. Of the 1,255.19 acres, 1,202.86 acres are located on private land and 52.34 acres are located on BLM land. The private land area also overlaps with the Coachella Valley Multiple Species Conservation Plan, specifically 383.39 acres in the Whitewater Floodplain Conservation Area.

The Project would repower the existing wind energy facilities with modern, higher capacity wind turbine generators (WTGs), and is anticipated to be operational by December 2022. The Riverside County Planning Department has reviewed the proposed Mountain View Wind Repower Project. Commercial WECS Permit No. 200003 proposes removal of 93 existing Mitsubishi 600-kilowatt (kW) WTGs and the subsequent installation of 16 Vestas 3.6 and 4.3 MW WTGs with a maximum height of 492 feet. Seven (7) existing Mitsubishi 600 kW WTGs would remain as part of the Project. In addition, two existing met towers would be removed, and one new free-standing lattice met tower would be installed with a maximum height of 328 feet. The 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 Mitsubishi 600 kW WTGs, the Project would produce approximately 215.90 GWh of power annually for the remainder of its operational life. 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-foot height, or 615 feet. The applicant is requesting a setback reduction for two WTGs in the northeast portion of the project site to reduce the required scenic setback from 1,320 feet to 1,000 feet.

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). Variance Case No. 210001 proposes to reduce the five (5) times rotor diameter wind access setback for seven (7) existing WTGs and four (4) new WTGs. Five (5) times the rotor diameter for the existing and new WTGs would be 225 meters (738.19 feet) and 585 meters (1,919.29 feet), respectively. The applicant proposes reducing the five (5) time rotor diameter wind access setback for the 11 existing and new WTGs to a minimum of 110 meters (360.89 feet).