

**SHASTA COUNTY DEPARTMENT OF RESOURCE MANAGEMENT**

**PLANNING DIVISION**

1855 Placer Street, Suite 103, Redding, CA 96001

TOLL-FREE ACCESS WITHIN SHASTA COUNTY 1-800-528-2850 Telephone (530) 225-5532 FAX (530) 245-6468

**PLANNING PERMIT MASTER APPLICATION**

APPLICANT(S):	REPRESENTATIVE: (if other than applicant)	PROPERTY OWNER: (if other than applicant)
Name: Pacific Wind Development, LLC	Name:	Name: Oxbow Timber I, LLC
Mailing Address: 1125 NW Couch St., Suite 700	Mailing Address:	Mailing Address: 98 Mill Street
City/State: Portland, OR Zip: 97209	City/State: Zip:	City/State: Weed, CA Zip: 96094
Day Phone: (503)796-7132	Day Phone:	Day Phone: (530)938-5754
Email: scott.kringen@avangrid.com	Email:	Email: arneh@rfpco.com

CORRESPONDENCE SENT TO:  Applicant  Representative  Property Owner

Name of Engineer/Land Surveyor: \_\_\_\_\_ License #: \_\_\_\_\_

PROJECT ADDRESS (or specific location): See attached Memorandum of Option for Wind Energy Lease Exhibit 1	LOT SIZE (Acreage): 43,743	ASSESSOR'S PARCEL NUMBER(S): See attached Memorandum of Option for Wind Energy Lease
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EXISTING LAND USE (list structures): Commercial timberland. There are some residence located in the area and a portion of the project area.  
The Hatchet Ridge Wind Project is adjacent to some of the project area to the East.

ADJACENT LAND USE: North: Commercial Timberland East: Commercial Timberland  
South: Commercial Timberland West: Commercial Timberland

DESCRIPTION OF PROPOSED PROJECT AND PROPOSED STRUCTURES (be specific): See Attached Project Description

**BY SIGNING THIS APPLICATION, THE APPLICANT/PROPERTY OWNER AGREES TO DEFEND, INDEMNIFY, AND HOLD THE COUNTY HARMLESS FROM ANY CLAIM, ACTION, OR PROCEEDING BROUGHT TO ATTACK, SET ASIDE, VOID, OR ANNULL THE COUNTY'S APPROVAL OF THIS APPLICATION AND ENVIRONMENTAL REVIEW ASSOCIATED WITH THE PROPOSED PROJECT, AS MORE FULLY DESCRIBED IN CHAPTER 1.18 OF THE SHASTA COUNTY CODE.**

APPLICANT/REPRESENTATIVE: I have reviewed this application and attached material. The information provided is accurate.

PROPERTY OWNER: I have read this application and consent to its filing. **This signature is required on all applications.**

Signed [Signature] Date 11/14/16

Signed [Signature] Date 7-NOV-2016

**INFORMATION BELOW TO BE COMPLETED BY PLANNING DIVISION STAFF:**

PM or TR (Land Division)  UP (Use Permit)  Z (Rezone)  GPA/SPA  VAR  PRE (Pre-App)  RP (Rec. Plan)  ADM

ZP (Zoning Permit)  C/C  Other: \_\_\_\_\_ **RAM 1 DATE:** \_\_\_\_\_

Application #: UPI6-007 Related Applications: \_\_\_\_\_ Fire District: SCFD

Zoning/General Plan: TP/T Planning Area: BIG BEND

Adjacent Zoning/GP: N TP+U/T S TP+U/T E TP+U/T W TP, TL, U / ALT-BA10 / T+RB

Received By: RT Date: 11/17/16 Planning \$: 4,258.98 EHD \$: 219.07

DPW \$: \_\_\_\_\_ <sup>GPA</sup> CEQA \$: 165.76 Fire \$: 405.00 Total Fees: \$ 5282.47 Receipt#: \_\_\_\_\_

Check #: \_\_\_\_\_ Arch Study Check #: \_\_\_\_\_ Project Description: WIND ENERGY PROJECT

Comments:

## **Description of Proposed Wind Energy facility**

Pacific Wind Development LLC, a wholly owned subsidiary of Avangrid Renewables, Inc., is proposing to construct and operate the Fountain Wind Project (project). The proposed project, consisting of wind turbines capable of generating up to 206 megawatts (MW) of nameplate capacity, will be located in Shasta County, California on private commercial timberlands lands under the jurisdiction of the County of Shasta.

This Planning Permit Master Application was prepared in support of Avangrid's request for Shasta County to authorize clearance for the project which will include construction and operation of wind turbine generators, electrical collector and transmission lines (both aboveground and belowground), substation, O & M facility, laydown yards and other associated facilities.

Avangrid is requesting from Shasta County to accommodate placement of various facilities associated with its project. The entire project leased parcels encompass approximately 39,196 acres. However, the construction footprint of the project will only impact a maximum of approximately 800.5 acres, and does not include entire parcels. The proposed project will generate wind energy and consist of the following facilities:

- Wind turbines and associated generator step-up transformers, ranging in size from 328 to 492 feet in height capable of generating up to 206 MW of nameplate capacity.
- Access roads between turbines, as well as improvements to existing roadways and new roadways to accommodate construction and delivery of equipment.
- A 34.5 kV overhead and underground collector cable system linking each turbine to the next and to the project collector substation.
- A collector substation site and operation and maintenance (O&M) building site.
- A temporary batch plant for construction.
- Permanent meteorological (MET) towers.

IBR anticipates that the California Environmental Quality Act (CEQA) review for the project will be completed by Shasta County; the project schedule will depend on County and agency review timeframes, turbine availability, and other commercial factors. Project construction is expected to occur over a 18- to 24-month period after the time of permit approval.



2016-0021421

Recorded	REC FEE	66.00
Official Records		
County of		
Shasta		
Leslie Morgan		
Assessor-Recorder		

04:06PM 26-Jul-2016	CB	Page 1 of 16
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**PREPARED BY:**

Iberdrola Renewables, LLC  
 Attn: Elizabeth Gonzalez  
 1125 NW Couch, Suite 700  
 Portland, OR 97209  
 Telephone: 503.796.7167

**AFTER RECORDING RETURN TO:**

Winthrop & Weinstine  
 Attn: Krista Bengtson Cook  
 225 South Sixth Street, Suite 3500  
 Minneapolis, MN 55402-4629  
 Telephone: 612.604.6676

18CB

(Space above this line for Recorder's use only)

**MEMORANDUM OF OPTION FOR AMENDED, RESTATED AND COMBINED WIND ENERGY LEASE**

**BETWEEN**

**OXBOW TIMBER I, LLC**

**AND**

**PACIFIC WIND DEVELOPMENT LLC**

D. Prior to the Option Agreement, the Parties previously entered into two distinct agreements, each titled an Option For Wind Energy Lease, that each cover portions of the Property, and together cover the entire Property (together with certain excess land that is now intentionally no longer identified on Exhibit "1" as a part of the Property). Such two distinct prior agreements covered more areas of land than just the Property identified on the Exhibit "1" attached hereto, and the Parties are intentionally reducing the total area of optioned land by entering into this updated Option Agreement that purposely applies to a smaller area. The first Option for Wind Energy Lease that was entered into between the Parties, dated May 31, 2012, pertains to approximately 17,279 acres of the Property (the "First Existing Option"), a memorandum of which was recorded in the Official Records as Document # 2012-0032392 on September 25, 2012. The property acreage previously covered by the First Existing Option has been intentionally reduced from approximately 17,279 acres to approximately 13,857 acres of property, as more particularly set forth herein on the second half of Exhibit "1" and as further set forth in the second APN parcel table included within the Exhibit "1", attached hereto and incorporated herein. The second Option for Wind Energy Lease that was entered into between the Parties, dated December 14, 2012, pertains to approximately 43,743 acres of the Property (the "Second Existing Option", and together with the First Existing Option, the "Prior Existing Property Options"), a memorandum of which was recorded in the Official Records as Document # # 2015-0016028 on June 5, 2015. The property acreage previously covered by the Second Existing Option has been intentionally reduced from approximately 43,743 acres to approximately 25,339 acres of property, as more particularly set forth herein on the first half of Exhibit "1" and as further set forth in the first APN parcel table included within the Exhibit "1". The Parties have amended, restated, combined and superseded the Prior Existing Property Options with the Option Agreement that encompasses the entire Property into a single agreement document without compromising the previous dates of the public notice of Grantee's prior existing option interests in the Property that has been provided and accomplished by the prior recordation of memoranda of the Prior Existing Property Options in the Official Records of Shasta County, California (the "Official Records").

E. Pursuant to the Option Agreement, Grantee has obtained from Grantor, and Grantor has granted to Grantee, an irrevocable option for the Initial Option Term (as such capitalized term is defined herein), subject to the one-year Option Extension Period (as such capitalized term is defined herein) to exclusively lease a portion of the Property for development, construction, operation, transmission, access, and other purposes related to the generation and supply of electrical power from wind energy upon the terms and conditions set forth in the Option Agreement.

F. The Parties have agreed upon the terms of the lease for the portion of the Property that Grantee elects to lease, should Grantee exercise the option contained in the Option Agreement. Such form of mutually agreed lease agreement is attached as an exhibit to the Option Agreement, to be implemented in the case that Grantee elects to exercise its option.

G. Grantor and Grantee desire to execute this Memorandum to provide public notice of Grantee's rights under the Option Agreement to all third parties.

NOW, THEREFORE, in consideration of these premises and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee do hereby agree as follows:

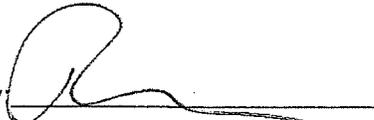
1. Grant of Option. Grantor has granted to Grantee an exclusive option to lease a portion of the Property, size and location to be determined by Grantee upon exercise of the Option,

IN WITNESS WHEREOF, Grantor and Grantee have caused this Memorandum to be executed and delivered by their duly authorized representatives as of the date first above written.

**"GRANTEE"**

**PACIFIC WIND DEVELOPMENT LLC,**  
an Oregon limited liability company

LEGAL  
KCR  
MK

By:  \_\_\_\_\_

Name: Rany Raviv

Title: Authorized Representative

By:  \_\_\_\_\_

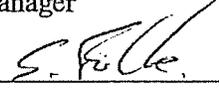
Name: Robin Brown  
Authorized Representative

Title: Authorized Representative

**"GRANTOR"**

**OXBOW TIMBER I, LLC,**  
a Delaware limited liability company

By: Roseburg Resources Co.,  
Its Manager

By:  \_\_\_\_\_

Name: SCOTT FOLK

Title: Senior Vice President Resources

STATE OF Oregon )  
 )SS  
COUNTY OF Douglas )

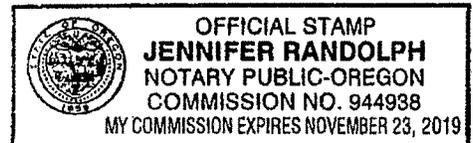
On March 3<sup>rd</sup>, 2016, before me, Jennifer Randolph, Notary Public, personally appeared Scott Folk, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under the laws of the State of Oregon that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(seal)

Notary Signature Jennifer Randolph



SECTION 7 AND 8: PARCELS 29, 30, 32 AND 33 AS SHOWN ON THE RECORD OF SURVEY FOR FOREST SPRINGS LAND COMPANY RECORDED DECEMBER 18, 1969, IN BOOK 34 OF LAND SURVEYS AT PAGE 58 AND ON THE AMENDED RECORD OF SURVEY RECORDED MAY 27, 1970, IN BOOK 34 OF LAND SURVEYS AT PAGE 133.

EXCEPTING THEREFROM ALL COAL AND OTHER MINERALS, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE AND REMOVE THE SAME AS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA TO JOHN MAINTIE RECORDED MAY 18, 1929, IN BOOK 15 OF PATENTS AT PAGE 200.

APN: 029-310-006, 029-310-007, 029-310-010 AND 029-310-012

**SECTION 9: ALL**

**APN: 029-170-017**

**SECTION 10: ALL**

**APN: 029-190-016**

**SECTION 11: ALL**

**APN: 029-190-010**

**SECTION 12: ALL**

**APN: 029-190-011 AND 012**

**SECTION 13: ALL**

**APN: 029-210-019**

**SECTION 14: ALL EXCEPT THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER EXCEPTING FROM THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER ALL OIL, GAS, OIL SHALE, COAL, PHOSPHATE, SODIUM, GOLD, SILVER, GEOTHERMAL RESOURCES AND ALL OTHER MINERAL DEPOSITS, AS RESERVED IN THE PATENT FROM THE STATE OF CALIFORNIA TO KIMBERLY-CLARK CORPORATION, RECORDED JUNE 5, 1968, IN BOOK 958 OF OFFICIAL RECORDS AT PAGE 255, SHASTA COUNTY RECORDS.**

**APN: 029-210-020**

**SECTION 15: THE EAST ONE-HALF; THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER; AND THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER; AND THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER**

**APN: 029-210-001, 030 AND 033**

**SECTION 16: ALL**

**APN: 029-200-041**

**SECTION 17: THE EAST ONE-HALF**

**APN: 029-200-042**

TOWNSHIP 34 NORTH, RANGE 2 EAST, M.D.B.&M.

SECTION 5: LOTS 3 AND 4; THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER  
APN: 034-010-003

SECTION 6: ALL  
APN: 034-010-017

TOWNSHIP 35 NORTH, RANGE 1 EAST, M.D.B.&M.

SECTION 14: LOTS 3 AND 4, THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER, THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, THE NORTHWEST ONE-QUARTER, THE SOUTHEAST ONE-QUARTER.  
APN: 027-140-002

SECTION 14: THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER.  
APN: 027-140-004

SECTION 22: THAT PORTION LYING SOUTHEASTERLY OF HIGHWAY 299 IN THE NORTHEAST ONE-QUARTER AND THE SOUTH ONE-HALF  
APN: 027-140-028

SECTION 23: ALL  
APN: 027-140-022 and 027-140-015

SECTION 25: THE NORTHEAST ONE-QUARTER, THE SOUTH ONE-HALF.

LESS AND EXCEPT ALL OF THAT PORTION OF THE NORTHEAST ONE-QUARTER THAT IS LOCATED NORTH OF HIGHWAY 299 WHICH IS OTHERWISE COMMONLY KNOWN AS APN: 027-160-017

APN: 027-160-049

SECTION 26: ALL

EXCEPTING THEREFROM THAT PORTION CONVEYED BY THE QUITCLAIM DEED TO THE STATE OF CALIFORNIA RECORDED IN THE OFFICE OF THE COUNTY RECORDER OCTOBER 26, 1955, IN BOOK 474 OF OFFICIAL RECORDS AT PAGE 213 SHASTA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THE PARCEL DESCRIBED IN THE DEED TO C.S. ERICKSON, ET UX, RECORDED IN THE OFFICE OF THE COUNTY RECORDER DECEMBER 15, 1960, IN BOOK 652 OF OFFICIAL RECORDS AT PAGE 609, SHASTA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED IN THE OFFICE OF THE COUNTY RECORDER MAY 23, 1956, IN BOOK 492 OF OFFICIAL RECORDS AT PAGE 368, SHASTA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM ONE-SIXTEENTH INTEREST OF ALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS AS RESERVED IN THE PATENT DATED JULY 14, 1928 FROM THE STATE OF CALIFORNIA TO FREDA LAMSON, RECORDED JULY 30, 1928, IN BOOK 42 OF OFFICIAL RECORDS AT PAGE 485, SHASTA COUNTY RECORDS.  
APN: 027-160-034 AND 048

SECTION 33: ALL  
APN: 027-220-001

SECTION 34: THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER, THE NORTHWEST ONE-QUARTER, AND THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER  
APN: 027-160-020

SECTION 35: ALL, EXCEPT THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER  
APN: 027-160-042

SECTION 36: ALL  
APN: 027-160-027

TOWNSHIP 35 NORTH, RANGE 2 EAST, M.D.B. & M.

SECTION 29: THAT PORTION OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER THAT EXISTS SOUTHWESTERLY OF HIGHWAY 299.  
A portion of APN: 030-080-014

SECTION 30: ALL OF THAT PORTION OF SECTION 30 THAT EXISTS TO THE SOUTH OF HIGHWAY 299.

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN CENTER OF EAST BRANCH OF HATCHET CREEK 660' FEET EAST OF AND 621' NORTH OF THE ONE-QUARTER SECTION CORNER ON THE WEST SIDE OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST, M.D.M.; THENCE SOUTH 621' TO A YEW POST; THENCE EAST 660' TO A POST; THENCE NORTH 630' TO A CENTER OF CREEK; THENCE DOWN SAID CREEK TO A POINT OF BEGINNING

APN: 030-080-006; 030-080-008; A portion of APN: 030-080-005;  
A portion of APN: 030-080-007

SECTION 31: ALL  
APN: 030-080-013

SECTION 32: THE WEST ONE-HALF.

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

THAT PORTION OF THE WEST ONE-HALF OF SECTION 32 THAT EXISTS NORTHEASTERLY OF HIGHWAY 299.

A portion of APN: 030-080-014

SECTION 36: THE NORTH ONE-HALF.  
 APN: 021-250-008

EXHIBIT "1" A.P.N. TABLE FOR  
 APPROXIMATELY 13,857 ACRES OF THE PROPERTY

APN	Area (acres)	APN	Area (acres)
027-120-002-000	489	022-130-004-000	30
027-120-001-000	664	022-130-005-000	30
027-110-013-000	480	022-130-006-000	30
027-110-020-000	640	022-130-007-000	440
027-120-009-000	640	022-130-008-000	30
027-140-001-000	640	022-130-020-000	261
027-130-009-000	320	022-130-023-000	440
027-140-027-000	409	021-290-001-000	640
022-110-006-000	320	021-290-002-000	280
022-110-003-000	320	021-290-010-000	20
022-110-002-000	320	021-230-028-000	616
022-110-007-000	640	021-220-009-000	240
022-110-008-000	640	021-220-010-000	240
022-110-011-000	640	021-230-030-000	308
022-130-010-000	160	021-230-012-000	640
022-130-009-000	640	021-230-013-000	640
022-130-001-000	40	021-250-005-000	640
022-130-003-000	10	021-250-008-000	320
		<b>TOTAL AREA (Acres):</b>	<b>13,857</b>

Together with the following described real property located in Shasta County, California:

**TOWNSHIP 35 NORTH, RANGE 1 EAST, M.D.B.&M.**

**SECTION 2: ALL EXCEPT LOTS 1, 2, 7 AND 8.  
APN: 027-120-002**

**SECTION 3: ALL  
APN: 027-120-001**

**SECTION 4: ALL EXCEPT THE SOUTHWEST ONE-QUARTER.  
APN: 027-110-013**

**SECTION 9: ALL  
APN: 027-110-020**

**SECTION 10: ALL  
APN: 027-120-009**

**SECTION 15: ALL  
APN: 027-140-001**

Section 16: THE EAST ONE-HALF.  
A portion of APN: 027-130-009

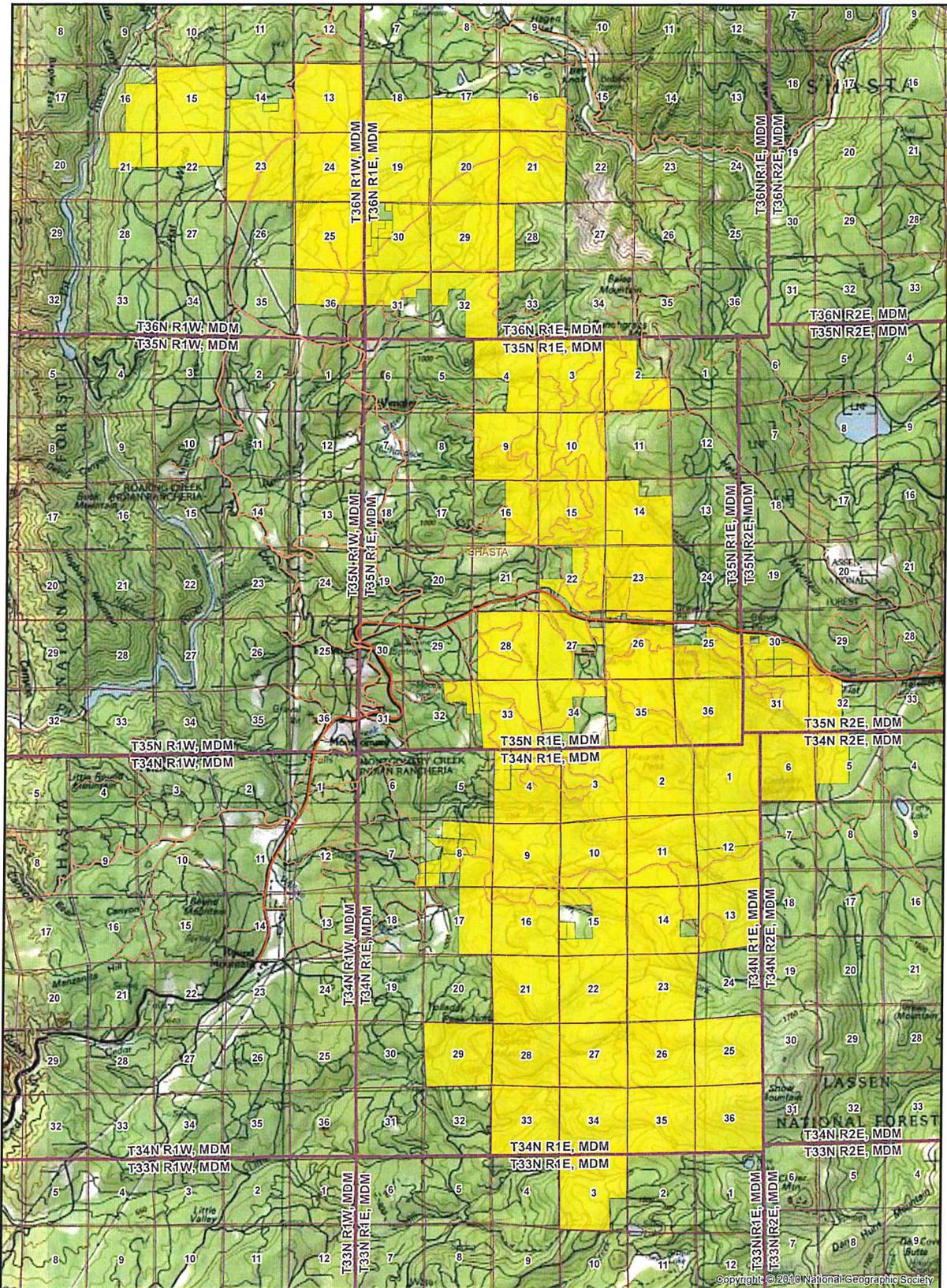
**SECTION 22: THE NORTHEAST ONE-QUARTER, THE SOUTH ONE-HALF  
EXCEPTING THEREFROM THAT PORTION LYING SOUTHEASTERLY OF HIGHWAY 299  
APN: 027-140-027**

**TOWNSHIP 36 NORTH, RANGE 1 EAST, M.D.B.&M.**

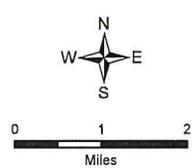
Section 16: THE SOUTH ONE-HALF.  
A portion of APN: 022-110-006

Section 17: THE SOUTH ONE-HALF.  
A portion of APN: 022-110-003

Section 18: THE SOUTH ONE-HALF.  
A portion of APN: 022-110-002



- Legend**
- Lease Area
  - County Boundary
  - Township Line
  - Section Line



**Exhibit C**  
**Depiction of Premises**  
 Oxbow Timber LLC

