

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



hjb

FROM: Waste Management Department

SUBMITTAL DATE:
February 14, 2005

SUBJECT: Edom Hill Wind Energy Project Master Lease

RECOMMENDED MOTION: That the Board approve the Master Lease with Wintec Energy to implement the Edom Hill Wind Energy Project at the Edom Hill Landfill, and authorize the Chairman to execute the lease on behalf of the Board.

BACKGROUND: On April 10, 2003, the Waste Management Department (Department) released a Request for Proposal (RFP) for wind energy development at the Edom Hill Landfill. The RFP was sent to seven (7) companies engaging in wind energy development in Riverside County and one proposal was received from Wintec Energy, LTD., located in Palm Springs. The Board authorized the General Manager - Chief Engineer of the Department to begin negotiating the terms and conditions of the attached lease on June 3, 2003.

In order to accurately obtain specific wind data from the Edom Hill Landfill, Wintec Energy was granted a license from the Facilities Management Department for the installation of testing equipment on July 11, 2003. A Notice of Exemption (NOE) for the installation of three (3) wind stations to collect meteorological data was filed with the County Clerk on (Cont'd)

Departmental Concurrence

Hans W. Kernkamp, General Manager-Chief Engineer

FINANCIAL DATA	Current F.Y. Total Cost:	\$ -0-	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	N/A

SOURCE OF FUNDS:	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

FORM APPROVED
COUNTY COUNSEL
FEB 14 2005
BY Lee A. V. Proctor

County Executive Office Signature

- Dep't Recomm.: Policy
- Per Exec. Ofc.: Policy
- Consent
- Consent

Prev. Agn. Ref.: 12.2 (6/3/03) | **District:** 4 | **Agenda Number:**

**ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD**

12.1

January 29, 2004. A NOE for a fourth wind station was filed on February 14, 2005. Prior to placement of permanent equipment and structure, an environmental assessment will be prepared to ensure that the project is in compliance with the California Environmental Quality Act.

The lease includes the following features:

- 1) The term of the lease is thirty-four years (a four year evaluation period during which the agreement can be terminated if wind production activity does not commence, plus a thirty year operating period).
- 2) Wind turbines will not be installed within the landfill footprint, proposed locations to be approved by the Waste Management Department.
- 3) An initial payment of \$20,000 from the developer to County upon execution of the lease.
- 4) A one-time payment of \$1,500 for each wind turbine installed on the property.
- 5) A monthly "minimum-rent" payment of \$500 per Megawatt of installed capacity.
- 6) A royalty payment of 5% of the gross operating proceeds, in excess of the "minimum rent".