

MINUTE ITEM

This Calendar Item No. 24
was approved as Minute Item
No. 24 by the State Lands
Commission by a vote of 2
to 0 at its 4/28/83
meeting.

CALENDAR ITEM

24

4/28/83
W 22951
Childress

DENIAL OF APPLICATION
AB 884

APPLICANT: Unique Wind Power Partners
2943 Baker Street
San Francisco, California 94123

PROPOSAL: Construction of a wind power electric generation
site.

AREA, TYPE LAND AND LOCATION:
A 38.64-acre parcel of State-owned land
in lots 13 and 15, Section 24, T3S, R3E,
SBM, approximately three miles north of
Palm Springs, Riverside County.

Chapter 1200, Statutes of 1977 (AB 884), requires State
agencies to compile lists of criteria specifying the detailed
application information required of applicants for development
projects. Accordingly, the State Lands Commission adopted
its application criteria through Calendar Item 12 at its
April 27, 1978 meeting.

Under AB 884, once an application has been accepted as
complete, the Commission must act on the application within
specified time periods. Failure to act within the time
allowed, either by approving or denying the project, could
result in automatic approval of the project (by operation
of law).

Therefore, pursuant to Chapter 1200, Statutes of 1977,
the following application for the State Lands Commission
is submitted for denial.

A 73
S 36

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CALENDAR ITEM NO. 24 (CONTD)

This application was deemed complete in accordance with Commission approval criteria; however, the County of Riverside has twice amended its "wind farm" ordinance increasing the required set-back along Highway 111. The first amendment increased the set-back from one and one-half times the maximum wind turbine height to 500 feet. The second amendment increased the set-back to two-thirds mile from Highway 111. The new set-back eliminates the entire parcel from development. The potential revenue loss is estimated at \$10-12,000 per year.

AB 884: 5/5/83.

EXHIBIT: A. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DENY THE APPLICATION OF UNIQUE WIND POWER PARTNERS FOR THE CONSTRUCTION OF WIND TURBINE GENERATORS, NEAR PALM SPRING, RIVERSIDE COUNTY, BASED ON THE CURRENT ORDINANCE REQUIRING A SET-BACK OF TWO-THIRDS MILE FROM HIGHWAY 111, IN COMPLIANCE WITH THE STANDARDS FOR DENIAL SET FORTH IN SECTION 1099 OF THE STATE ADMINISTRATIVE MANUAL.

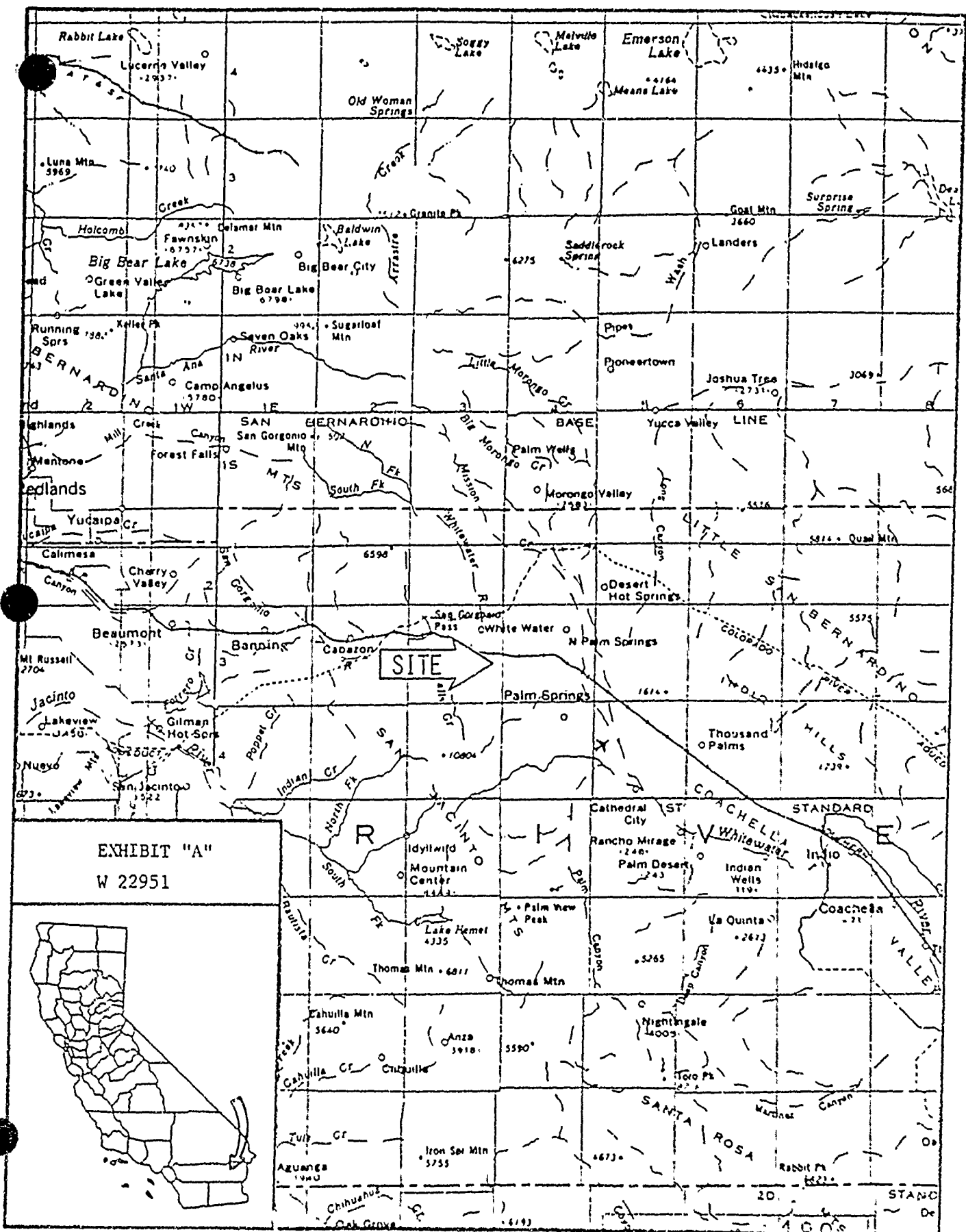


EXHIBIT "A"
W 22951



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