



Planning Department
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DRAFT MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT
AND INITIAL STUDY

PROJECT TITLE: Renewable Energy Permit 2022-02/Barker

PROJECT LOCATION: The Project site is located approximately 3 miles north of the unincorporated community of Trona, California. The property is on private land owned by Robbie Barker, Assessor parcel numbers 038-330-32,038-330-33 and 038-330-34.

PROJECT DESCRIPTION: The applicant is applying for a Renewable Energy Permit to construct a 3 milliwatt (mW) photovoltaic solar facility using approximately 6,000 fixed tilt or single-axis tracker solar panels. The project site is located on three 5-acre parcels that are highly disturbed with no natural vegetation or structures on the site. The project is also devoid of natural habitat and the parcels have previously been graded.

FINDINGS:

- A. The proposed project is consistent with goals and objectives of the Inyo County General Plan.
- B. The proposed project is consistent with the provisions of the Inyo County Zoning Ordinance.
- C. Potential adverse environmental impacts will not exceed thresholds of significance, either individually or cumulatively.
- D. Based upon the environmental evaluation of the proposed project, the Planning Department finds that the project does not have the potential to create a significant adverse impact on flora or fauna; natural, scenic, and historic resources; the local economy; public health, safety, and welfare. This constitutes a Mitigated Negative Finding for the Mandatory Findings required by Section 15065 of the CEQA Guidelines.

The 30-day public review period for this Draft Mitigated Negative Declaration will expire on **December 17, 2022**. Inyo County is not required to respond to any comments received after this date.

Additional information is available from the Inyo County Planning Department. Please contact Project Planner Cynthia Draper (760-878-0265) if you have any questions regarding this project.


Cathreen Richards

Director, Inyo County Planning Department


Date

INYO COUNTY PLANNING DEPARTMENT

CEQA APPENDIX G: INITIAL STUDY & ENVIRONMENTAL CHECKLIST FORM

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

- a) the significance criteria or threshold, if any, used to evaluate each question; and
- b) the mitigation measure identified, if any, to reduce the impact to less than significance issues.



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INYO COUNTY PLANNING DEPARTMENT

APPENDIX G: CEQA INITIAL STUDY & ENVIRONMENTAL CHECKLIST FORM

1. Project title: Renewable Energy Permit 2022-02/Barker
2. Lead agency name and address: Inyo County Planning Department, PO Drawer L, Independence, CA 93526
3. Contact person and phone number: Cynthia Draper: (760) 878-0265
4. Project location: The property is on private land owned by Robbie Barker, Assessor parcel numbers 038-330-32,038-330-33,038-330-34.
5. Project sponsor's name and address: Robbie Barker 82740 Trona Rd., Trona, CA 93562
6. General Plan designation: Residential Estate (RE), SEDA overlay
7. Zoning: Rural Residential (RR-5.0)
8. Description of project: The applicant is applying for a Renewable Energy Permit to construct a 3 milliwatt (mW) photovoltaic solar facility using approximately 6,000 fixed tilt or single-axis tracker solar panels. The project site is located on three 5-acre parcels that are highly disturbed with no natural vegetation or structures on the site. The project is also devoid of natural habitat and the parcels have all been graded prior to construction.
9. Surrounding land uses and setting: The property is surrounded by undeveloped land, sparse residential dwellings, and commercial uses (such as equipment storage). Developed areas include the Trona Airport, scattered residences, and scrap yards. The surrounding parcels are highly disturbed, devoid of plants or native habitat. Weed abatement has been performed throughout the area.

| Location: | Use: | Gen. Plan Designation | Zoning |
|------------------|-------------|---------------------------------|-------------------------------|
| North | Vacant | Residential Estate (RE) | Rural Residential (RR-5.0-MH) |
| South | Vacant | Residential Estate (RE) | Rural Residential (RR-5.0-MH) |
| East | Vacant | Residential Estate (RE) | Rural Residential (RR-5.0-MH) |
| West | Vacant | Open Space and Recreation (OSR) | Open Space (OS-40) |

10. Other public agencies whose approval is required: Inyo County Building and Safety, Inyo County Environmental Health, Inyo County Public Works

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

In compliance with AB 52 and Public Resource Code Section 21080.3.1(b), tribes identified as being local to Inyo County were notified via certified letter about the project and the opportunity for consultation on this project. The tribes notified were as follows: The Cabazon Band of Mission Indians, the Torres Martinez Desert Cahuilla Indians, the Twenty-Nine Palms Band of Mission Indians, the Big Pine Paiute Tribe, the Fort Independence Paiute Tribe, the Lone Pine Paiute Tribe, and the Timbisha Shoshone Tribe.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics Resources | <input type="checkbox"/> Agriculture & Forestry | <input checked="" type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology /Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION

On the basis of this initial evaluation:

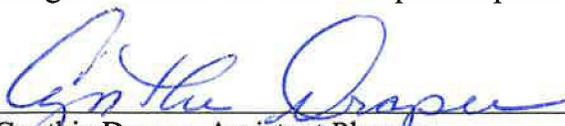
I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Cynthia Draper, Assistant Planner
Inyo County Planning Department

Nov 9, 2022
Date

INYO COUNTY PLANNING DEPARTMENT ENVIRONMENTAL CHECKLIST FORM

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--|--------------------------------------|---|------------------------------------|--------------|
|--|--------------------------------------|---|------------------------------------|--------------|

I. AESTHETICS -- Would the project:

a) Have a substantial adverse effect on a scenic vista?

No, the proposed project is within a SEDA Overlay area. Due to the small size (3 Mw) and location, this project would not have substantial adverse effect on a scenic vista. The County applied a set of criteria that included avoidance of areas containing scenic resources when identifying the proposed SEDAs. The boundaries and locations of the SEDAs have been sighted in areas where there is no abundance of scenic resources within the SEDA boundaries themselves.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No, the lot has previously been disturbed with roads, storage units, and weed abatement. It has also previously been graded and is devoid of natural resources such as rock outcroppings and trees.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

No, the project will not affect the overall scenic integrity of the area as it is barren of natural resources and is surrounded by property owners that frequently use the area for storage and scrap yards.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Due to their small size (3 Mw) and location, this project would not impact day or nighttime views. The County applied a set of criteria that included avoidance of areas containing scenic resources when identifying the proposed SEDAs. The boundaries and locations of the SEDAs have been sighted in areas where there is no abundance of scenic resources within the SEDA boundaries themselves. Given the extent of visual resources present within the County and balancing the achievement of other criteria for identification of the SEDAs, it is not possible to completely avoid all areas designated as having scenic qualities (2015 REG PA, 4.1-15). Conditions of approval for the project, as stated above, will keep effects on the scenic quality of the area to a level below significance.

II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including The Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology Provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No, the project is not located on land designated as farmland.

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|------------------------------|-------------------------------------|
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <i>No, the project is not located on land zoned exclusively for agriculture. Inyo County has no Williamson Act contracts.</i> | | | | |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <i>No, the project site does not include forest land or timber land.</i> | | | | |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <i>No, the project is not located on forestland.</i> | | | | |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <i>No, the project is not located on farmland and is not conducive to future use as farmland.</i> | | | | |

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

| | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <i>No, control of air quality issues during construction, primarily dust mitigation, will be managed with techniques utilizing, application of water, and application of dust suppressants. There is no applicable air quality plan for the area the project is proposed. The applicant will be conditioned with obtaining any required permits and following best management practices as set forth by the Great Basin Unified Air Pollution Control District.</i> | | | | |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <i>No, the proposed project will be in compliance with air quality standards as the applicant is conditioned with obtaining any required permits and following best management practices as set forth by the Great Basin Unified Air Pollution Control District.</i> | | | | |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <i>The operation of the solar project is not anticipated to result in a substantial increase in vehicular or stationary emissions once installed. As a result, long term emissions resulting from the project operation is anticipated to be below applicable thresholds. The project would not contribute to a cumulatively considerable net increase in nonattainment pollutants during operation and impacts would be less than significant.</i> | | | | |
| d) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <i>No, the proposed project will not expose sensitive receptors to any new substantial pollutant concentrations as the solar facility will not produce pollutants.</i> | | | | |

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---|------------------------------|-------------------------------------|
| e) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The proposed project will not produce objectionable odors during the life of the operation. The project will use typical construction techniques and the odors would be typical of most construction sites and temporary in nature.

IV. BIOLOGICAL RESOURCES: Would the project:

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

There are no CDFW or USFWS designated special status species found on the proposed project site. The project site is graded, scraped and completely devoid of plants and native habitat.

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

No, there is no identified riparian habitat on the project site, or in close proximity, that would be affected by the project. The USFWS National Wetlands Inventory (USFWS 2014b) shows no freshwater wetlands near the project site. No protected natural areas are located within the SEDA.

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

No, there are no federally protected wetlands on the project site, nor would the nature of the project cause fill material or project contaminants to enter flowing water.

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

No, although the project site could potentially have occurrences of wildlife species, the project will not interfere with migratory fish or wildlife species.

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

No, there are no local policies or ordinances in place protecting biological resources that pertain to the project site.

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

No, there are no adopted habitat or conservation plans that affect the project site. The area of the proposed project has been designed in conformance to the Renewable Energy General Plan Amendment (2015).

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|------------------------------|-----------|
|--|--------------------------------|---|------------------------------|-----------|

V. CULTURAL RESOURCES: Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

No, the project will not cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

No, the project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5. If any archaeological or cultural resources are discovered on the site, work shall immediately desist and Inyo County staff shall be immediately notified per Chapter 9.52, Disturbance of Archaeological, Paleontological and Historical Features of the Inyo County Code. The County will then work with the operator and local tribal members, including tribal THPOs, to develop a plan for preservation, protection, or relocation of the resource. Therefore, the proposed project will not cause an adverse change in the significance of an archaeological resource pursuant to Section 15064.5.

c) Disturb any human remains, including those interred outside of dedicated cemeteries?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

No, there are no known human remains or burial sites on the property. Refer to the response to (V b) for the potential for archaeological resources. While unlikely, human remains are a potential archaeological resource, and will be handled similar to other archaeological resources, as outlined in (V b)

VI. ENERGY: Would the project:

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

No, the proposed project is to construct a 3-milliwatt photovoltaic solar facility which will not require large amounts of energy and is required to meet California Building Standards including Green and Title 24 Standards.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

No, the proposed project is to construct a 3-milliwatt photovoltaic solar facility and is located in one of the County's Solar Energy Development Areas (SEDA), as identified by the General Plan.

VII. GEOLOGY AND SOILS: Would the project:

a) Directly or indirectly cause substantial adverse effects, including the risk of loss injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

No, the project is not in an Alquist-Priolo zone. Also, since anywhere in California can be subject to earthquakes, subsequent to the approval of the CUP, the applicant shall work with the Inyo County Department of Building and Safety to ensure any building activities meet State and County Codes.

ii) Strong seismic ground shaking?

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

No, ground shaking can occur anywhere in the region, but compared to much of the rest of California, this is a less than average seismically active area. The California Building Code ensures that structures be constructed to required seismic standards in order to withstand such shaking.

iii) Seismic-related ground failure, including

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|------------------------------|-----------|
|--|--------------------------------|---|------------------------------|-----------|

liquefaction?

No, the proposed project is not within an area of soils known to be subject to liquefaction.

iv) Landslides?

No, the project area is not in an area prone to landslides.

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

b) Result in substantial soil erosion or the loss of topsoil?

No, prior to initial construction mobilization, preconstruction surveys will be performed and sediment and erosion controls will be installed in accordance with an approved Storm Water Pollution Prevention Plan (SWPPP)

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

No, the proposed project is not located in an area with a geologic unit or soil that is known to be unstable. If any questions arise about the quality of the soil during the development of the property, the applicant/developer shall work with Inyo County's Building and Safety Department to employ the proper design standards that mitigate for expansive soils.

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

No, the proposed project is not located in an area with a known expansive soil type. If any questions arise about the quality of the soil during the development of the property, the applicant/developer shall work with Inyo County's Building and Safety Department to employ the proper design standards that mitigate for expansive soils.

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?

No, soils are compatible with septic tanks and other wastewater disposal systems, although the project site will not have either.

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No, the project site does not include a unique paleontological or geologic feature.

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

VIII. GREENHOUSE GAS EMISSIONS: Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

No, the proposed project will not generate greenhouse gas emissions during construction (the use of heavy equipment and trucks to bring equipment and or remove material from the site) that significantly impact the environment.

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

No, the proposed project will not cause conflicts with a plan, policy or regulation adopted for the purpose of reducing greenhouse gasses.

| | | | |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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IX. HAZARDS AND HAZARDOUS MATERIALS: Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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No, the proposed project will produce a small amount of waste associated with maintenance activities. Photovoltaic wastes include broken and rusted metal, defective or malfunctioning modules, electrical materials, and empty containers and other miscellaneous solid materials. Most of this material will be collected and delivered back to the manufacturer for recycling.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

No, the proposed project will not involve the use of a significant hazardous material. No significant hazard to the public or environment through a reasonably foreseeable upset or accident that could result in the release of hazardous materials is anticipated.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No, the proposed project is not within one-quarter mile of an existing or proposed school, nor will it emit hazardous emissions, or handle acutely hazardous materials, substances, or waste.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No, the proposed project is not located on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

The project does not pose a danger to Trona Airport maintenance workers since the airport is not a public use airport, nor is it used with enough frequency to pose a danger to anyone working in the project area.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No, the proposed project will not physically interfere with an adopted emergency plan or emergency evacuation plan.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No, risk of loss, injury, and death involving wildland fires are not significant from this project. Fire risks are identified as moderate at the project site, and no areas in proximity to it can be considered urbanized. Land surrounding the project site is not heavily vegetated and there are only a few residences in proximity of the project; therefore, the risk of loss, injury or death involving wildland fires is less than significant at this site, and any potential risk is further mitigated by compliance with California Building Standards.

X. HYDROLOGY AND WATER QUALITY: Would the project:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

No, the project will not violate any water quality standards or waste discharge requirements. The project will be subject to regulation by the Lahontan Regional Water Quality Control Board and the Inyo County Environmental Health Department. In the unlikely event these entities find an issue, preconstruction surveys would be performed, and sediment and erosion controls would be installed in

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accordance with an approved Storm Water Pollution Prevention Plan (SWPPP). Stabilized construction entrance and exits would be installed at driveways to reduce tracking of sediment onto adjacent public roadways.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

No, the proposed project will not have any effect on local groundwater. All water needs (primarily for dust mitigation) will be supplied by mobile trucks and or tanks supplying water to the job site. Water demands are estimated at 40,000 gallons/week (dust control and site preparation) and will be trucked-in to the job site from the applicant's wells (S. Barker Construction of Trona will provide water from their wells in the Panamint Valley).

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) result in a substantial erosion or siltation on- or off-site;

No, the project proposes no grading and no new impermeable surfaces. There will be no paving or other activities that will increase impermeable surfaces from the project that would cause erosion or siltation. No drainage patterns will be altered by this project. Other than rare storm related overland run-off situations, no water passes over or through the site.

ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

No drainage patterns or rates of runoff will be altered by this project.

iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

The project is proposed in an area that is already disturbed and should not have substantial changes to runoff patterns. In the unlikely event issues are found during the building permit review, they will be addressed at that time.

iv) impede or redirect flood flows?

No, the project is proposed in an area that is already disturbed and is not located in a flood hazard area.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No, the project is proposed in an area that is not included in a flood hazard, seiche or tsunami zone.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No, the project is not proposed in an area that is included in a water quality control or sustainable ground water management plan.

XI. LAND USE AND PLANNING: Would the project:

a) Physically divide an established community?

No, the proposed project does not physically divide an established community.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

The proposed project is consistent with the current zoning and helps to meet the goals for renewable energy generation for the southern portion of the County, as described in the Inyo County 2015 REG PA. This area of Trona is explicitly called out as part of the southern SEDA.

XII. MINERAL RESOURCES: Would the project:

a) Result in the loss of availability of a known mineral

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resource that would be of value to the region and the residents of the state?

The project makes use of underdeveloped land. The surrounding area has some scattered residential storage; and or, refuse areas. No extraction of mineral resources is being foregone by this project.

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| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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There are no known locally-important mineral resources being foregone as a result of this project

XIII. NOISE: Would the project result in the:

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| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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No, construction related effects to sensitive receptors include grading activities, engine noise from trucks, and placement of the arrayed units on the land will be well under OSHA standards. Effects to sensitive receptors will be minimized with construction during daytime business hours. Once construction is completed, the solar panels will not put out any noise.

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| b) Generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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No, exposure to noise levels will be primarily airborne, and groundborne vibrations will be brief.

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| c) For a project located within the vicinity of a private airstrip or, an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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The Trona airport is not public, nor is it used with frequency. The proposed project will have noise levels that will be minimal due to its nature and will not create excessive noise levels to personnel working near the project area.

XIV. POPULATION AND HOUSING: Would the project:

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| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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The proposed project is not likely to induce population growth. The project site requires few operations and maintenance personnel and will be monitored mostly off site.

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| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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No, the proposed project will not displace existing housing or create a situation where replacement housing will be necessary. No housing currently exists on the project site.

XV. PUBLIC SERVICES: Would the project:

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

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| Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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No, the San Bernardino Fire Department was consulted on the project. No concerns related to the project area were given.

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| Police protection? <i>No new police service will be required because of this project. Offsite private security measures will be used at the project location.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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| Schools? <i>No new school service will be required because of this project.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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| Parks? <i>No new parks will be required because of this project.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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| Other public facilities? <i>No, the proposed project will not create a need for additional public services.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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XVI. RECREATION: Would the project:

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| a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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No, the proposed project will not increase the use of existing recreational facilities. No portion of this project anticipates any change in the level of service required.

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| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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No, the proposed project does not include, nor will it cause, a need for an increase in parks or other recreational facilities that might have an adverse physical effect on the environment.

XVII. TRANSPORTATION:

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| a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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No, the proposed project will not cause a significant increase in traffic which is substantial in relation to the existing traffic load or capacity of the street system.

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| b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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No, the project consists of a three 5-acre parcel solar facility. This will not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b). The applicant estimates that the construction will take 1-2 months and will consist of approximately 5-7 construction, supervisory, support and construction management personnel on-site, and will generate approximately 3-5 daily trips (arrivals and departures) by employees. After construction is complete, the project will be remotely monitored and will have maintenance and equipment repair employees on-site as needed during daytime hours. Therefore, the Project will result in less than significant impacts to this resource. The subject site is not within one-half mile of either an existing major transit stop or high-quality transit corridor.

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| c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The proposed project will not result in any design features for transportation that increase hazard. Autos and trucks will be accommodated on the project site.

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| d) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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No, the project is proposed on a site that is directly off a main road and emergency access will be available.

XVIII. TRIBAL CULTURAL RESOURCES: Would the project:

| Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
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a) cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

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| i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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No, the proposed project does not encompass a resource eligible for listing in the California Register of Historical Resources, or in a local register or historical resources as defined in Public Resource Code section 5020. 1 (k). If any archaeological or cultural resources are discovered on the site, work shall immediately desist and Inyo County staff shall be immediately notified per Chapter 9.52, Disturbance of Archaeological, Paleontological/ and Historical Features of the Inyo County Code.

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| ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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No, the proposed project does not encompass a resource determined by the lead agency to be significant pursuant to criteria set forth in subdivision (c) of the Public Resource Code section 5024. 1. See also the response to XVII a)

XIX UTILITIES AND SERVICE SYSTEMS: Would the project:

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| a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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No, the proposed project will not result in the construction of new or expanded utility or service systems.

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| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Yes, long-term operational water demand is not expected to be more than 0.074 acre-feet per year, primarily to support PV panel washing activities, which is anticipated to occur 2 to 4 times a year, as needed. Water for panel washing will be trucked on site, and be supplied by S. Baker Construction, who has water wells in the Panamint Valley.

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| c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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No, the proposed project would not result in new or expanded water or wastewater treatment facilities.

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| d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The proposed project will not require changes to the current solid waste capacity to accommodate it. Solid waste needs for the project will be minimal. Most of the volume of solid waste (scrap metals, electrical equipment, and proprietary solar array features) will be collected and recycled with the manufacturer.

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| e) Comply with federal, state, and local management and reduction | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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statutes and regulations related to solid waste?

No, the proposed project and any future development will comply with Inyo County's solid waste standards, as required by the Inyo County Department of Environmental Health.

XX. WILDFIRE:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

No, there is not an adopted emergency response or evacuation plan for the area the project is proposed.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No, there are no extenuating factors that will expose project occupants to pollutant concentrations from wildfire. Fire risks are moderate at the project site. The project site and land surrounding the project site is moderately vegetated primarily with desert scrub. The proposed project does little to add to the wildfire risk in the area. The risk of loss, injury or death involving wildland fires is less than significant at this site, and any potential risk is further mitigated by compliance with California Building Standards

c) Require the installation or maintenance of associated infrastructure (Such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No, the project will not cause the need for additional wildfire associated infrastructure.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No, the proposed project location is on already graded and disturbed land. The addition of a solar facility will not create downslope or downstream flooding or landslides.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE:

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

No, the project will not impact or degrade the quality of the environment. The limited impacts to resources on the project area can be mitigated to less than significant. Minimization measures have been written into the Conditions of Approval for the permit & include: dust mitigation measures to control air quality issues during construction [III(a)] and the monitoring efforts of a representative from local native American tribes in case native artifacts or human remains are uncovered [V(b)].

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

No, the proposed project does not have impacts that are individually limited, but cumulatively considerable. Due to the sparseness of the natural environment and lack of plant or animal habitat, this location is well suited for solar development. More generation capacity may be added to the southern SEDA in Inyo County, but this cumulative effect would still be minimal given the lack of affected resources in the area.

c) Does the project have environmental effects which

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will cause substantial adverse effects on human beings,
either directly or indirectly?

*No, the proposed project has no known environmental effects which will cause substantial adverse effects on human beings either
directly or indirectly.*