



BOARD OF SUPERVISORS COUNTY OF INYO

P. O. DRAWER N • INDEPENDENCE, CALIFORNIA 93526
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NOTICE OF PREPARATION & NOTICE OF PUBLIC SCOPING MEETING DRAFT ENVIRONMENTAL IMPACT REPORT

The County of Inyo (County), as Lead Agency under the California Environmental Quality Act (CEQA), is publishing this Notice of Preparation (NOP) and Notice of Public Scoping Meeting to prepare an CEQA Initial Study and Draft Environmental Impact Report (EIR) for the proposed AQUISITION OF FEE TITLE FOR THREE PROPERTIES FOR CONTINUED OPERATION OF BISHOP-SUNLAND, INDEPENDENCE AND LONE PINE LANDFILLS (Project). This NOP is published in accordance with Public Resource Code §§21000 - 21189.57 and the CEQA Guidelines §§15000 – 15387, and pursuant to Assembly Bills AB 52 and AB 819.

The purpose of this NOP is to notify local, State, and Federal agencies, Native American tribes, and other interested organizations and individuals that the County plans to prepare a Draft EIR for the proposed Project. The County is circulating this NOP to obtain input regarding the initial scope, content, and environmental issues relevant to the Draft EIR. This NOP provides a summary of the Project locations, Project description, and the expected scope of environmental analysis in the Draft EIR. To ensure that all potential environmental issues are considered and addressed within the Draft EIR, all comments regarding this NOP must be received, in writing, within the extended 45-day **NOP public comment period beginning February 2, 2022 and ending March 18, 2022**. If you wish to be placed on the mailing list to receive notices regarding the proposed Project, have any questions, or need additional information, please use the Contact Person information identified below.

PROJECT APPLICANT: County of Inyo

PROJECT LOCATION: The three properties proposed for transfer to the County for the purpose of continued solid waste disposal are the existing public landfill facilities near the City of Bishop and the communities of Independence and Lone Pine. The County operates three landfills pursuant to leases from the Los Angeles Department of Water and Power (LADWP) – the Bishop-Sunland Landfill, Independence Landfill, and Lone Pine Landfill. The Bishop-Sunland Landfill, established in 1955, is located on a 120-acre site 2 miles southwest of Bishop, and has an unlined disposal footprint covering 78 acres. The Independence Landfill, established in 1965, is located on a 90-acre site south of Independence. The Lone Pine Landfill, established in 1965, is located on approximately 60 acres southeast of the unincorporated community of Lone Pine. All three landfills are operated by the County subject to oversight and permits by the County Department of Environmental Health Services, the California Department of Resources Recycling and Recovery (CalRecycle), the Lahontan Regional Water Quality Control Board (RWQCB), and the Great Basin Unified Air Pollution Control District.

Facility address and permit identification numbers are listed below:

BISHOP-SUNLAND CLASS III LANDFILL
110 Sunland Reservation Road
Bishop, CA 93514
SWFP Facility Number 14-AA-0005
Waste Discharge Requirements:
CRWQCB Order No. 6-01-34, WDID No. 6B140300002

INDEPENDENCE CLASS III LANDFILL
End of Dump Road
Independence, CA 93526
SWFP Facility Number 14-AA-0004
Waste Discharge Requirements:
Board Order No. 6-95-116, WDID No. 6B140300004

LONE PINE CLASS III LANDFILL
End of Substation Road
Lone Pine, CA 93545
SWFP Facility Number 14-AA-0003
Waste Discharge Requirements:
Board Order No. 6-95-70, WDID No. 6B140300006

See attached Regional Map and Site Plans for each of the three subject properties (Figures 1-4).

Project Description

The County has been operating three (3) existing landfills near the communities of Bishop, Independence, and Lone Pine for over 50 years, to provide essential waste disposal services to its citizens. For the County to continue to use and operate the landfill properties for solid waste disposal purposes in accordance with permit requirements, and in compliance with current laws and regulations regarding landfills in California, the County must acquire the properties on which the waste disposal facilities are located. The County does not intend to change the general use of the properties at issue from their existing uses. However, those operations may be changed as required to comply with current regulatory requirements set forth by Public Resources Code, Division 30; California Code of Regulations (CCR) Title 14; CCR Title 27; Solid Waste Facility Permits issued by the California Department of Resources Recycling and Recovery (CalRecycle); Waste Discharge Requirements issued by the Lahontan Regional Water Quality Control Board (RWQCB); and other applicable local, State, and Federal regulations, as well as other reasonably foreseeable changes flowing from the change in ownership of the properties.

The County has been operating the three subject landfills on properties owned by LADWP, and the continued and uninterrupted operation of the landfills has been contingent on securing renewals and/or extensions of the leases (which, among other things, LADWP has insisted be limited to 3-year terms, thus requiring frequent renegotiation and renewals). The Solid Waste Facility Permits for the sites must be reviewed every 5 years and revised as necessary to reflect current waste loads and site life calculations, approved Preliminary Closure and Post-Closure Maintenance Plans (PCPCMPs), and changes to the WDRs including implementation of any required corrective action. Since 2014, it has become

impossible to negotiate timely renewals of the leases with LADWP, due to additional lease conditions and other obstacles and restrictions imposed by LADWP.

The continued operation of unlined Class III Landfills, by nature of the land use and types of wastes accepted, have the potential to cause significant environmental impacts. However, landfill operation in California is highly regulated, and use is predictable due to a required long-term planning horizon. Even after a landfill site is formally closed according to its PCPCMP, a 30-year post-closure monitoring and maintenance period is required. The Solid Waste Facility Permits, PCPCMPs, and WDRs all provide substantial protections, in the form of permit conditions, to avoid potential environmental impacts. In addition, with the proposed transfer of property ownership, the County will be able to streamline and complete many compliance efforts in progress which have been impeded and delayed by lease and permitting conditions imposed by LADWP.

With the proposed acquisition of fee title by the County for the subject properties, continued operation of each of these essential public facilities will be continued by the County, in compliance with current regulations under the authority of three primary permitting agencies:

1. Inyo County Environmental Health Department, serving as the Local Enforcement Agency (LEA)
2. California Department of Resources, Recycling and Recovery
3. Lahontan Regional Water Quality Control Board

Compliance with these permitting agencies, and update of permit documents to reflect the County as the landowner and operator of the facilities, is anticipated to include the following:

- Update of the recently approved PCPCMPs for each landfill, for approval by the LEA and CalRecycle
- Update of the Joint Technical Document/Report of Disposal Site Information for each landfill
- Preparation of a Solid Waste Facilities Permit Revision Application for each of the three landfills, for submittal to the LEA, CalRecycle, and the Lahontan RWQCB.
- Revision of WDRs with the Lahontan RWQCB to reflect property transfer and current Evaluation Monitoring Program (Lone Pine Landfill) and Corrective Action Program (Bishop-Sunland Landfill)
- Review and potential modification of parcel boundaries, to include the landfill gas and groundwater monitoring well networks for each facility required by CCR Title 27, current WDRs which extend outside of the current lease areas
- Continuation of landfill gas monitoring and reporting according to Title 27 requirements, groundwater monitoring and reporting according to current Monitoring and Reporting Plans, and continued implementation of Evaluation Monitoring and Corrective Action Monitoring programs.
- Continued monitoring and operation of the septage ponds, contaminated soil landfarm, asbestos disposal area, waste oil disposal and recycling facilities, and waste diversion programs according to permit and WDR requirements
- Evaluation of water supply for dust-control and other operational uses, with potential permitting and installation of on-site supply wells as necessary to continue operation and regulatory compliance (which would replace the County's current practice of trucking in off-site water for such purposes at two of the three landfills).

- Evaluation of reasonably foreseeable operational changes resulting from the County's ownership acquisition of the properties.

Most of the above referenced technical documents are recently updated, and only minor changes to reflect ownership change, or additions to comply with regulatory requirements, are anticipated. The current permitting documents for each site describe the operations and permit requirements in detail, and will be presented and described in detail during the public scoping meeting.

Environmental Effects to be Analyzed

The Draft EIR will evaluate the potential environmental effects associated with the proposed Project, and review the effectiveness of existing mitigation measures. The following environmental issue areas will be analyzed in the EIR: air quality; biological resources; cultural and tribal cultural resources; energy; geology and soils; greenhouse gas emissions; aesthetics, hazards and hazardous materials, hydrology and water quality; land use and planning; and public services (including solid waste disposal). The Draft EIR will also evaluate potential growth inducing effects, cumulative effects, irreversible environmental impacts, energy impacts, and may include other topics identified during scoping.

REVIEW PERIOD: The CEQA Guidelines requires circulation of a NOP for a minimum 30-day review period. In consideration of the ongoing Coronavirus (COVID-19) pandemic, Inyo County will be circulating the NOP for the proposed Project for an extended 45 days. The County welcomes agency and public input during this period regarding the scope and content of environmental information that must be included in the Draft EIR.

PUBLIC SCOPING MEETING: In an effort to reduce the risk of COVID-19, the County will hold a scoping meeting via teleconference on **February 24, 2022 at 10:00 am** to describe the proposed Project, the environmental review process, and to receive public comments on the scope of the EIR. County staff and the County's EIR consultants will participate via teleconference.

You are invited to a Zoom webinar.
When: **Feb 24, 2022 10:00 AM Pacific Time** (US and Canada)
Topic: **Inyo County Landfill EIR – Public Scoping Meeting**

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/89514896180>

Or One tap mobile :

US: +16699006833,,89514896180# or +12532158782,,89514896180#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592

Webinar ID: 895 1489 6180

International numbers available: <https://us06web.zoom.us/j/89514896180>

Scoping comments may be submitted, in writing, by 5:00 p.m. on March 18, 2022 and addressed to:

John Pinckney, Deputy Director
Inyo County Public Works
168 N. Edwards St.
PO Drawer Q

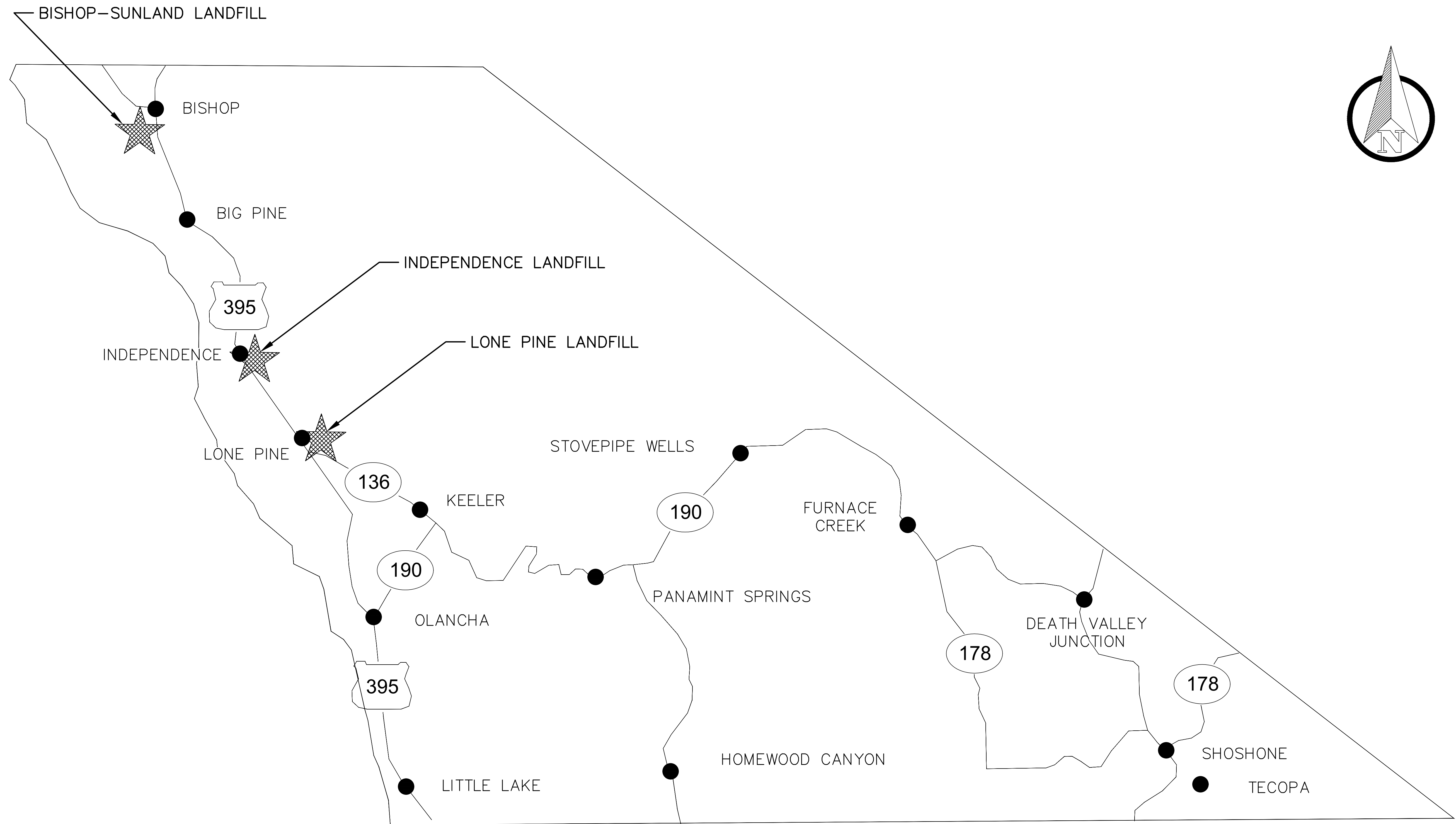
Independence, CA, 93526
E-mail: jpinckney@inyocounty.us

Due to the time limits mandated by State law, comments regarding this NOP must be received not later than 5:00 p.m. on March 18, 2022. All comments provided will become public record.

Once scoping comments have been received from Responsible Agencies, interested parties, and the public, a detailed Project Description and Initial Study will be prepared by the County, which will further detail the scope and focus of the EIR and provide preliminary analysis of key issues identified during the scoping period. This Initial Study will be made available to Responsible Agencies, the public, and interested parties, and will allow the County to share information and allow for additional input on the project details and scope of the environmental review.

Date Issued: February 1, 2022

N:\INYO COUNTY\PROJECT DOCUMENTS\BISHOP-SUNLAND LANDFILL\CAD - GENERAL\EXHIBITS\THREE SITE REGIONAL MAP\Figure 1.DWG January 27, 2022 - 4:45 PM BY: GLA USER

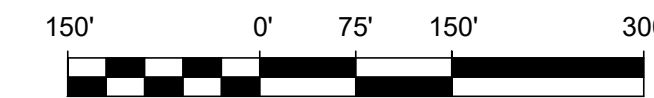
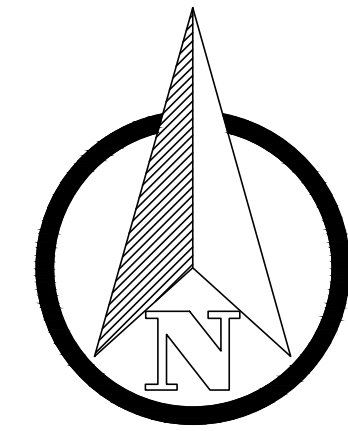


INYO COUNTY
NOT TO SCALE

NOTICE OF PREPARATION & NOTICE OF PUBLIC SCOPING INYO COUNTY, CA REGIONAL MAP			FIGURE NO. 1 PROJECT NO. AU21.1202.00		
DATE OF ISSUE:	01/27/2022	DRAWN BY:	RDD	APPROVED BY:	NC
143E Spring Hill Dr, Grass Valley, California 95945 geo-logic.com 530.272.2448					

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N:\INYO COUNTY\PROJECT DOCUMENTS\BISHOP-SUNLAND LANDFILL\CAD - GENERAL\EXHIBITS\SITE PLAN FOR CONSULTANT\TOPO.DWG January 28, 2022 - 9:36 AM BY: CLA USER



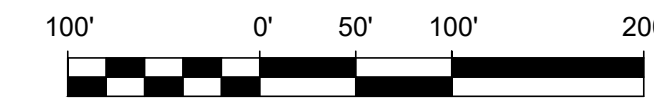
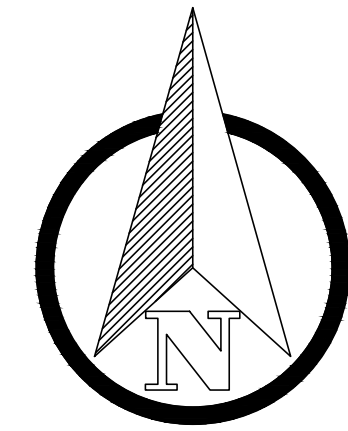
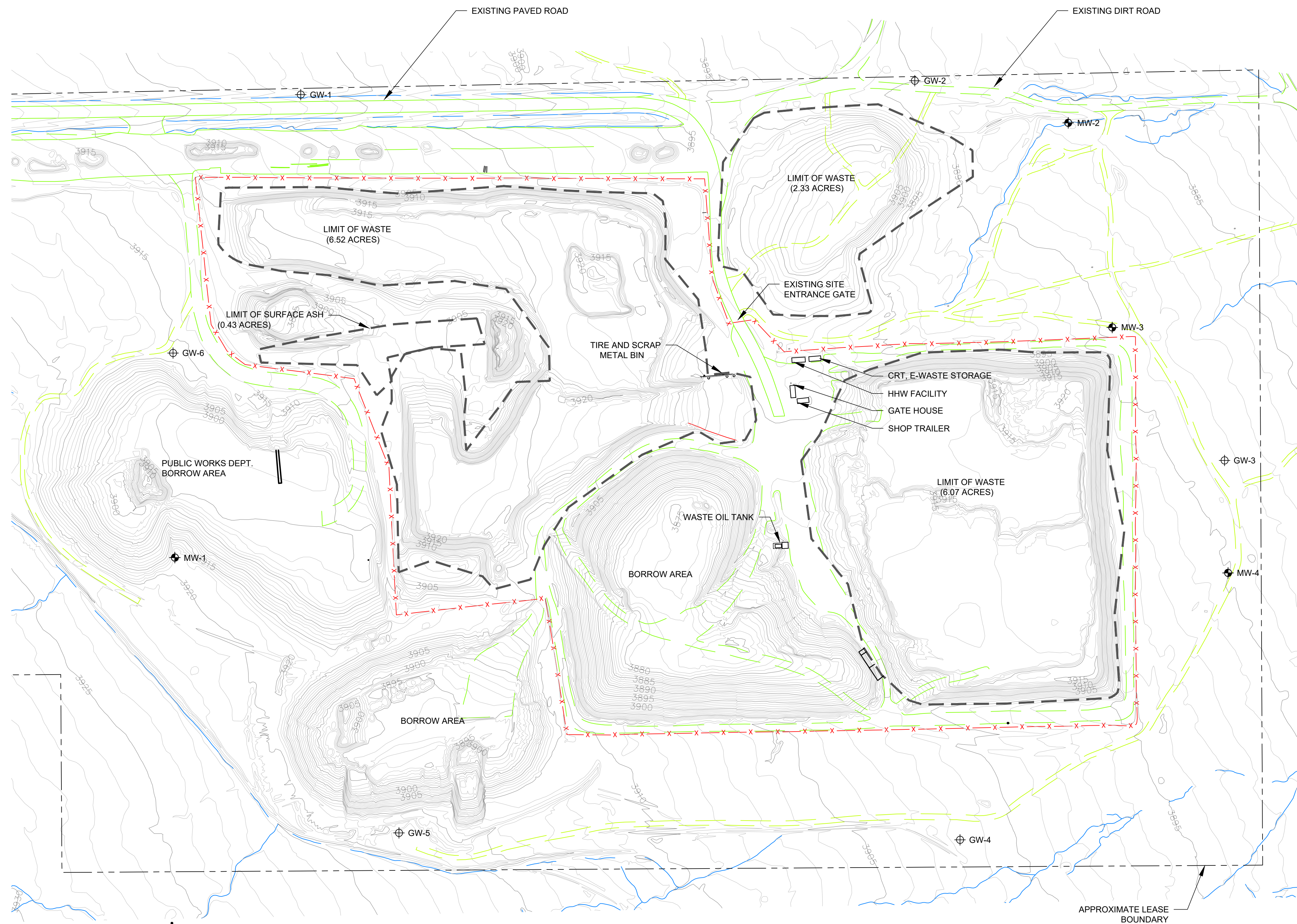
LEGEND

- 1700 — EXISTING 5' CONTOUR⁽¹⁾
- — — EXISTING 1' CONTOUR⁽¹⁾
- X - X - X - EXISTING FENCE
- - - - - EXISTING PAVED ROAD
- - - - - EXISTING UNPAVED ROAD
- - - - - APPROXIMATE LIMITS OF WASTE⁽²⁾
- - - - - APPROXIMATE LEASE BOUNDARY
- ▭ EXISTING BUILDING
- ⊕ GW-X EXISTING LANDFILL GAS MONITORING PROBES
- ⊕ LFG-X EXISTING LANDFILL GAS EXTRACTION WELL
- ⊕ GV-X EXISTING LANDFILL GAS VENT
- ⊕ SGV-X EXISTING SOIL GAS VENT (SGV-1 AND SGV-2 ABANDONED IN FEB. 2008)
- MW-X EXISTING GROUNDWATER MONITORING WELL
- EW-X EXISTING LANDFILL GAS EXTRACTION WELL
- SW-X EXISTING SUPPLY WELL

BISHOP-SUNLAND LANDFILL NOTICE OF PREPARATION & NOTICE OF PUBLIC SCOPING INYO COUNTY, CALIFORNIA		FIGURE NO. 2
SITE PLAN		PROJECT NO. AU21.1202.01
DATE OF ISSUE: 01/27/2022	DRAWN BY: RDD	APPROVED BY: NC
143E Spring Hill Dr, Grass Valley, California 95945 geo-logic.com 530.272.2448		

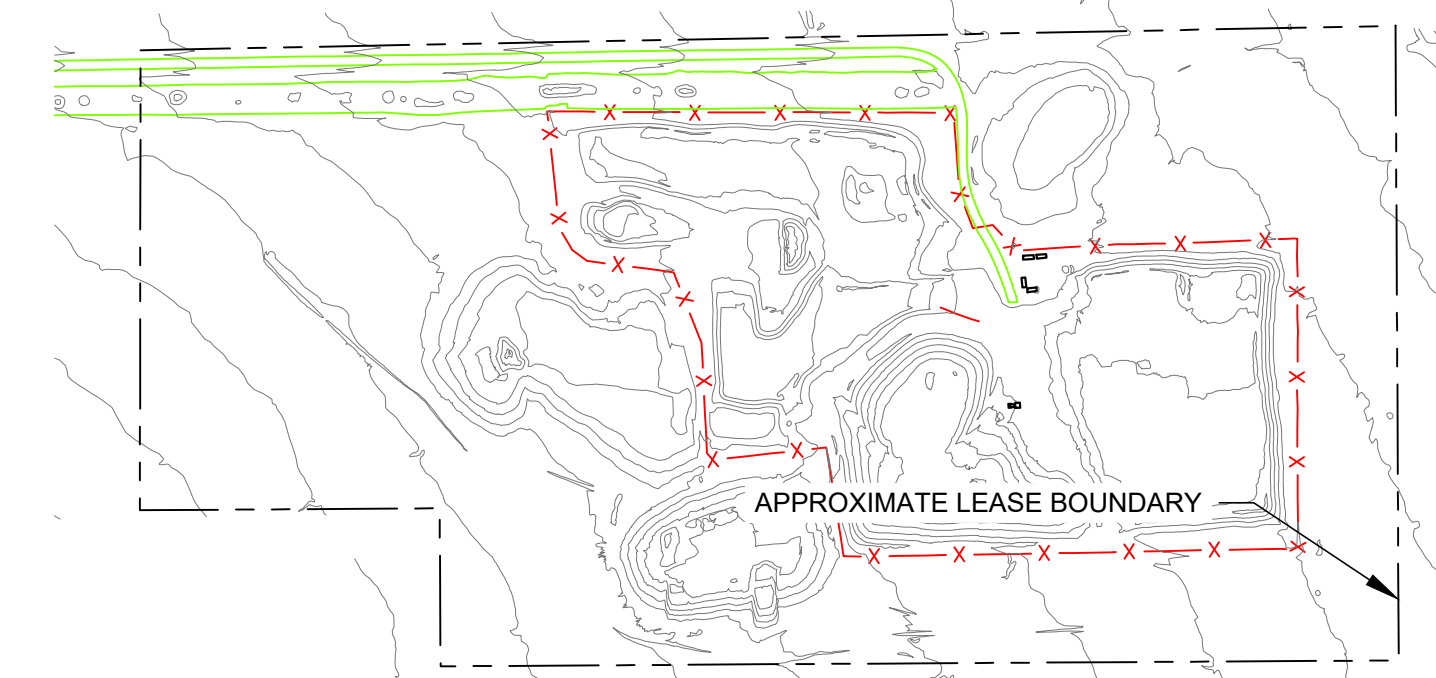
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LEGEND

- 1700 EXISTING 5' CONTOUR⁽¹⁾
- EXISTING 1' CONTOUR⁽¹⁾
- EXISTING FENCE
- EXISTING PAVED ROAD
- EXISTING UNPAVED ROAD
- APPROXIMATE LIMITS OF WASTE⁽²⁾
- EXISTING DRAINAGE
- APPROXIMATE LEASE BOUNDARY
- EXISTING BUILDING
- MW-X GROUNDWATER MONITORING WELLS
- GW-X EXISTING LANDFILL GAS PROBES



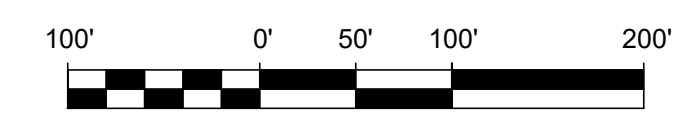
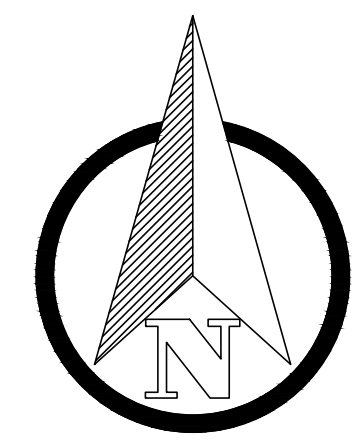
SITE BOUNDARY

- NOTES**
1. EXISTING TOPOGRAPHY BASED ON AERIAL SURVEY TAKEN ON FEBRUARY 4, 2020.
 2. APPROXIMATE WASTE LIMIT AS DETERMINED BY LIMIT OF WASTE INVESTIGATION PREPARED BY MINSHAW ENGINEERING, DECEMBER 2008.

INDEPENDENCE LANDFILL		FIGURE NO. 3
NOTICE OF PREPARATION & NOTICE OF PUBLIC SCOPING		
INYO COUNTY, CALIFORNIA		PROJECT NO. AU21.1202.02
SITE PLAN		
DATE OF ISSUE: 01/27/2022	DRAWN BY: RDD	APPROVED BY: NC
143E Spring Hill Dr, Grass Valley, California 95945 geo-logic.com 530.272.2448		

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N:\INYO COUNTY\PROJECT DOCUMENTS\LONE PINE LANDFILL\CAD GENERAL\FIGURES\SITE PLAN\SITE PLAN.DWG January 27, 2022 - 4:57 PM BY: GLA USER



LEGEND

- 1700 EXISTING 5' CONTOUR⁽¹⁾
- EXISTING 1' CONTOUR⁽¹⁾
- EXISTING FENCE
- EXISTING PAVED ROAD
- EXISTING UNPAVED ROAD
- APPROXIMATE LIMITS OF WASTE⁽²⁾
- EXISTING DRAINAGE
- APPROXIMATE LEASE BOUNDARY
- EXISTING BUILDING
- MW-X EXISTING GROUNDWATER MONITORING WELLS
- GW-X EXISTING LANDFILL GAS PROBES

- NOTES**
- REFERENCE AERIAL TOPOGRAPHY BASED ON FEBRUARY 04, 2020 AERIAL SURVEY PERFORMED BY SYNERGY MAPPING. COORDINATES BASED ON CALIFORNIA STATE PLANE COORDINATE SYSTEM NAD83 AND NAVD88.
 - APPROXIMATE LIMITS OF WASTE AS DETERMINED BY LIMIT OF WASTE INVESTIGATION PREPARED BY MINSHEW ENGINEERING, MAY 2009.

LONE PINE LANDFILL		FIGURE NO.
NOTICE OF PREPARATION & NOTICE OF PUBLIC SCOPING		4
INYO COUNTY, CA		PROJECT NO.
SITE PLAN		AU21.1202.00
DATE OF ISSUE:	01/27/2022	DRAWN BY:
		RDD
APPROVED BY:		NC
143E Spring Hill Dr, Grass Valley, California 95945 geo-logic.com 530.272.2448		

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