Agenda

County of Inyo
Board of Supervisors

Board of Supervisors Room
County Administrative Center
224 North Edwards
Independence, California

All members of the public are encouraged to participate in the discussion of any items on the Agenda. Anyone wishing to speak, please obtain a card from the Board Clerk and indicate each item you would like to discuss. Return the completed card to the Board Clerk before the Board considers the item (s) upon which you wish to speak. You will be allowed to speak about each item before the Board takes action on it.

Any member of the public may also make comments during the scheduled "Public Comment" period on this agenda concerning any subject related to the Board of Supervisors or County Government. No card needs to be submitted in order to speak during the "Public Comment" period.

Public Notices: *(1)* In Compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting please contact the Clerk of the Board at (760) 878-0373. (28 CFR 35.102-35.104 ADA Title II). Notification 48 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting. Should you because of a disability require appropriate alternative formatting of this agenda, please notify the Clerk of the Board 72 hours prior to the meeting to enable the County to make the agenda available in a reasonable alternative format. (Government Code Section 54954.2). *(2)* If a writing, that is a public record relating to an agenda item for an open session of a regular meeting of the Board of Supervisors, is distributed less than 72 hours prior to the meeting, the writing shall be available for public inspection at the Office of the Clerk of the Board of Supervisors, 224 N. Edwards, Independence, California and is available per Government Code § 54957.5(b)(1).
Note: Historically the Board does break for lunch, the timing of a lunch break is made at the discretion of the Chairperson and at the Board's convenience.

April 1, 2014

8:30 a.m. 1. ***PUBLIC COMMENT***

CLOSED SESSION

2. ***CONFERENCE WITH LABOR NEGOTIATOR [Pursuant to Government Code § 54957.6].*** - Instructions to Negotiators re: wages, salaries and benefits - Employee Organization: Deputy Sheriff's Association (DSA) - Negotiators: Labor Relations Administrator, Sue Dishion, Information Services Director, Brandon Shults, and Planning Director Josh Hart.

3. ***CONFERENCE WITH LABOR NEGOTIATOR [Pursuant to Government Code § 54957.6].*** Instructions to Negotiators re: wages, salaries and benefits - Employee Organization: Elected Officials Assistant Association (EOAA) - Negotiators: Information Services Director Brandon Shults, and Labor Relations Administrator Sue Dishion.

4. ***CONFERENCE WITH LABOR NEGOTIATOR [Pursuant to Government Code § 54957.6].*** - Instructions to Negotiators re: wages, salaries and benefits - Employee Organization: Inyo County Correctional Officers Association (ICCOA) - Negotiators: Information Services Director Brandon Shults, and Labor Relations Administrator Sue Dishion.

5. ***CONFERENCE WITH LABOR NEGOTIATOR [Pursuant to Government Code § 54957.6].*** - Instructions to Negotiators re: wages, salaries and benefits - Employee Organization: Inyo County Probation Peace Officers Association (ICPPOA) - Negotiators: Information Services Director Brandon Shults, Information Services Director Brandon Shults, and Labor Relations Administrator Sue Dishion.

6. ***CONFERENCE WITH LABOR NEGOTIATOR [Pursuant to Government Code §54957.6].*** - Instructions to Negotiators re: wages, salaries and benefits - Employee Organization: ICEA - Negotiators: Labor Relations Administrator Sue Dishion, and Information Services Director Brandon Shults

7. ***CONFERENCE WITH LABOR NEGOTIATOR [Pursuant to Government Code § 54957.6].*** - Instructions to Negotiators re: wages, salaries and benefits - Employee Organization: Law Enforcement Administrators' Association (LEAA) - Negotiators: Information Services Director Brandon Shults and Labor Relations Administrator Sue Dishion.

8. ***CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION [Pursuant to Government Code § 54956.9(d)(1)]*** - *VERIZON CALIFORNIA INC., a California corporation v. CALIFORNIA STATE BOARD OF EQUALIZATION; COUNTY OF INYO, et al.,* Sacramento County Superior Court Case No. 34-2013-00138191

OPEN SESSION

10:00 a.m. ***PLEDGE OF ALLEGIANCE***

9. ***REPORT ON CLOSED SESSION AS REQUIRED BY LAW.***

10. ***PUBLIC COMMENT***

11. ***COUNTY DEPARTMENT REPORTS*** *(Reports limited to two minutes)*

12. ***WILD IRIS*** – Request Board approve A) a proclamation recognizing the month of April 2014 as Sexual Assault Awareness Month; and B) a proclamation recognizing the month of April 2014 as Child Abuse Prevention Month.

CONSENT AGENDA (Approval recommended by the County Administrator)

COUNTY ADMINISTRATOR

13. ***Public Defender*** - Recommend Board approve the following agreements for public defender service: 1) Agreement between County of Inyo and Sophie Bidet for the provision of professional services as a Public Defender [Misdemeanors – North County] for the period April 1, 2014, through June 30, 2017, in an amount not to exceed $442,500 pending appropriate signatures and adoption of future County Budgets and authorize the Chair to sign; and, 2) Agreement between County of Inyo and Kristine Eisler for the provision of professional services as a Public Defender [Felonies] for the period April 1, 2014, through June 30, 2017, in an amount not to exceed $450,000 pending appropriate signatures and adoption of future County Budgets and authorize the Chair to sign; and 3) Agreement between County of Inyo and Josh Hillemeier for the provision of professional services as a Public Defender [Misdemeanors – South County] for the period May 1, 2014, through June 30, 2017, in an amount not to exceed $373,000 pending appropriate signatures and adoption of future County Budgets and authorize the Chair to sign.

14. ***Motor Pool*** – Request Board A) declare the vehicles and equipment recommended by Staff, and identified as Exhibit A, as surplus, B) authorize Motor Pool to offer the vehicles and equipment for sale to public entities, C) authorize Motor Pool to then offer the vehicles and equipment for sale to the public utilizing the Sealed Bid process, D) authorize Motor Pool to utilize Ken Porter Auctions located in Carson, California, for the removal and sale of any remaining County owned surplus vehicles and equipment, and E) authorize the Senior Deputy County Administrator to execute the consignment agreement for the sale of the vehicles and equipment through the auction process.

DISTRICT ATTORNEY

15. Request approval of a resolution authorizing the submittal of the reapplication for the Inyo County Anti-Drug Abuse Enforcement Team Program Grant to the Board of State and Community Corrections for the period of October 1, 2013 through September 30, 2014; and authorize the District Attorney to sign the application.

16. Request Board authorize acceptance of the Inyo County Victim Witness Assistance Unserved/Underserved Victim Advocacy and outreach program Grant from the Governors Office of Emergency Services for the period of October 1, 2013 through September 30, 2014; and authorize the District Attorney to sign appropriate documents to accept and utilize the grant.

PUBLIC WORKS

17. Request Board approve a contract with Silver State Elevator Company for the completion of all work necessary for the recertification of the elevator located in the Annex Building at 168 N. Edwards Street, Independence, California. The proposed contract will be for an amount not to exceed $30,300, contingent upon obtaining the appropriate signatures.

DEPARTMENTAL (To be considered at the Board's convenience)

18. ***COUNTY ADMINISTRATOR – Integrated Waste Management –*** Request Board consider a request by the Big Pine Fire Safe Council to waive the gate and disposal fees for Saturday, April 12, 2014 for the Town of Big Pine Fire Safe Council Clean Up Event.

19. ***COUNTY ADMINISTRATOR – Surplus Land –*** Request Board find that in accordance with the Inyo County Real Property Management Policy and the recommendation of the Financial Advisory Committee; A) determine the sales price of the previously designated surplus County-owned property, identified as Assessor's Parcel Number 003-210-02, located at 210 N. Main Street, Big Pine, California; B) authorize the disposal of APN 003-210-02, through a sale to the Big Pine Volunteer Fire Department; C) consider conditioning the sale of the property be completed in conjunction with Big Pine Volunteer Fire Department acquiring the adjacent parcel from the Los Angeles Department of Water and Power; and D) retain all water and/or mineral rights the County currently has on the property.

20. ***AUDITOR-CONTROLLER –*** Request Board find that consistent with the adopted Authorized Position Review Policy: A) the availability of funding for the requested position comes from the General Fund, as certified by the Auditor-Controller and concurred with by the County Administrator; B) where internal candidates meet the qualifications for the position, the vacancy will be filled through an internal recruitment; C) approve the hiring of one Office Technician III at Range 63 – ($3,572 - $4,346)

21. ***DISTRICT ATTORNEY -*** Request Board find that consistent with the adopted Authorized Position Review Policy: A) the availability of funding for the position Deputy District Attorney or Assistant District Attorney exists, as certified by the District Attorney, and concurred with by the County Administrator and Auditor-Controller; B) where if the County was facing layoffs, the position of Assistant District Attorney could be filled by internal candidates meeting the qualifications for the position, but since no layoffs are pending, an open recruitment would be appropriate to ensure the position is filled with the most qualified applicant; C) approve the hiring of one Deputy District Attorney I – IV, at Ranges 76 – 85 ($4,768 - $7,915) or an Assistant District Attorney at $8,973 depending upon qualifications of the applicants; and D) if the filling of either position creates a vacancy in the Department authorize the filling of the vacant position.

22. ***PUBLIC WORKS – Road -*** Request approval of Amendment No. 1 to the Contract between the County of Inyo and Quincy Engineering Inc. for slope stabilization engineering for Trona Wildrose Road, increasing the amount of the Contract by $86,000 to a total amount not to exceed $194,600; and authorize the Chairperson to sign contingent upon the appropriate signatures being obtained.

23. ***CLERK OF THE BOARD –*** Request approval of the minutes of the Board of Supervisors Meeting of March 18, 2014.

TIMED ITEMS (Items will not be considered before scheduled time)

1:30 p.m. 24. ***PLANNING –*** Request Board, with regard to the draft 2013 Renewable Energy General Plan Amendment (REGPA that includes Draft Renewable Energy Development Areas (REDAs) and Draft policies, receive a presentation, and provide input on the Draft REGPA so that it may be revised for the project description for the Programmatic Environmental Impact Report (PEIR).

WORKSHOPS AND PRESENTATIONS (To be considered at the Board's convenience)

CORRESPONDENCE - ACTION

BOARD MEMBERS AND STAFF REPORTS

COMMENT (Portion of the Agenda when the Board takes comment from the public and County staff)

25. ***PUBLIC COMMENT***

CORRESPONDENCE - INFORMATIONAL

PROCLAMATION
OF THE BOARD OF SUPERVISORS
COUNTY OF INYO, STATE OF CALIFORNIA
RECOGNIZING THE MONTH OF APRIL 2014
SEXUAL ASSAULT AWARENESS MONTH

WHEREAS, Sexual Assault Awareness Month is intended to draw attention to the fact that sexual violence is widespread and has public health implications for every community member of Inyo County; and

WHEREAS, rape, sexual assault, and sexual harassment impact our community as seen by statistics indicating that one in six women and one in thirty-three men will have experienced sexual assault in their lifetime; and

WHEREAS, we must work together to educate our community about what can be done to prevent sexual assault and how to support survivors; and

WHEREAS, staff and volunteers of anti-violence programs at Wild Iris encourage every person to speak out when witnessing acts of violence however small; and

WHEREAS, with leadership, dedication, and encouragement, there is compelling evidence that we can be successful in reducing sexual violence in Inyo County through prevention education, increased awareness, and holding perpetrators who commit acts of violence responsible for their actions; and

WHEREAS, Wild Iris strongly supports the efforts of national, state, and local partners, and of every citizen to actively engage in public and private efforts, including conversations about what sexual violence is, how to prevent it, how to help survivors connect with services, and how every segment of our society can work together to better address sexual violence.

NOW THEREFORE, **BE IT PROCLAIMED** this 1st day of April 2014 that the Inyo County Board of Supervisors designate the month of April, 2014 as Sexual Assault Awareness Month and calls upon all citizens, community agencies, faith groups, medical facilities, and businesses to increase their participation in efforts to support victims and families, thereby preventing sexual assault and strengthening the communities in which we live.

_____

Chairperson, Inyo County Board of Supervisor

Attest: *KEVIN D. CARUNCHIO*
Clerk of the Board

by: _____
Patricia Gunsolley, Assistant

PROCLAMATION
OF THE BOARD OF SUPERVISORS
COUNTY OF INYO, STATE OF CALIFORNIA
RECOGNIZING THE MONTH OF APRIL 2014
AS CHILD ABUSE PREVENTION MONTH

WHEREAS, the public cares deeply about child abuse, and a majority report that child abuse is a very important moral issue to them; and

WHEREAS, preventing child abuse and neglect is a community issue that depends on involvement among people throughout Inyo County; and

WHEREAS, child abuse and neglect not only directly harm children, but also increases the likelihood of long-term physical and mental health problems, alcohol and substance abuse, continued family violence and criminal behavior; and

WHEREAS, child maltreatment occurs when people find themselves in stressful situations, without community resources, and don't know how to cope; and

WHEREAS, the majority of child abuse cases stem from situations and conditions that are preventable in an engaged and supportive community; and

WHEREAS, child abuse and neglect can be reduced in Inyo County by making sure each family has the support they need in raising their children in a safe, nurturing environment; and

WHEREAS, effective child abuse prevention programs succeed because of partnerships created among social service agencies, schools, faith communities, civic organizations, law enforcement agencies, and the business community; and

WHEREAS, Wild Iris has set an important example of how forging collaborative relationships among service agencies and organizations serves to improve the quality of service for those profoundly and directly affected by child abuse, thus providing a model for how the rest of the community might work together to speak out and find solutions to end child abuse; and

WHEREAS, Wild Iris requests public support and assistance as it continues its efforts to bring real hope for ending child abuse in Inyo County and creating a future where all children can live free from abuse.

NOW THEREFORE, **BE IT PROCLAIMED** this 1st day of April 2014 that the Inyo County Board of Supervisors, designate the month of April 2014, as Child Abuse Prevention Month in Inyo County and calls upon all citizens, community agencies, faith groups, medical facilities and businesses to increase their participation in efforts to support families, thereby preventing child abuse and strengthening the communities in which we live.

_____
Chairperson, Inyo County Board of Supervisor

Attest: *KEVIN D. CARUNCHIO*
Clerk of the Board

by: _____
Patricia Gunsolley, Assistant

For Clerk's Use Only:
AGENDA NUMBER

13

AGENDA REQUEST FORM

BOARD OF SUPERVISORS
COUNTY OF INYO

X Consent ☐ Departmental ☐ Correspondence Action ☐ Public Hearing

☐ Scheduled Time for ☐ Closed Session ☐ Informational

FROM: County Administrator

FOR THE BOARD MEETING OF: April 1, 2014

SUBJECT: Approval of Agreements for Public Defender Services

DEPARTMENTAL RECOMMENDATION:

Recommend Board approve of the following agreements for public defender services:

1. Agreement Between County of Inyo And Sophie Bidet For The Provision Of Professional Services As A Public Defender [Misdemeanors – North County] for the period April 1, 2014, through June 30, 2017, in an amount not to exceed $442,500 pending appropriate signatures and adoption of future County Budgets and authorize the Chair to sign; and,

2. Agreement Between County of Inyo And Kristine Eisler For The Provision Of Professional Services As A Public Defender [Felonies] for the period April 1, 2014, through June 30, 2017, in an amount not to exceed $450,000 pending appropriate signatures and adoption of future County Budgets and authorize the Chair to sign.

3. Agreement Between County of Inyo And Josh Hillemeier For The Provision Of Professional Services As A Public Defender [Misdemeanors – South County] for the period May 1, 2014, through June 30, 2017, in an amount not to exceed $373,000 pending appropriate signatures and adoption of future County Budgets and authorize the Chair to sign.

SUMMARY DISCUSSION:

The County is required to provide Public Defender services for the indigent, and currently does so through independent contracts with qualified attorneys. If the County fails to provide adequate Public Defender services, or conflicts exist between the County's Contract Public Defenders, the Court may appoint other attorneys ("Non-Contract" or "Out-of-Contract" Public Defenders) to provide indigent legal services. Attorneys appointed by the Court as Out-of-Contract Public Defenders are entitled to charge the County at a rate set without input or control by the County.

To ensure the provision of adequate Public Defender services, and in an effort to minimize potential conflicts (and provide coverage when conflicts exist), the County's Public Defender contracts are generally structured to divide Public Defender services between the juvenile and the adult courts, and each Public Defender is assigned primary and secondary responsibilities; usually with priorities for conflict coverage assigned within each responsibility area. For example, one contractor might have primary responsibility for felony appointments (first priority), misdemeanors – North County (second priority), misdemeanors – South County (third priority) with secondary obligations for all other conflict matters including dependency, delinquency, mental health, and child support cases, as well as advocating for patients' rights. In this manner, the County is

able to ensure reasonable coverage for legal representation that the County is required to provide before the various courts for qualified indigent persons. Working with County Counsel, the public defender contracts and associated scopes of work for the agreements presented for your Board's consideration today have been revised to provide greater accountability in the provision of indigent legal services, including providing the County a means of possibly recouping public defender costs.

In the last three months, three of the County's five contract public defenders have terminated their contracts early. In response to the first resignation, the County undertook an extensive and aggressive recruitment effort to fill the vacancies that resulted in inquiries from multiple qualified candidates. The contracts being recommended today will fill vacancies resulting from two of these resignations – the North County Misdemeanors and Felonies public defender contracts – and backfill the vacancy created in the South County Misdemeanors contract as a result of the current contractor accepting the North County Misdemeanors assignment. The County will still need to fill an upcoming vacancy in its part-time dependency counsel contract when the current contractor's resignation takes effect next month.

The agreements for public defender services being presented for your Board's approval represent an opportunity to cap, and in most cases slightly reduce the cost of the County's contract public defender costs when compared to the contracts they are replacing. The terms will also provide cost-certainty into the future – for the next three years – again, in most cases at the same or lower costs as the contracts they are replacing. For example:

- Approving the agreement with Ms. Bidet will result in a three-year and three-month agreement for North County Misdemeanor public defender services at an annual cost of $133,500 in FY 2014-2015, $138,000 in FY 2015-2016, $138,000 in FY 2016-2017 compared to the $138,000 the previous contractor would have been entitled to in the final year of his contract had he not terminated it.

- Approving the agreement with Ms. Eisler will result in a three-year and three-month agreement for Felony public defender services at an annual cost of $135,000 in FY 2014-2015, $138,000 in FY 2015-2016, $144,000 in FY 2016-2017 compared to the $144,000 the previous contractor was making this year before terminating his contract.

- Approving the agreement with Mr. Hillemeier will result in a three-year and two-month agreement for South County Misdemeanor public defender services at an annual cost of $114,000 in FY 2014-2015, $120,000 in FY 2015-2016, and $120,000 in FY 2016-2017 compared to the $114,000 a year identified for FY 2014-2015 in the current South County Misdemeanors contract it is replacing.

Approving the agreements with Ms. Bidet will result in terminating her current contract (the South County Misdemeanors contract) 24-months early.

ALTERNATIVES:

Your Board could choose not to approve any or all of the contracts, however, (assuming they have been signed by the contractors) this is not advised – the contracts are fair and will satisfy to the County's obligation to provide indigent legal services more efficiently and cost-effectively than paying for out-of-contract legal services.

OTHER AGENCY INVOLVEMENT:

The County Counsel's Office assisted in reviewing applications and updating the contracts. The Superior court was invited to participate in contractor interviews.

FINANCING:

Funding for these contracts exists in the Fiscal Year 2013-2014 Budget, and in the outlying years the contracts are contingent on approval of future County Budgets.

APPROVALS	
COUNTY COUNSEL:	AGREEMENTS, CONTRACTS AND ORDINANCES AND CLOSED SESSION AND RELATED ITEMS *(Must be reviewed and approved by county counsel prior to submission to the board clerk.)* Marge Kemp Williams Approved: ✓ Date 3/27/14
AUDITOR/CONTROLLER:	ACCOUNTING/FINANCE AND RELATED ITEMS (*Must be reviewed and approved by the auditor-controller prior to submission to the board clerk.)* Approved: yes Date 3/27/2014
PERSONNEL DIRECTOR:	PERSONNEL AND RELATED ITEMS (Must be reviewed and approved by the director of personnel services prior to submission to the board clerk.) Approved: ✓ Date 3/27/14

DEPARTMENT HEAD SIGNATURE: Date: 03-27-14
(Not to be signed until all approvals are received)
(The Original plus 20 copies of this document are required)

For Clerk's Use Only:
AGENDA NUMBER

14

AGENDA REQUEST FORM

BOARD OF SUPERVISORS
COUNTY OF INYO

☒ Consent ☐ Departmental ☐ Correspondence Action ☐ Public Hearing

☐ Scheduled Time for ☐ Closed Session ☐ Informational

FROM: Motor Pool

FOR THE BOARD MEETING OF: March 25, 2014

SUBJECT: Disposal of Surplus Motor Pool Vehicles and County Equipment

DEPARTMENTAL RECOMMENDATION:

Request that your Board, A) declare the vehicles and equipment recommended by Staff, and identified as Exhibit A, as surplus, B) authorize Motor Pool to offer the vehicles and equipment for sale to public entities, C) authorize Motor Pool to then offer the vehicles and equipment for sale to the public utilizing the Sealed Bid process, and D) authorize the Motor Pool to utilize Ken Porter Auctions located in Carson, California, for the removal and sale of any remaining County owned surplus vehicles and equipment, E) authorize the Senior Deputy County Administrator to execute the consignment agreement for the sale of the vehicles and equipment through the auction process.

SUMMARY DISCUSSION:

Motor Pool has researched various avenues for the purpose of selling surplus County vehicles and equipment. We have found that the most widely used method by many cities and counties is to hire a private auction company. Inyo County has also used this method for the purpose of selling surplus vehicles for several years.

There are a number of advantages to having an auction company sell the County's surplus vehicles and equipment. Typically, the auction company will maximize the cost recovery of the vehicles and equipment allowing the County to realize more proceeds from an auction than we would have otherwise received through the sealed bid process.

However, due to several requests from public agencies and local residents to purchase the surplus vehicles and equipment Motor Pool will first offer the vehicles for sale to public entities then will utilize the sealed bid process in an effort to allow local residents the opportunity to bid on the surplus vehicles. Motor Pool has used this process in the past and is very familiar with the procedures. The surplus vehicles and equipment will be sold in "as is" condition with no guarantee or warranty whatsoever and the winning bidder will be responsible for obtaining a compliance certificate (smog).

Any remaining vehicles or equipment not sold through the local sealed bid process will be sold through the auction process as discussed above, as the auction process will maximize the County cost recovery.

The auction company will transport all of the remaining surplus vehicles to Southern California, detail, and smog each vehicle. The auction company will provide auction notification and pictures of the vehicles and equipment on their web site for viewing.

Motor Pool sought quotes from three (3) auction companies and Ken Porter Auctions located in Carson submitted the most favorable quote with the lowest commissions and fees. Ken Porter Auctions will retain 15% of the sale of all vehicles and equipment as its commission fee, and charge a transportation fee of $225.00 per vehicle.

The County will receive a full accounting of the final auction results proceeds within 20 days of the auction.

ALTERNATIVES:

The inventory of unused and out of service County vehicles must be cleared. The auction process utilized to sell the vehicles will result in the County realizing the maximum dollar amount for the surplus equipment. The sealed bid process has been used in the past and proves to be very time consuming and yields substantially less in the cost recovery of the surplus vehicles. However, in an effort to offer the surplus vehicles to local residents, the sealed bid process will be utilized prior to the auction process.

OTHER AGENCY INVOLVEMENT:

County Counsel, Motor Pool, Auditor

FINANCING:

The proceeds received as a result of the auction sale will dictate the amount of the commission to be paid to Ken Porter Auctions as well as the amount of funds to be received by the County. The funds received will be distributed to the appropriate budgets.

APPROVALS	
COUNTY COUNSEL:	AGREEMENTS, CONTRACTS AND ORDINANCES AND CLOSED SESSION AND RELATED ITEMS *(Must be reviewed and approved by county counsel prior to submission to the board clerk.)* Margaret Kemp-Williams Approved: ✓ Date 03/26/14
AUDITOR/CONTROLLER:	ACCOUNTING/FINANCE AND RELATED ITEMS (*Must be reviewed and approved by the auditor-controller prior to submission to the board clerk.)* Approved:_____ Date_____
PERSONNEL DIRECTOR:	PERSONNEL AND RELATED ITEMS (Must be reviewed and approved by the director of personnel services prior to submission to the board clerk.) Approved:_____ Date_____

DEPARTMENT HEAD SIGNATURE: Pam Hennessy Date: 3/27/14
(Not to be signed until all approvals are received)
(The Original plus 20 copies of this document are required)

EXHIBIT A

2013/2014 SURPLUS LIST

	VEH #	DESCRIPTION	VIN	LICENSE	LOCATION
	Motor Pool Vehicles				
1	1519	1999 FORD EXPLORER	1FMZU34X3XZA93358	1012773	BSHP LANDFILL
2	6468	1991 FORD BRONCO	1FMEU15N4MLA64529	342575	BSHP LANDFILL
3	7351	1996 FORD CONTOUR	3FALP6535TM131480	040957	BSHP LANDFILL
4	7352	1996 GMC SAFARI	1GKEL19W8TB527016	040955	LONE PINE
5	7666	1999 FORD CROWN VIC	2FAFP71W7XX153901	1012739	BSHP LANDFILL
6	7744	1999 CHEVY MALIBU	1G1ND52J2X6185942	1024534	BSHP LANDFILL
7	8282	2002 FORD CROWN VIC	2FAFP71W82X145590	1361913	BSHP LANDFILL
8	8319	2003 FORD ESCAPE	1FMCU92183KC74434	1170294	BSHP LANDFILL
9	8348	2004 FORD F250 CAB/CHASSIS	1FDNF20L94EC42896	1170305	BSHP LANDFILL
10	8365	2004 CHEVY ASTRO	1GNEL19X84B130807	1185879	BSHP LANDFILL
11	8390	2005 FORD EXPEDITION	1FMPU16555LB06828	5LGW991	BSHP LANDFILL
12	8399	2005 FORD CROWN VIC	2FAFP71W35X178436	1195966	BSHP LANDFILL
13	8866	1995 GMC VAN	1GDEG25K0SF509136	1328216	LONE PINE
	Solid Waste				
1	6095	1986 FORD F150	1FTCF15Y4GPB31854	E491549	BSHP LANDFILL
	Parks & Rec				
1	6739	KAWASAKI MULE 500	JK1AFBA15MB503744		BSHP LANDFILL

For Clerk's Use Only:
AGENDA NUMBER
15

AGENDA REQUEST FORM
BOARD OF SUPERVISORS
COUNTY OF INYO

☒ Consent ☐ Departmental ☐ Correspondence Action ☐ Public Hearing

☐ Scheduled Time for ☐ Closed Session ☐ Informational

FROM: Thomas L. Hardy, District Attorney

FOR THE BOARD MEETING OF: **April 8, 2014**

SUBJECT: Board of State and Community Corrections (BSCC) – Anti-Drug Abuse Enforcement Team Program Grant Application and Resolution for same.

DEPARTMENTAL RECOMMENDATION:

A) Request adoption of the proposed Resolution authorizing the submittal of the reapplication for the Inyo County Anti-Drug Abuse Enforcement Team Program Grant to the Board of State and Community Corrections (BSCC) for the period of October 1, 2013 to September 30, 2014.

B) Authorized Thomas L. Hardy, District Attorney to sign the application on behalf of the County.

CAO RECOMMENDATION:

SUMMARY DISCUSSION:

We come to the Board of Supervisors for the twenty-fourth (24th) consecutive year to request a resolution authorizing the District Attorney's Office to reapply for the Anti-Drug Abuse Enforcement Team Program Grant through the Board of State and Community Corrections (BSCC).

The grant award is in the amount of $84,522.00. This Grant provides for a portion of the salary and benefits of the INET Legal Secretary at 49% and the Inyo County Sheriff's CalMET grant provides the other 51%. After salaries and benefits, remaining funds pay for office space rent, utilities, office security system and miscellaneous operating costs. This grant does not allow for the County Cost Plan and County Administration fees.

We respectfully request your consideration of this reapplication, which makes possible the continuation of the serious and effective enforcement of the State's controlled substance laws in this County of Inyo. This earnest addressing of the "drug problem" which faces Inyo County strikes at the core of a myriad of other crime-related problems.

ALTERNATIVES:

Without approval of grant reapplication the INET Task Force would possibly be terminated.

OTHER AGENCY INVOLVEMENT:

Inyo County Sheriff, Inyo County Probation, Bishop Police Department, and California Highway Patrol.

FINANCING:

Grant amount is $84,522.00. Budget Number 620313. Funds are expended by the County and then a claim is made to for reimbursement.

APPROVALS	
COUNTY COUNSEL:	AGREEMENTS, CONTRACTS AND ORDINANCES AND CLOSED SESSION AND RELATED ITEMS *(Must be reviewed and approved by county counsel prior to submission to the board clerk.)* Margaret Kemp-Williams Approved: ✓ Date 03-20-14

AUDITOR/CONTROLLER:	ACCOUNTING/FINANCE AND RELATED ITEMS (*Must be reviewed and approved by the auditor-controller prior to submission to the board clerk.)* Approved: yes Date 3/21/2014
PERSONNEL DIRECTOR:	PERSONNEL AND RELATED ITEMS (Must be reviewed and approved by the director of personnel services prior to submission to the board clerk.) Approved:_____ Date_____

DEPARTMENT HEAD SIGNATURE:
(Not to be signed until all approvals are received) Terry Hardy Date: 3/24/14

RESOLUTION NO. 2014 - _____

A RESOLUTION OF THE BOARD OF SUPERVISORS FOR INYO COUNTY, STATE OF CALIFORNIA, AUTHORIZING THE INYO COUNTY DISTRICT ATTORNEY TO MAKE APPLICATION FOR AN ANTI-DRUG ABUSE ENFORCMENT TEAM PROGRAM GRANT THROUGH THE BOARD OF STATE AND COMMUNITY CORRECTIONS (BSCC)

WHEREAS, the County of Inyo desires to undertake a certain project designated as Inyo County's Narcotic Enforcement Team (INET) to be funded in part from funds made available through the Anti-Drug Abuse Enforcement Team Program administered by the Board of State and Community Corrections.

NOW, THEREFORE, BE IT RESOLVED that the District Attorney of the County of Inyo is authorized, on the County's behalf to submit the attached proposal to the Board of State and Community Corrections and is authorized to sign and approve on behalf of the Board of Supervisors the attached Grant Award Agreement including any extensions or amendments thereof.

NOW, THEREFORE BE IT FURTHER RESOLVED, that any liability arising out of the performance of this Grant Award Agreement, including civil court actions for damages, shall be the responsibility of the grant recipient and the authorizing agency. The State of California and Board of State and Community Corrections disclaim responsibility for any such liability.

NOW, THEREFORE BE IT FURTHER RESOLVED, that the implementing agency/organization and partnering entities agree to abide by the statutes and regulations governing the federal Justice Assistance Grant Program as well as the terms and conditions of the Grant Agreement as set forth by the Board of State and Community Corrections.

NOW, THEREFORE BE IT FURTHER RESOLVED, that grant funds received hereunder shall not be used to supplant expenditures controlled by this body.

NOW, THEREFORE BE IT FURTHER RESOLVED that this award is not subject to local hiring freezes.

PASSED AND ADOPTED this _____ day of _____, 2014, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Rick Pucci, Chairperson
Inyo County Board of Supervisors

ATTEST: Kevin Carunchio
Clerk to the Board

By: _____
Patricia Gunsolley
Assistant Clerk of the Board

For Clerk's Use Only:
AGENDA NUMBER

16

AGENDA REQUEST FORM

BOARD OF SUPERVISORS
COUNTY OF INYO

☒ Consent ☐ Departmental ☐ Correspondence Action ☐ Public Hearing

☐ Scheduled Time for ☐ Closed Session ☐ Informational

FROM: Thomas L. Hardy, District Attorney

FOR THE BOARD MEETING OF: April 8, 2014

SUBJECT: Governor's Office of Emergency Services (CalOES) - Victim/Witness Unserved/Underserved Victim Advocacy and Outreach Program.

DEPARTMENTAL RECOMMENDATION:

A) Request Board Authorize acceptance of the Inyo County Victim Witness Assistance Unserved/Underserved Victim Advocacy and Outreach Program (UV 13 04 0140) Grant from the Governor's Office of Emergency Services (CalOES) for the period October 1, 2013 – September 30, 2014.

B) Authorize District Attorney to sign any documentation to accept and utilized the grant on behalf of the County.

CAO RECOMMENDATION:

SUMMARY DISCUSSION:

This is the (4th) Fourth year of a (5) five year grant award we have applied for and been offered.

The grant total is $103,945. This grant allows the District Attorney's Office the additional funds, after the Victim Witness Assistance Program Grant, for Salary and Benefits for the Victim Witness Project Coordinator and the Victim Witness Assistant for a total of 100%. This grant also allows for operational costs and travel costs.

The main focus of this grant is to allow for travel to the outlining areas and the most rural areas of Inyo County to provide services to the Unserved/Underserved population of Inyo County. This grant also allows our Victim Witness Advocates to provide the following services:

- Provision of services to victims of all types of crime that will reduce the trauma related to being a victim/witness to a crime.
- Services include crisis intervention, referral to community services, property return, orientation to the criminal justice system, court escort and support, case status updates, restitution assistance, victim impact statements, restraining order assistance, and other services that are mandated in the program guidelines.
- Advocacy and the application(s) are provided to help victims obtain benefits for medical, mental health, funeral and burial, emergency relocation, and job restraining for crime related expenses from the Victims of Crime Program.

ALTERNATIVES:

Without your Board's acceptance of the grant the project could be terminated.

OTHER AGENCY INVOLVEMENT:

Inyo Sheriff's Department, Inyo Child and Adult Protective Services, Inyo County Probation Department, Bishop Police Department, California Highway Patrol, and Wild Iris Women's Services.

FINANCING:

Grant amount is $103,945. Budget Number 622113. The County expends funds and then a claim is made to the State for reimbursement.

APPROVALS	
COUNTY COUNSEL:	AGREEMENTS, CONTRACTS AND ORDINANCES AND CLOSED SESSION AND RELATED ITEMS *(Must be reviewed and approved by county counsel prior to submission to the board clerk.)* Margaret Kemp-Williams Approved: ✓ Date 03/19/14
AUDITOR/CONTROLLER:	ACCOUNTING/FINANCE AND RELATED ITEMS (*Must be reviewed and approved by the auditor-controller prior to submission to the board clerk.)* Approved: yes Date 3/19/2014
PERSONNEL DIRECTOR:	PERSONNEL AND RELATED ITEMS (Must be reviewed and approved by the director of personnel services prior to submission to the board clerk.) Approved:_____ Date_____

DEPARTMENT HEAD SIGNATURE:
(Not to be signed until all approvals are received) Date: 3/24/14

EDMUND G. BROWN JR.
GOVERNOR

Cal OES
GOVERNOR'S OFFICE
OF EMERGENCY SERVICES

MARK S. GHILARDUCCI
DIRECTOR

March 6, 2014

Thomas L. Hardy, District Attorney
Inyo County
P.O. Box Drawer D
Independence, CA 93526

Subject: **NOTIFICATION OF APPLICATION APPROVAL**
Unserved/Underserved Victim Advocacy and Outreach Program
Award #: UV13 04 0140,Cal OES ID: 027-00000

Dear Mr. Hardy:

Congratulations! The California Governor's Office of Emergency Services (Cal OES) has approved your application in the amount of $103,945, subject to Budget approval. A copy of your approved subgrant is enclosed for your records.

Cal OES will make every effort to process payment requests within 60 days of receipt.

This subgrant is subject to the Cal OES Recipient Handbook. You are encouraged to read and familiarize yourself with the Cal OES Recipient Handbook, which can be viewed on Cal OES website at www.caloes.ca.gov.

Any funds received in excess of current needs, approved amounts, or those found owed as a result of a close-out or audit, must be refunded to the State within 30 days upon receipt of an invoice from Cal OES.

Should you have questions on your subgrant, please contact your Program Specialist.

PSVS Grant Processing

Enclosure

c: Recipient's file

RECEIVED
MAR 14 2014
Inyo County District Attorney
Independence

3650 SCHRIEVER AVENUE • MATHER, CALIFORNIA 95655
CRIMINAL JUSTICE/EMERGENCY MANAGEMENT AND VICTIM SERVICES BRANCH
TELEPHONE: (916) 845-8301 • FAX: (916) 636-3770

(Cal OES Use Only)

Cal OES# 027-00000-16 FIPS# 027-00000 VS ____ CFDA# ____ Grant# UV13040140

RECEIVED OCT 04 2013 588335

CALIFORNIA GOVERNOR'S OFFICE OF EMERGENCY SERVICES
GRANT AWARD FACE SHEET (Cal OES 2-101)

The California Governor's Office of Emergency Services hereafter designated Cal OES, hereby makes a Grant Award of funds to the following:

1. **Grant Recipient:** COUNTY OF INYO **1a. DUNS#** 010706687

In the amount and for the purpose and duration set forth in this Grant Award.

2. **Implementing Agency:** INYO COUNTY DISTRICT ATORNEY **2a. DUNS#** 010706687

3. **Implementing Agency Address:** POST OFFICE DRAWER D (Street) INDEPENDENCE (City) 93526-0000 (Zip+4)

4. **Location of Project:** BISHOP/INDEPENDENCE (City) INYO (County) 93514-0000 (Zip+4)

5. **Disaster/Program Title:** ~~VICTIM WITNESS ASSISTANCE~~ UNSERVED/UNDERSERVED ADVOCACY + OUTREACH **6. Performance Period:** 10/01/13 to 09/30/14

Grant Year	Fund Source	A. State	B. Federal	C. Total	D. Cash Match	E. In-Kind Match	F. Total Match	G. Total Project Cost
2013	7. VOCA		$103,945		$25,986		$25,986	$129,931
Select	8. Select						$0	$0
Select	9. Select						$0	$0
Select	10. Select						$0	$0
Select	11. Select						$0	$0
	12. TOTALS	$0	$103,945	$103,945	$25,986	$0	$25,986	12G. Total Project Cost: $129,931

13. This Grant Award consists of this title page, the application for the grant, which is attached and made a part hereof, and the Assurances/Certifications. I hereby certify I am vested with the authority to enter into this Grant Award Agreement, and have the approval of the City/County Financial Officer, City Manager, County Administrator, Governing Board Chair, or other Approving Body. The Grant Recipient certifies that all funds received pursuant to this agreement will be spent exclusively on the purposes specified in the Grant Award. The Grant Recipient accepts this Grant Award and agrees to administer the grant project in accordance with the Grant Award as well as all applicable state and federal laws, audit requirements, federal program guidelines, and Cal OES policy and program guidance. The Grant Recipient further agrees that the allocation of funds may be contingent on the enactment of the State Budget.

14. Official Authorized to Sign for Applicant/Grant Recipient: **15. Federal Employer ID Number:** 95-600544

Name: THOMAS L. HARDY Title: DISTRICT ATTORNEY

Telephone: 878-0282 (area code) FAX: 878-2383 (area code) Email: thardy@inyocounty.us

Payment Mailing Address: POST OFFICE DRAWER D City: INDEPENDENCE Zip+4: 93526-0604

Signature: Tom Hardy Date: 10-2-2013

[FOR Cal OES USE ONLY]

I hereby certify upon my own personal knowledge that budgeted funds are available for the period and purposes of this expenditure stated above.

Dara Stillwell 3/5/14 — Cal OES Fiscal Officer — Date

Cal OES Director (or designee) 3/5/14 — Date

Yr: 2013/14 / Chapter: 20/ PCA No: 18203
Item: 0690-102-0890 Fed Cat. # : 16.575
Component: 40.20.451
Program: Unserved/Underserved Victim Advocacy and Outreach Program
Fund: Federal Trust
Match Req.: 20%, C/IK based on TPC
Project No.: 13VOCA Amount: $ 103,945

AGENDA REQUEST FORM

BOARD OF SUPERVISORS
COUNTY OF INYO

☒ Consent ☐ Departmental ☐ Correspondence Action ☐ Public Hearing
☐ Schedule time for ☐ Closed Session ☐ Informational

For Clerk's Use Only:
AGENDA NUMBER
17

FROM: Public Works Department

FOR THE BOARD MEETING OF: April 1, 2014

SUBJECT: Contract approval for the Annex elevator repair

DEPARTMENTAL RECOMMENDATION

Request your Board approve a contract with Silver State Elevator Company for the completion of all work necessary for the recertification of the elevator located in the Annex building at 168 N. Edwards St., Independence, CA 93526. The proposed contract will be for an amount not to exceed $30,300. Contingent upon obataining the appropriate signatures.

CAO RECOMMENDATION:

SUMMARY DISCUSSION:

On January 31, 2014 the Public Works Department issued a request for proposals identifying the need for a California licensed elevator contractor to evaluate the existing Annex building elevator, make recommendations regarding the condition of the unit and provide the Department with a price to make all the repairs necessary for recertification of the elevator. The RFP was advertised in the Inyo Register and sent directly to numerous elevator contractors. On February 19, 2014 at approximately 3:00 pm, two proposals were opened, both included the necessary information and were priced as follows: Silver State Elevator Company $30,300 and Otis Elevator $33,091.85. Therefore, the Public Works Department is requesting your Board award a contract to Silver State Elevator Company for the repair and recertification of the Annex building elevator in an amount not to exceed $30,300.

ALTERNATIVES:

Your Board could choose to not award the contract and direct staff to research additional options for the repair of the elevator. This is not recommended as the unit has been out of service for three plus years.

OTHER AGENCY INVOLVEMENT:

County Counsel
Auditor Controller

FINANCING:

Funding for this project is identified in the 2013/2014 budget in unit 011501 deferred maintenance, object codes 5263 advertising and 5265 professional services.

FROM: Public Works Department

FOR THE BOARD MEETING OF: March 18,2014

SUBJECT: Contract approval for the Annex elevator repair

APPROVALS		
COUNTY COUNSEL:	AGREEMENTS, CONTRACTS AND ORDINANCES AND CLOSED SESSION AND RELATED ITEMS (Must be reviewed and approved by County Counsel prior to submission to the board clerk.)	Approved: yes 3/27/2014 Date
AUDITOR/CONTROLLER	ACCOUNTING/FINANCE AND RELATED ITEMS (Must be reviewed and approved by the auditor/controller prior to submission to the board clerk.)	Approved: yes Date 3/27/2014
PERSONNEL DIRECTOR	PERSONNEL AND RELATED ITEMS (Must be reviewed and approved by the director of personnel services prior to submission to the board clerk.)	Approved: Date

DEPARTMENT HEAD SIGNATURE:
(Not to be signed until all approvals are received) _____ Date: 3/27/14

COUNTY OF INYO
PUBLIC WORKS DEPARTMENT
P.O. DRAWER Q
INDEPENDENCE, CA 93526

REQUEST FOR PROPOSAL
THIS IS NOT AN ORDER!

DATE ISSUED: January 31, 2014

Clint G. Quilter, Public Works Director
Jim Tatum, Deputy Public Works Director

Phone 760-878-0201
Fax 760-878-2001

TO BE RETURNED BY: February 19, 2014 by 3:00 PM

To: Silver State Elevator Company, erosaia@aies.net
Send to: Inyo County Public Works Department, P.O. Drawer Q, Independence, CA 93526

PLEASE QUOTE ON THE FOLLOWING ITEMS: **Inyo County Annex Building Elevator**
168 N. Edwards Street, Independence, CA 93526

QUANTITY	DESCRIPTION	UNIT PRICE	NET TOTAL
	The Inyo County Public Works Department is requesting proposals for the evaluation and repair of the Annex elevator, located at 168 N. Edwards St., Independence, CA 93526. The elevator is manufactured by United Elevator Corporation in 1964 and is a ram two story hydraulic type. The expectation of the Inyo County Public Works Department is that a California licensed elevator contractor evaluate the existing elevator, make recommendations regarding the condition of the elevator, and provide the Public Works Department with a price to make all repairs necessary for recertification of the elevator.		
	Please note that all work done in response to this Request for Proposal shall be accompanied by a one (1) year unlimited warranty.		
	In addition to the above, the successful respondent shall have in place, prior to the time that the work will occur, insurance and bonding in accordance with Inyo County's requirements.		
1	**PRICE TO REPAIR SHALL INCLUDE ALL COSTS INCLUDING LABOR, MATERIALS, INSURANCE, AND APPLICABLE TAXES.**	30,300	30,300.00
	TOTAL REPAIR COSTS	30,300	30,300.00
	Should you have questions regarding this Proposal, please contact Jim Tatum, Deputy Director Public Works at 760-878-0205 or Jon Jones, Facilities Supervisor at (760) 878-0230.		
	Indicate any exceptions to the Proposal.		

There is a contracting preference of 5% for small business enterprises and 8% for local businesses available for this Request for Proposals, Bids or Quotes. To be eligible for the preference, a small business enterprise must submit proof of state registration as a SBE with its bid and a local business must provide certification that it is a local business as defined by Inyo County Code § 6.06.020(B) with its bid.

IMPORTANT NOTICE to Bidders: The return of a signed Original (white) form shall constitute a promise to supply or perform the enumerated items subject to the terms and conditions shown at prices stated hereon. Quote all prices F.O.B. destination. Do not include federal excise tax on your quotation. Exemption certificates will be furnished with order when applicable. State sales tax should be shown separately.

THE QUOTATION (S) LISTED ABOVE REMAIN VALID AND IN EFFECT THROUGH 04/30/2014
DELIVERY WILL BE MADE IN 30 **DAYS FROM RECEIPT OF ORDER, EXCEPT AS OTHERWISE INDICATED.**

TERMS: $7500.00 Deposit
~~$21,285.00 upon completion~~
$1515.00 Upon receipt of State of California Operating Permit

DATE: 2-14-14

FIRM NAME Silver State Elevator Co

By _____
(Title) (Signature)

Quotes must be received by the Inyo County Assistant Clerk of the Board of Supervisors, 224 N. Edwards Street, (mailing address: P.O. Box N), Independence, CA 93526 at or before 3:00 PM on Wednesday, February 19, 2014, at which time they will be publicly opened and read aloud. No oral, telegraphic, or fax proposals or modifications will be accepted. Your name and address (typed and written) must appear on the envelope when returning your quotation. Envelopes without a return address will be disposed of without being opened. Please indicate "Annex Elevator Repair" on the envelope.

This 20th day of February 2014 at 3:16 pm.
ATTEST: Kevin Carunchio
County Administrative Officer and Clerk of the Board
Inyo County, California
By _____
Assistant

COUNTY OF INYO
PUBLIC WORKS DEPARTMENT
P.O. DRAWER Q
INDEPENDENCE, CA 93526

REQUEST FOR PROPOSAL
THIS IS NOT AN ORDER!

DATE ISSUED: January 31, 2014

Clint G. Quilter, Public Works Director
Jim Tatum, Deputy Public Works Director

Phone 760-878-0201
Fax 760-878-2001

TO BE RETURNED BY: February 19, 2014 by 3:00 PM

To: Otis Elevator, Patrick.Hollinger@Otis.com
Send to: Inyo County Public Works Department, P.O. Drawer Q, Independence, CA 93526

PLEASE QUOTE ON THE FOLLOWING ITEMS: **Inyo County Annex Building Elevator**
168 N. Edwards Street, Independence, CA 93526

QUANTITY	DESCRIPTION	UNIT PRICE	NET TOTAL
	The Inyo County Public Works Department is requesting proposals for the evaluation and repair of the Annex elevator, located at 168 N. Edwards St., Independence, CA 93526. The elevator is manufactured by United Elevator Corporation in 1964 and is a ram two story hydraulic type. The expectation of the Inyo County Public Works Department is that a California licensed elevator contractor evaluate the existing elevator, make recommendations regarding the condition of the elevator, and provide the Public Works Department with a price to make all repairs necessary for recertification of the elevator.		
	Please note that all work done in response to this Request for Proposal shall be accompanied by a one (1) year unlimited warranty.		
	In addition to the above, the successful respondent shall have in place, prior to the time that the work will occur, insurance and bonding in accordance with Inyo County's requirements.		
	PRICE TO REPAIR SHALL INCLUDE ALL COSTS INCLUDING LABOR, MATERIALS, INSURANCE, AND APPLICABLE TAXES.	See Proposal	
	TOTAL REPAIR COSTS	**$33,091.85**	
	Should you have questions regarding this Proposal, please contact Jim Tatum, Deputy Director Public Works at 760-878-0205 or Jon Jones, Facilities Supervisor at (760) 878-0230.		
	Indicate any exceptions to the Proposal.		

There is a contracting preference of 5% for small business enterprises and 8% for local businesses available for this Request for Proposals, Bids or Quotes. To be eligible for the preference, a small business enterprise must submit proof of state registration as a SBE with its bid and a local business must provide certification that it is a local business as defined by Inyo County Code § 6.06.020(B) with its bid.

IMPORTANT NOTICE to Bidders: The return of a signed Original (white) form shall constitute a promise to supply or perform the enumerated items subject to the terms and conditions shown at prices stated hereon. Quote all prices F.O.B. destination. Do not include federal excise tax on your quotation. Exemption certificates will be furnished with order when applicable. State sales tax should be shown separately.

THE QUOTATION (S) LISTED ABOVE REMAIN VALID AND IN EFFECT THROUGH 03/31/2014
DELIVERY WILL BE MADE IN Sixty (60) DAYS FROM RECEIPT OF ORDER, EXCEPT AS OTHERWISE INDICATED.

TERMS: Net Thirty (30) Days **DATE: 02/14/2014**

FIRM NAME: Otis Elevator Company **BY: Account Manager, Patrick Hollinger**
(Title) **(Signature)**

Quotes must be received by the Inyo County Assistant Clerk of the Board of Supervisors, 224 N. Edwards Street, (mailing address: P.O. Box N), Independence, CA 93526 at or before 3:00 PM on Wednesday, February 19, 2014, at which time they will be publicly opened and read aloud. No oral, telegraphic, or fax proposals or modifications will be accepted. Your name and address (not handwritten) must appear on the envelope when returning your quotation. Envelopes without a return address will be disposed of without being opened. Please indicate "Annex Elevator Repair" on the envelope.

This Bid was received on 2-18, 2014 at 3:00 p.m.
ATTEST: Kevin D. Carunchio
County Administrative Officer and Clerk of the Board
Inyo County, California
By G. Gunsolley
Assistant

C:\Users\HollingP\Documents\Inyo County Public Works\Request for Proposal 02132014.doc

AGREEMENT BETWEEN COUNTY OF INYO
AND Silver State Elevator, Co. Inc.
FOR THE PROVISION OF elevator repair **SERVICES**

INTRODUCTION

WHEREAS, the County of Inyo (hereinafter referred to as "County") has the need for the elevator repair services of Ernest Rosaia, President of Silver State Elevator, Co. Inc. hereinafter referred to as "Contractor"), and in consideration of the mutual promises, covenants, terms, and conditions hereinafter contained, the parties hereby agree as follows:

TERMS AND CONDITIONS

1. SCOPE OF WORK.

The Contractor shall furnish to the County, those services and work set forth in Attachment **A**, attached hereto and by reference incorporated herein.

Services and work provided by the Contractor at the County's request under this Agreement will be performed in a manner consistent with the requirements and standards established by applicable federal, state, and County laws, ordinances, regulations, and resolutions. Such laws, ordinances, regulations, and resolutions include, but are not limited to, those which are referred to in this Agreement.

2. TERM.

The term of this Agreement shall be from April 14, 2014 to June 1, 2014 unless sooner terminated as provided below.

3. CONSIDERATION.

A. Compensation. County shall pay to Contractor the sum total of thirty thousand, three hundred Dollars and no cents ($30,300) for performance of all of the services and completion of all of the work described in Attachment **A**.

B. Travel and Per Diem. Contractor will not be paid or reimbursed for travel expenses or per diem which Contractor incurs in providing services and work under this Agreement.

C. No Additional Consideration. Except as expressly provided in this Agreement, Contractor shall not be entitled to, nor receive, from County, any additional consideration, compensation, salary, wages, or other type of remuneration for services rendered under this Agreement. Specifically, Contractor shall not be entitled, by virtue of this Agreement, to consideration in the form of overtime, health insurance benefits, retirement benefits, disability retirement benefits, sick leave, vacation time, paid holidays, or other paid leaves of absence of any type or kind whatsoever.

D. Limit Upon Amount Payable Under Agreement. The total sum of all payments made by the County to Contractor for all services and work to be performed under this Agreement shall not exceed thirty thousand, three hundred Dollars (hereinafter referred to as "contract limit"). County expressly reserves the right to deny any payment or reimbursement requested by Contractor for services or work performed which is in excess of the contract limit.

E. Billing and Payment. Contractor shall submit to the County, upon completion of all services and work set forth in Attachment **A**, an itemized statement of all services and work performed by Contractor pursuant to this Agreement. This statement will identify the date on which the services were performed and describe the nature of the services and work which was performed on each day. Upon receipt of the statement by the fifth (5th) day of the month, County shall make payment to Contractor on the last day of the month.

F. Federal and State Taxes.

(1) Except as provided in subparagraph (2) below, County will not withhold any federal or state income taxes or social security from any payments made by County to Contractor under the terms and conditions of this Agreement.

(2) County will withhold California State income taxes from payments made under this Agreement to non-California resident independent contractors when it is anticipated that total annual payments to Contractor under this Agreement will exceed one thousand four hundred ninety-nine dollars ($1,499.00).

(3) Except as set forth above, County has no obligation to withhold any taxes or payments from sums paid by County to Contractor under this Agreement. Payment of all taxes and other assessments on such sums is the sole responsibility of Contractor. County has no responsibility or liability for payment of Contractor's taxes or assessments.

(4) The total amounts paid by County to Contractor, and taxes withheld from payments to non-California residents, if any, will be reported annually to the Internal Revenue Service and the California State Franchise Tax Board. To facilitate this reporting, Contractor shall complete and submit to the County an Internal Revenue Service (IRS) Form W-9 upon executing this Agreement.

4. WORK SCHEDULE.

Contractor's obligation is to perform, in a timely manner, those services and work identified in Attachment **A**. It is understood by Contractor that the performance of these services and work will require a varied schedule. Contractor will arrange his/her own schedule, but will coordinate with County to insure that all services and work requested by County under this Agreement will be performed within the time frame set forth by County.

5. REQUIRED LICENSES, CERTIFICATES, AND PERMITS.

A. Any licenses, certificates, or permits required by the federal, state, county, or municipal governments for contractor to provide the services and work described in Attachment **A** must be procured by Contractor and be valid at the time Contractor enters into this Agreement. Further, during the term of this Agreement, Contractor must maintain such licenses, certificates, and permits in full force and effect. Licenses, certificates, and permits may include, but are not limited to, driver's licenses, professional licenses or certificates, and business licenses. Such licenses, certificates, and permits will be procured and maintained in force by Contractor at no expense to the County. Contractor will provide County, upon execution of this Agreement, with evidence of current and valid licenses, certificates and permits which are required to perform the services identified in Attachment **A**. Where there is a dispute between Contractor and County as to what licenses, certificates, and permits are required to perform the services identified in Attachment **A**, County reserves the right to make such determinations for purposes of this Agreement.

B. Contractor warrants that it is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in covered transactions by any federal department or agency. Contractor also warrants that it is not suspended or debarred from receiving federal funds as listed in the List of Parties Excluded from Federal Procurement or Non-procurement Programs issued by the General Services Administration available at: http://www.sam.gov.

6. OFFICE SPACE, SUPPLIES, EQUIPMENT, ETC.

Contractor shall provide such office space, supplies, equipment, vehicles, reference materials, and telephone service as is necessary for Contractor to provide the services identified in Attachment A to this Agreement. County is not obligated to reimburse or pay Contractor, for any expense or cost incurred by Contractor in procuring or maintaining such items. Responsibility for the costs and expenses incurred by Contractor in providing and maintaining such items is the sole responsibility and obligation of Contractor.

7. COUNTY PROPERTY.

A. Personal Property of County. Any personal property such as, but not limited to, protective or safety devices, badges, identification cards, keys, etc. provided to Contractor by County pursuant to this Agreement are, and at the termination of this Agreement remain, the sole and exclusive property of County. Contractor will use reasonable care to protect, safeguard and maintain such items while they are in Contractor's possession. Contractor will be financially responsible for any loss or damage to such items, partial or total, which is the result of Contractor's negligence.

B. Products of Contractor's Work and Services. Any and all compositions, publications, plans, designs, specifications, blueprints, maps, formulas, processes, photographs, slides, video tapes, computer programs, computer disks, computer tapes, memory chips, soundtracks, audio recordings, films, audio-visual presentations, exhibits, reports, studies, works of art, inventions, patents, trademarks, copyrights, or intellectual properties of any kind which are created, produced, assembled, compiled by, or are the result, product, or manifestation of, Contractor's services or work under this Agreement are, and at the termination of this Agreement remain, the sole and exclusive property of the County. At the termination of the Agreement, Contractor will convey possession and title to all such properties to County.

8. WORKERS' COMPENSATION.

Contractor shall provide Statutory California Worker's Compensation coverage and Employer's Liability coverage for not less than $1,000,000 per occurrence for all employees engaged in services or operations under this Agreement. The County of Inyo, its agents, officers and employees shall be named as additional insured or a waiver of subrogation shall be provided.

9. INSURANCE.

For the duration of this Agreement Contractor shall procure and maintain insurance of the scope and amount specified in Attachment **B** and with the provisions specified in that attachment.

10. STATUS OF CONTRACTOR.

All acts of Contractor, its agents, officers, and employees, relating to the performance of this Agreement, shall be performed as independent contractors, and not as agents, officers, or employees of County. Contractor, by virtue of this Agreement, has no authority to bind or incur any obligation on behalf of County. Except as expressly provided in Attachment A, Contractor has no authority or responsibility to exercise any rights or power vested in the County. No agent, officer, or employee of the County is to be considered an employee of Contractor. It is understood by both Contractor and County that this Agreement shall not under any circumstances be construed or considered to create an employer-employee relationship or a joint venture. As an independent contractor:

A. Contractor shall determine the method, details, and means of performing the work and services to be provided by Contractor under this Agreement.

B. Contractor shall be responsible to County only for the requirements and results specified in this Agreement, and except as expressly provided in this Agreement, shall not be subjected to County's control with respect to the physical action or activities of Contractor in fulfillment of this Agreement.

C. Contractor, its agents, officers, and employees are, and at all times during the term of this Agreement shall, represent and conduct themselves as independent contractors, and not as employees of County.

11. DEFENSE AND INDEMNIFICATION.

Contractor shall defend, indemnify, and hold harmless County, its agents, officers, and employees from and against all claims, damages, losses, judgments, liabilities, expenses, and other costs, including litigation costs and attorney's fees, arising out of, resulting from, or in connection with, the performance of this Agreement by Contractor, or Contractor's agents, officers, or employees. Contractor's obligation to defend, indemnify, and hold the County, its agents, officers, and employees harmless applies to any actual or alleged personal injury, death, or damage or destruction to tangible or intangible property, including the loss of use. Contractor's obligation under this paragraph extends to any claim, damage, loss, liability, expense, or other costs which is caused in whole or in part by any act or omission of the Contractor, its agents, employees, supplier, or any one directly or indirectly employed by any of them, or anyone for whose acts or omissions any of them may be liable.

Contractor's obligation to defend, indemnify, and hold the County, its agents, officers, and employees harmless under the provisions of this paragraph is not limited to, or restricted by, any requirement in this Agreement for Contractor to procure and maintain a policy of insurance.

To the extent permitted by law, County shall defend, indemnify, and hold harmless Contractor, its agents, officers, and employees from and against all claims, damages, losses, judgments, liabilities, expenses, and other costs, including litigation costs and attorney's fees, arising out of, or resulting from, the active negligence, or wrongful acts of County, its officers, or employees.

12. RECORDS AND AUDIT.

A. Records. Contractor shall prepare and maintain all records required by the various provisions of this Agreement, federal, state, and municipal law, ordinances, regulations, and directions. Contractor shall maintain these records for a minimum of four (4) years from the termination or completion of this Agreement. Contractor may fulfill its obligation to maintain records as required by this paragraph by substitute photographs, microphotographs, or other authentic reproduction of such records.

B. Inspections and Audits. Any authorized representative of County shall have access to any books, documents, papers, records, including, but not limited to, financial records of Contractor, which County determines to be pertinent to this Agreement, for the purposes of making audit, evaluation, examination, excerpts, and transcripts during the period such records are to be maintained by Contractor. Further, County has the right, at all reasonable times, to audit, inspect, or otherwise evaluate the work performed or being performed under this Agreement.

13. NONDISCRIMINATION.

During the performance of this Agreement, Contractor, its agents, officers, and employees shall not unlawfully discriminate in violation of any federal, state, or local law, against any employee, or applicant for employment, or person receiving services under this Agreement, because of race, religion, color, national origin, ancestry, physical handicap, medical condition, marital status, age, or sex. Contractor and its agents, officers, and employees shall comply with the provisions of the Fair Employment and Housing Act (Government Code section 12900, et seq.), and the applicable regulations promulgated thereunder in the California Code of Regulations. Contractor shall also abide by the Federal Civil Rights Act of 1964 (P.L. 88-352) and all amendments thereto, and all administrative rules and regulations issued pursuant to said act.

14. ASSIGNMENT.

This is an agreement for the services of Contractor. County has relied upon the skills, knowledge, experience, and training of Contractor as an inducement to enter into this Agreement. Contractor shall not assign or subcontract this Agreement, or any part of it, without the express written consent of County. Further, Contractor shall not assign any monies due or to become due under this Agreement without the prior written consent of County.

15. DEFAULT.

If the Contractor abandons the work, or fails to proceed with the work and services requested by County in a timely manner, or fails in any way as required to conduct the work and services as required by County, County may declare the Contractor in default and terminate this Agreement upon five (5) days written notice to Contractor. Upon such termination by default, County will pay to Contractor all amounts owing to Contractor for services and work satisfactorily performed to the date of termination.

16. WAIVER OF DEFAULT.

Waiver of any default by either party to this Agreement shall not be deemed to be waiver of any subsequent default. Waiver or breach of any provision of this Agreement shall not be deemed to be a waiver of any other or subsequent breach, and shall not be construed to be a modification of the terms of this Agreement unless this Agreement is modified as provided in paragraph twenty-three (23) below.

17. CONFIDENTIALITY.

Contractor agrees to comply with the various provisions of the federal, state, and county laws, regulations, and ordinances providing that information and records kept, maintained, or accessible by Contractor in the course of providing services and work under this Agreement, shall be privileged, restricted, or confidential. Contractor agrees to keep confidential all such information and records. Disclosure of such confidential, privileged, or protected information shall be made by Contractor only with the express written consent of the County.

18. CONFLICTS.

Contractor agrees that it has no interest, and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of the work and services under this Agreement.

19. POST AGREEMENT COVENANT.

Contractor agrees not to use any confidential, protected, or privileged information which is gained from the County in the course of providing services and work under this Agreement, for any personal benefit, gain, or enhancement. Further, Contractor agrees for a period of two years after the termination of this Agreement, not to seek or accept any employment with any entity, association, corporation, or person who, during the term of this Agreement, has had an adverse or conflicting interest with the County, or who has been an adverse party in litigation with the County, and concerning such, Contractor by virtue of this Agreement has gained access to the County's confidential, privileged, protected, or proprietary information.

20. SEVERABILITY.

If any portion of this Agreement or application thereof to any person or circumstance shall be declared invalid by a court of competent jurisdiction, or if it is found in contravention of any federal, state, or county statute, ordinance, or regulation, the remaining provisions of this Agreement, or the application thereof, shall not be invalidated thereby, and shall remain in full force and effect to the extent that the provisions of this Agreement are severable.

21. FUNDING LIMITATION.

The ability of County to enter this Agreement is based upon available funding from various sources. In the event that such funding fails, is reduced, or is modified, from one or more sources, County has the option to cancel, reduce, or modify this Agreement, or any of its terms within ten (10) days of its notifying Contractor of the cancellation, reduction, or modification of available funding. Any reduction or modification of this Agreement made pursuant to this provision must comply with the requirements of paragraph twenty-three (23) (Amendment).

22. ATTORNEY'S FEES.

If either of the parties hereto brings an action or proceeding against the other, including, but not limited to, an action to enforce or declare the cancellation, termination, or revision of the Agreement, the prevailing party in such action or proceeding shall be entitled to receive from the other party all reasonable attorney's fees and costs incurred in connection therewith.

23. AMENDMENT.

This Agreement may be modified, amended, changed, added to, or subtracted from, by the mutual consent of the parties hereto, if such amendment or change is in written form and executed with the same formalities as this Agreement, and attached to the original Agreement to maintain continuity.

24. NOTICE.

Any notice, communication, amendments, additions, or deletions to this Agreement, including change of address of either party during the terms of this Agreement, which Contractor or County shall be required, or may desire, to make, shall be in writing and may be personally served, or sent by prepaid first class mail to, the respective parties as follows:

County of Inyo	
Public Works	Department
168 N. Edwards	Street
Independence CA 93526	City and State

Contractor:

Silver State Elevator, Co. Inc.	Name
233 Winter	Street
Reno, NV 89503	City and State

25. ENTIRE AGREEMENT.

This Agreement contains the entire agreement of the parties, and no representations, inducements, promises, or agreements otherwise between the parties not embodied herein or incorporated herein by reference, shall be of any force or effect. Further, no term or provision hereof may be changed, waived, discharged, or terminated, unless the same be in writing executed by the parties hereto.

AGREEMENT BETWEEN COUNTY OF INYO
AND Silver State Elevator, Co. Inc.
FOR THE PROVISION OF elevator repair **SERVICES**

IN WITNESS THEREOF, THE PARTIES HERETO HAVE SET THEIR HANDS AND SEALS THIS _____ DAY _____, _____.

COUNTY OF INYO

By:_____

Dated:_____

CONTRACTOR

By:_____
Signature

_____
Type or Print Name

Dated:_____

APPROVED AS TO FORM AND LEGALITY:

_____
County Counsel

APPROVED AS TO ACCOUNTING FORM:

_____
County Auditor

APPROVED AS TO PERSONNEL REQUIREMENTS:

_____
Personnel Services

APPROVED AS TO INSURANCE REQUIREMENTS:

_____
County Risk Manager

ATTACHMENT A

AGREEMENT BETWEEN COUNTY OF INYO

AND Silver State Elevator, Co. Inc.

FOR THE PROVISION OF elevator repair **SERVICES**

TERM:

FROM: April 14, 2014 **TO:** June 1, 2014

SCOPE OF WORK:

Complete all work necessary for the repair and recertification of the Annex building elevator located at 168 N. Edwards St., Independence CA 93526. Work will include but not be limited to the installation of a tank, motor, pump, valve, muffler and rupture valve. Additionally, the contractor will be required to perform any other work necessary to bring the elevator into compliance, including recertification.

ATTACHMENT B

AGREEMENT BETWEEN COUNTY OF INYO
AND Silver State Elevator, Co. Inc.
FOR THE PROVISION OF elevator repair **SERVICES**

TERM:

FROM: April 14, 2014 **TO:** June 1, 2014

SEE ATTACHED INSURANCE PROVISIONS

For Clerk's Use Only:
AGENDA NUMBER
18

AGENDA REQUEST FORM
BOARD OF SUPERVISORS
COUNTY OF INYO

☐ Consent ☒ Departmental ☐ Correspondence Action ☐ Public Hearing

☐ Scheduled Time for ☐ Closed Session ☐ Informational

FROM: Integrated Waste Management Program

FOR THE BOARD MEETING OF: April 1, 2014

SUBJECT: Consideration of waiver of fees for Big Pine Fire Safe Council Clean Up Event.

DEPARTMENTAL RECOMMENDATION: Request that your Board consider a request by the Big Pine Fire Safe Council to waive the gate and disposal fees for Saturday, April 12, 2014 for the Town of Big Pine Fire Safe Council Clean Up Event.

SUMMARY DISCUSSION: The Big Pine Fire Safe Council is holding a Spring Clean Up event on Saturday April 12, 2014. The Fire Safe Council Clean Up event will provide the community in the Town of Big Pine the opportunity to assist their neighbors in the efforts needed to provide a safer and more aesthetic environment for the Town of Big Pine.

The gate fee for the first 3 yards of green and wood waste is $5 and $2 for each additional yard per load. By waiving the gate fee the community in Big Pine will have an incentive to be involved with this cleanup which will help provide a sense of community to the Town of Big Pine while decreasing fire hazards, unsightly yard items and assist the elderly with large item removal.

The resolution states that all recyclable materials that can be recycled at the Big Pine Transfer Station must be separated and recycled; this includes cardboard, plastics #1 and #2, CRV items, and metal. Branches, wood and other yard waste that measures 5 inches or less will be placed in the green waste roll off and not mixed with the household trash.

ALTERNATIVES: Your Board could choose to not waive these fees.

OTHER AGENCY INVOLVEMENT: N/A

FINANCING: There is a minimal amount of revenue that will be lost as a result of the waiver of these fees.

APPROVALS

COUNTY COUNSEL:	AGREEMENTS, CONTRACTS AND ORDINANCES AND CLOSED SESSION AND RELATED ITEMS *(Must be reviewed and approved by county counsel prior to submission to the Assistant Clerk of the Board.)* Approved: yes Date 3/27/2014
AUDITOR/CONTROLLER:	ACCOUNTING/FINANCE AND RELATED ITEMS (*Must be reviewed and approved by the auditor-controller prior to submission to the Assistant Clerk of the Board.)* Approved:_____ Date_____
PERSONNEL DIRECTOR:	PERSONNEL AND RELATED ITEMS *(Must be reviewed and approved by the director of personnel services prior to submission to the Assistant Clerk of the Board.)* Approved:_____ Date_____

DEPARTMENT HEAD SIGNATURE: Pam Glenna Date: 3/27/14
(Not to be signed until all approvals are received)
(The Original plus 20 copies of this document are required)

Resolution No. 2014-__

A RESOLUTION OF THE BOARD OF SUPERVISOR, COUNTY OF INYO, STATE OF CALIFORNIA, WAIVING SOLID WASTE DISPOSAL AND GATE FEES AT BIG PINE TRANSFER STATION FOR GREEN AND WOOD WASTE ON SATURDAY APRIL 12, 2014

WHEREAS in preparation for fire season the Fire Safe Council of the Town of Big Pine would like to clean up the yards and lots within the Town of Big Pine; and

WHEREAS, one of the most effective ways to encourage community participation in a clean-up is to reduce the costs to community members; and

WHEREAS, it would benefit public health and safety to encourage the creation of clear zones and the subsequent disposal of the green and wood waste debris at the Big Pine Transfer Station; and

WHEREAS, waving disposal fees for placing green and wood waste at the Big Pine Transfer Station for one day on, Saturday, April 12, 2014, would encourage the timely and appropriate disposition of this debris; and

WHEREAS, waiving disposal fees for green and wood waste will additionally serve to help promote health and safety throughout the community of the Town of Big Pine; and

WHEREAS, all green and wood waste that can be chipped will be placed in the green waste roll off bin; and

WHEREAS, all recyclable materials that can be recycled at the Big Pine Transfer Station will be separated and placed in the appropriate bin.

NOW, THEREFORE, BE IT RESOLVED that the Inyo County Board of Supervisors, pursuant to Section 7.10.080 of the Inyo County Code, hereby waives gate and waste disposal fees for the disposal of segregated green and wood waste at the Big Pine Transfer Station on Saturday, April 12, 2014.

NOW, THEREFORE, BE IT RESOLVED that residents of the Town of Big Pine will be allowed to bring segregated green and wood waste to the Big Pine Transfer Station on Saturday, April 12, 2014 without charge, subject to advance notice to Integrated Waste Management on or before April 11, 2014.

NOW, THEREFORE, BE IT RESOLVED that permitted waste haulers providing roll-off bins for green and wood waste collection in Big Pine on April 12, 2014 will have the cost of disposing of those bins at the Bishop-Sunland Landfill waived on April 12, 13, and 14, 2014 so long as the bins are not contaminated with household waste

PASSED AND ADOPTED on this 1st day of April, 2014, by the Inyo County Board of Supervisors, County of Inyo, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Chairperson, Inyo County Board of Supervisor

Attest: *KEVIN D. CARUNCHIO*
Clerk of the Board

by: _____
Patricia Gunsolley, Assistant

For Clerk's Use Only:
AGENDA NUMBER

19

AGENDA REQUEST FORM
BOARD OF SUPERVISORS
COUNTY OF INYO

☐ Consent ☒ Departmental ☐ Correspondence Action ☐ Public Hearing

☐ Scheduled Time for ☐ Closed Session ☐ Informational

FROM: Pam Hennarty, Senior Deputy County Administrator

FOR THE BOARD MEETING OF: April 1, 2014

SUBJECT: Consideration of the Disposal of Designated Surplus County-owned Property to the Big Pine Volunteer Fire Department

DEPARTMENTAL RECOMMENDATION:

In accordance with the Inyo County Real Property Management Policy and the recommendation of the Financial Advisory Committee:

A. Determine the Sales Price of the Previously Designated Surplus County-owned property, identified as Assessor's Parcel Number 003-210-02, located at 210 N. Main Street, Big Pine, CA;
B. Authorize the Disposal of APN 003-210-02, through a sale to the Big Pine Volunteer Fire Department;
C. Consider conditioning the sale of the property be completed in conjunction with Big Pine Volunteer Fire Department acquiring the adjacent parcel from the LADWP;
D. Retain all water and/or mineral rights the County currently has on the property.

SUMMARY DISCUSSION:

The Inyo County Real Property Management Policy adopted on August 14, 2007, outlines the process for management, disposition and sale of County-owned Real Property including the process and procedures to be followed when considering if and how a property will be sold. This process includes review by the Financial Advisory Committee, notice of consideration of surplus property and notice of sale.

The Big Pine Volunteer Fire Department expressed interest in purchasing the property located adjacent to the Big Pine Fire Station at 210 N. Main Street Big Pine (APN: 003-210-02) which it currently leases from the County. The property comprises 0.07 acres which was the former site of the Big Pine Library. The Fire Department indicated that the Los Angeles Department of Water and Power is in the process of selling to the Fire Department the adjacent property, also leased by the Fire Department. The Fire Department believes ownership of both parcels will allow for the Fire Department to qualify for funding to construct a new firehouse.

In accordance with the Inyo County Real Property Management Policy, the request was considered by the Financial Advisory Committee. The Financial Advisory Committee recommended that the Board designate APN 003-210-02 as surplus property (attached); move forward with the sale of APN 003-210-02 to a public entity for public purposes in accordance with Government Code Section 54220 et seq.; condition the sale upon the Big Pine Fire Department acquiring the adjoining parcel from LADWP; and retain any water and mineral rights as outlined in the Real Property Management Policy (attached). As required by the Real Property Management Policy, Notice of the Board's Intent to Declare Surplus Property as recommended by the Financial Advisory Committee was published in the Inyo Register on November 26th and December 3rd 2013.

On December 10, 2013 your Board declared the aforementioned property as surplus. On January 2, 2014 letters were sent out to Big Pine Fire Department, Big Pine Unified School District, Big Pine Community Services District, and the State of California – State Resources Agency in accordance with the provisions of Sections 54220 through 54232 of the Government Code notifying the agencies of the County's intent to sell the surplus property. The letter required interested agencies notify the County of their interest in purchasing the property by March 5, 2014. The only response was received from the Big Pine Volunteer Fire Department.

The Big Pine Volunteer Fire Department has offered to purchase the property for $1. The County of Inyo Real Property Management Policy outlines that in the sale of surplus land to a public entity, which will not be using the land for the development of affordable housing or recreational opportunities, that the "next priority will be given to the public entity that makes the first offer to purchase the property for fair market value as established by the Board." The property was appraised in April 2010 with a market value of $16,500.

ALTERNATIVES:

Your Board could consider selling the property to the Big Pine Volunteer Fire Department for $1. If your Board considers this, per the recommendation of the Financial Advisory Committee, and in order to ensure public benefit, the sale could be conditioned upon the continued use of the property, through a long term agreement with the Big Pine Fire Department, as a fire station. This type of agreement outlining the continued public benefit of the property could be used as justification by your Board to set the sales price below fair market value.

In the event there is no assurance of continued public benefit your Board should consider the financial benefit to the County as well as the purchaser in the setting of the sale price.

OTHER AGENCY INVOLVEMENT:

Big Pine Fire Department

FINANCING:

Depending on the sales price determined by your Board there could be up to $16,500 in revenue to be utilized by the County for other purposes.

APPROVALS	
COUNTY COUNSEL:	AGREEMENTS, CONTRACTS AND ORDINANCES AND CLOSED SESSION AND RELATED ITEMS *(Must be reviewed and approved by county counsel prior to submission to the board clerk.)* Margaret Kemp-Williams Approved: ✓ Date 03/26/14
AUDITOR/CONTROLLER:	ACCOUNTING/FINANCE AND RELATED ITEMS (*Must be reviewed and approved by the auditor-controller prior to submission to the board clerk.)* Approved:_____ Date_____
PERSONNEL DIRECTOR:	PERSONNEL AND RELATED ITEMS (Must be reviewed and approved by the director of personnel services prior to submission to the board clerk.) Approved:_____ Date_____

DEPARTMENT HEAD SIGNATURE: Pam Hennaty Date: 3/27/14
(Not to be signed until all approvals are received)

INYO COUNTY
REAL PROPERTY MANAGEMENT POLICY

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Attachment A: Summary of State Laws Governing the Exchange, Disposal or Lease of Inyo County Property

INYO COUNTY
REAL PROPERTY MANAGEMENT POLICY

I. GENERAL PROVISIONS

A. Purpose

The intent and purpose of this Policy ("Policy") is to establish uniform principles to guide actions by the Inyo County Board of Supervisors ("Board") related to the management, disposition and sale of County-owned Real Property, and the acquisition thereof. The Policy sets forth the process to be used in determining whether County-owned Real Property is surplus to County needs and whether such property should be sold, exchanged, leased, or developed through a Request For Proposal (RFP) process. The Policy also establishes the procedures to be used in the process of selling, exchanging, developing through RFP, or leasing of County-owned Real Property.

B. Prohibition of Interest in the Disposition of Surplus Property

Inyo County employees, representatives, consultants, and agents shall comply with all applicable County and State conflict of interest laws and policies in the disposition of surplus property.

II. POLICY STATEMENT

Over many years the County of Inyo (County) has obtained various parcels of land that may not be required or suitable for the public's benefit. If the County subsequently determines that a property/properties are no longer required for a public purpose, it may sell, exchange, develop using the RFP-process provided for by law, or lease such real property or interest therein in the manner and upon the terms, standards, and conditions established herein and approved by the Inyo County Board of Supervisors. All sales of property will be made in exchange for payment in cash; exchange for other lands that may be used for a public purpose; or, other value as determined by the Board. The Board will obtain appraised fair market value for any surplus real property offered for sale, except that less than fair market value may be accepted if it is determined to be in the County's best interest by the Board to sell the property for a negotiated amount that is subsequently approved by the Board by 4/5's vote.

III. COMPLIANCE WITH LAW

A. The disposal of surplus property, and the acquisition of real property shall be in accordance with all laws that are in existence at the time of disposal or acquisition.

B. Properties that have been determined to be surplus to the County by the Board may be disposed of according to state law, which is summarized in Attachment A.

C. Sale to Public Entity

First consideration for properties determined to be surplus to the County shall be sold or traded to another public entity for public purposes in accordance with Government Code §§ 54220 et seq. Prior to disposing of any potential surplus real property, a written offer will be made to sell or lease the property to public agencies for the purpose of developing low and moderate income housing, parks and recreational facilities, schools, or other public purposes. The offer to sell or lease the property to a public entity will be exclusive for a period of sixty (60) days. In the event more than one public entity responds, first priority shall be given to the public entity which agrees to use the site for low to moderate income housing, except that first priority shall be given to a public entity which agrees to use the site for park or recreational purposes if the surplus property is already being used and will continue to be used for park or recreational purposes, or if the surplus property is designated for park and recreational use in the local general plan and will be developed for that purpose. The next priority will be given to the public entity that makes the first offer to purchase the property for fair market value as established by the Board.

D. Sale by Competitive Sealed Bid

If no public entity accepts the County's offer to sell or lease the surplus property within sixty (60) days, then the County may, at its sole discretion, dispose of the property to the general public by sealed bid in the manner prescribed in Government Code §§ 25520, 25521, 25528, 25530, 25531, 25533 and 25534 et seq. These sections provide for sealed bids, require the County to provide additional notice of the sale to the public through posting and advertising, allow the Board to reject any proposal and withdraw the property from sale, and allow for oral bids to be received at the public meeting provided that any oral bid be five percent higher than the highest written bid.

E. Sale by Public Auction

The County may also dispose of property to the general public by public auction and in the manner prescribed in Government Code § 25363 et seq. This method authorizes the sale of property and requires that the sale be made at the courthouse door or such other place as the Board directs by four-fifths vote, with notice of the sale given five days prior, and published in a newspaper in the County or posted in three public places, and provided that notification has been made to those public agencies identified in Government Code § 54220 et seq.

Each person submitting a proposal to purchase a property by sealed bid or public auction must submit a deposit of ten percent (10%) of the offered price at the time his or her proposal is submitted.

F. Sale or Lease by Request for Proposals

The Board may elect to sell surplus property via the Request for Proposals (RFP) method as prescribed in Article 7.5, commencing within § 25515 of Chapter 5 of Part 2 of Division 2 of Title 3 of the Government Code.

The Board would direct the County staff to prepare an RFP for sale and development of surplus property in a manner consistent with the County Zoning Ordinance and the County's General Plan.

Upon expiration of the time during which public entities may offer to purchase the property, and assuming no sale of the property to any such entity is made, County staff will return to the Board with the proposed RFP for its consideration. If approved, the Board will, by a 4/5ths vote, approve the issuance of the RFP.

The Board will adopt a resolution which, in addition to describing the particulars of the property and the County's vision for its development, will set a place, time and date for a hearing, to be held at least 60 days later, at which the Board will consider all timely responses to the RFP. That resolution, containing the directions on how interested persons could respond to the RFP, must be published in the newspaper once a week for three successive weeks.

After the mandatory 60-day period for receiving responses to the RFP expires, County staff will review all timely responses to the RFP and prepare a recommendation for consideration by the County Financial Advisory Committee ("Committee") and/or the Board.

At the place, date and at the time set forth in the above-described resolution for the Board's consideration of them, the Board will review the responses to the RFP and staff's recommendations. The Board will then select a successful respondent and direct staff and the successful respondent to meet and negotiate a final arrangement for the sale of the property and its subsequent development by that respondent.

Additionally, the Board will direct the preparation of a California Environmental Quality Act (CEQA) analysis of any necessary general plan amendment and zone change that, if approved, would allow the uses on the property contemplated in the RFP. The Inyo County Planning Department will, as directed by the Board, commence the CEQA review process for the above-described general plan amendment and zone change.

Following the CEQA process and review period, the Inyo County Planning Commission ("Commission") will consider the CEQA document concerning the

proposed general plan amendment and zone change, and will consider recommending approval of those amendments and consider recommending certification of the CEQA document. The Commission will also consider making the finding required by Government Code §§ 25515.1(a) and 65402 that the proposed development of the property is consistent with the County's general plan.

Once a final arrangement is worked out with the successful respondent, it must be memorialized in the form of an ordinance. The ordinance will be scheduled for consideration by the Board at the first reading noticed in accordance with Government Code § 6066, which requires the advertisement to run once a week for two weeks.

If the Board approves the proposed arrangement for the sale and development of property, it will adopt the ordinance at a subsequent public hearing. The ordinance and the agreement will not go into effect for 30 days, during which time it could be challenged via a citizen referendum. During this 30-day period, County staff will prepare all documents, and make the arrangements necessary to consummate the sale and ensure that the property will be used in accordance with the RFP and the approving ordinance; this will include retaining a title company to prepare a title report, opening escrow, and preparing the deed that will be used to transfer title to the property.

Once the 30 day referendum period expires, the sale of the property will be consummated (i.e./e.g. the purchase price will be paid to the County or deposited into the escrow, the deed will be signed and recorded, any agreements respecting the use/development of the property will be signed, etc.).

Thereafter, the Planning Director will monitor the development and use of the property to ensure that the terms of the sale and development agreement are adhered to. This would carry on indefinitely, or if the restrictions on the use of the property are of limited duration, until that time expires.

If the surplus property is not subsequently sold as a result of the sealed bid, public auction or RFP process, the property may be sold to the party who makes the highest reasonable offer to purchase the property that is acceptable to the Board.

IV. EXCHANGE, DISPOSAL, OR LEASE OF SURPLUS REAL PROPERTY

County property for which there is not an immediate or foreseeable public purpose should be made available for private ownership. For the purposes of this Policy, public purpose will be determined by the Board in accordance with the law.

A. Identification of Potential Surplus Property

1. To facilitate the identification of County property for which there is not an immediate or foreseeable public purpose, no less frequently than once every three years the County shall review its inventory of real property and identify holdings that could be designated as surplus property.

2. The review identified in Section IV.A.1. shall be initiated by the County Administrative Officer (CAO) in consultation with, and assistance from other County departments. The CAO shall prepare an inventory of all real property owned by the County, consistent with the requirement of Section IV.A.3., and present the inventory to the Committee for review and recommendation to the Board.

3. The inventory of County-owned property shall include the Assessor's Parcel Number, legal description and a map showing the location of the property and a description of its current use. If available, the most recent appraised fair market value of the property, as well any indication of the County's water and/or mineral rights, should be identified in the inventory. The inventory should identify those properties for which there is a current or foreseeable public purpose, and those properties recommended for consideration as surplus. In addition, the CAO may, in preparing the inventory, make recommendations relative to the manner in which the property should be disposed.

4. The Committee shall review the inventory and make recommendations to the Board regarding County-owned property that could be designated as surplus, whether mineral and water rights should be retained, and the manner in which the surplus property should be disposed. In the event the Committee does not reach a unanimous recommendation, both the majority and minority Committee recommendations may be forwarded to the Board. Any recommendation forwarded to the Board shall include with the list a checklist, developed by the Committee, which includes the reasons for the Committee's recommendation for exchange, sale or lease of County owned property. The checklist, at a minimum, will include access considerations, infrastructure availability, community need, financial return to the County, potential highest and best use, and land use designations.

5. The Board shall consider the inventory of County-owned property, and the Committee's recommendations for the designation of surplus property and the manner of disposal at a public meeting duly noticed by advertisement in a local newspaper once a week for two weeks.

6. The Board, Committee, or County staff may initiate the consideration of the designation of a specific County-owned property as surplus property independent of the inventory process described herein provided that all other provisions of this Policy are implemented.

B. Manner of Disposal of Surplus Property

In determining the manner in which surplus property might be disposed, the Committee and the Board shall consider the following:

1. The manner of disposal that will maximize the financial return to the County. In evaluating financial return to the County, the financial return generated from the outright sale of the property shall be weighed against the cost of acquiring land and/or facilities, using the methods described in Section IV. B. 2. and 3. below, to meet a public purpose.

2. The possibility of exchanging the County-owned property for real property owned by other public agencies and private parties for a public purpose.

3. Opportunities to use the Request For Proposal process, described in Section III. F., to meet a public purpose through the sale or lease of property to private interests.

4. County-owned real property for which there is a possible future public purpose should be leased in a manner that provides the highest and best use of the land and maximizes the financial return to the County. Any lease will include at a minimum a standard escalation clause pertaining to the lease payment and terms for renegotiations.

C. Use of Proceeds

Proceeds realized from the sale of County-owned property disposed in accordance with this Policy shall be used to fund one-time costs associated with the acquisition of real property for a public purpose, the construction or deferred maintenance of County property and facilities (including tenant improvements at leased properties), and other capital improvement projects. Proceeds realized from the sale of County-owned real property disposed in accordance with this Policy shall not be used to fund on-going County operating expense.

D. Property Research Prior to Exchange, Disposal or Lease

Subsequent to the Board's designation of County-owned real property as surplus, and prior to the disposal or lease of any County-owned surplus real property, the County shall do the following:

1. Determine actual title to the property/properties and whether the subject property/properties hold water and mineral rights;

2. Determine actual fair market value of the subject property/properties by independent appraisal;

3. Solicit other affected County Departments for comments to the exchange, sale, or lease of surplus property;

4. Identify the Zoning and determine General Plan conformance of the subject property/properties;

5. Identify whether subject property/properties are within an Alquist Priolo Study area, Flood Hazard Zone, Avalanche Zone, etc.

E. Other Provisions of Sale

In order to maximize the financial return to the County from the sale, exchange, disposal through RFP-process, or lease of County-owned surplus land in a manner consistent with law:

1. Parcels will be exchanged, sold or leased on an "As Is Where Is" basis.

2. The minimum price established for a parcel shall include the appraised value plus all County costs to dispose of the property.

3. The Board will reserve the right to reject all offers at its sole discretion for the sale, exchange, purchase, development, or lease of any surplus property.

4. The Board will reserve the right to cancel, for any reason whatsoever, any exchange, sale or lease of any parcel prior to the conveyance of title.

5. The Board will reserve the right to place covenants, conditions, or restrictions on the deed for any parcel as allowed by law.

6. The Board reserves the right at its sole discretion to approve or reject such a transaction based upon its determination of the prospective transferee's ability, including but not limited to the

financial ability, to perform as contemplated under the terms of the transaction.

V. ACQUISITION OF REAL PROPERTY

A. The County may acquire real property, consistent with the provisions of state law to meet an identified or foreseeable public need. This includes the acquisition of tax-defaulted property by Agreement of Sale as legally defined.

B. The County may object to the sale of the tax-defaulted property and apply to purchase the property for the express purpose of facilitating a land exchange to meet a public need including, for the purpose of this section, increasing the amount of privately-owned property near existing communities and town sites. If the County acquires a tax-defaulted property for the purpose of facilitating a land exchange, and the land exchange process has not formally commenced within two-years of the date of the County taking title to the property, the Board shall take immediate steps to dispose of the property in accordance with this Policy unless a finding is made that the property serves an immediate public purpose or the initiation of a land exchange is imminent.

C. The County shall not acquire real property for the sole purpose of land speculation (e.g., acquiring land for the sole purpose of selling it for a profit).

VI DEFINITION OF TERMS

- Appraised Value – The monetary value of the County owned property as determined by the County, which may be based on the fair market value of the property as determined by an MAI appraiser employed by the County to make such determination.
- "Cash" – U.S. currency, Bank Cashier's Check in dollars, or Electronic Funds Transfer in dollars.
- "Fair Market Value" – The price that would be paid by a knowledgeable and informed buyer if the property was sold on the open market.
- "Proceeds of Sale" – The monetary amount received by the County from the disposition of a piece of real property net of the costs incurred by the County to dispose of the property.
- "Public Entity" - As referenced in Section 54222 of the Government Code and as further defined in Section 50079 of the California Health and Safety Code, includes any: county; city; duly constituted governing body of an Indian reservation; redevelopment agency or housing authority, as specifically defined; state agency; public district; other political subdivision of the state, or instrumentality thereof which is authorized to engage in or assist in the development or operation of housing for persons and families of low or moderate income.
- "Real Property" – County owned fee simple parcels of land, mineral and water rights and County owned improvements thereon.

ATTACHMENT A

Summary of State Laws Governing the Exchange, Disposal or Lease of Inyo County Property

The exchange, disposal or lease of those properties that have been determined to be surplus by the Inyo County Board of Supervisors (Board), or not needed for a public purpose or use, may be disposed of by any of the following means:

a. Directly to a public entity at their request without providing notice to other agencies or calling for a competitive bid at a price representing fair market value and upon determination that the public entity's use shall be for low to moderate income housing purposes as described in Government Code § 54220 et seq.

b. Directly to a public entity in accordance with Government Code § 25515.1 (a) et seq., which requires notification to those public agencies described in Government Code § 54220 et seq. offering the property for sale or trade.

California Government Code § 54220 et seq. requires surplus government land to be first made available for housing for persons and families of low and moderate income or recreational or open space purposes. Surplus government land means land owned by an entity of the state, or any local entity that is determined to be no longer necessary for the entity's use.

c. Directly to the Public in the manner prescribed in Government Code § 25363 et seq., which authorizes the sale of property at public auction. Requiring that the sale be made at the courthouse door or such other place within the County as the Board directs by four-fifths vote, with notice of the sale given five days prior, and published in a newspaper in the County or posted in three public places, and provided that notification has been made to those public agencies identified in Government Code § 54220 et seq.

d. Directly to the Public in the manner prescribed in Government Code §§ 25520, 25521, 25528, 25530, 25531, 25533 and 25534 et seq. These sections provide for sealed bids, require the County to provide additional notice of the sale to the public through posting and advertising, allow the Board to reject any proposal and withdraw the property from sale, and allow for oral bids to be received at the public meeting provided that any oral bid be five percent higher than the highest written bid.

e. Directly to the Public through the preparation of an RFP for its sale and/or development in accordance with Article 7.5, commencing within § 25515 of Chapter 5 of Part 2 of Division 2 of Title 3 of the Government Code.

The sales price of any surplus real property will be based on the appraised fair market value. Less than appraised fair market value may be accepted if it is determined to be in

the County's best interest to sell the property for a negotiated amount that is subsequently approved by the Inyo County Board of Supervisors by 4/5's vote.

iC:RealPropertyManagementPolicy/LandHoldingPolicy.Final 50807

FINANCIAL ADVISORY COMMITTEE
REAL PROPERTY RECOMMENDATION CHECKLIST

DATE: March 3, 2009

PARCEL INFORMATION

ASSESSOR'S PARCEL NUMBER: 003-210-02

LOCATION: 210 N. Main Street, Big Pine, CA (former site of the Big Pine Library)

CURRENT USE: Vacant and leased to the Big Pine Fire Department

MOST RECENT APPRAISED FAIR MARKET VALUE (DATE OF APPRAISAL): Not Available (Unknown)

WATER/MINERAL RIGHTS: Unkown (would need to verify subsequent to Board's designation as surplus property)

FINANCIAL ADVISORY COMMITTEE RECOMMENDATION (☒ CONSENSUS, ☐ MAJORITY, ☐ MINORITY)

RECOMMENDATION: Consider designating as surplus property
Retain any water/mineral rights

RECOMMENDED MEANS OF DISPOSAL: Sale to public entity for public purposes in accordance with Government Code Section 54220 et seq.

RATIONALE: The County has entered into a long-term lease with the Big Pine Fire Department for its use of this property and the County has no plans to develop parcel. Allowing the Big Pine Fire Department to acquire the parcel for the construction of a new fire station will serve the public interest.

FINANCIAL ADVISORY COMMITTEE CONSIDERATIONS

ACCESS: Location on Highway 395 may add value to this property, however, it is already under long-term lease to the Big Pine Fire Department which also benefits from its location and access to highway by facilitating the Department's emergency response times.

INFRASTRUCTURE AVAILABILITY: Water, sewer and electrical infrastructure were available when the site was utilized by the Big Pine Library, and is readily accessible, which increases value due to lower development costs.

COMMUNITY NEED: The Big Pine Fire Department has expressed a need to expand the size of its current fire station to meet community needs.

FINANCIAL RETURN TO COUNTY: Financial return to County should be considered relative to public benefit. In this case, the public benefit of making the property available for a new fire station outweighs any financial return the County might otherwise realize by selling the property (if it were not already under long-term lease to the Fire Department).

POTENTIAL HIGHEST & BEST USES: Considering its current and desired continued utilization by the Big Pine Fire Department, the highest and best use of this property is to assist the Fire Department in providing EMS and fire protection services to the surrounding community.

LAND USE DESIGNATIONS: The property is currently zoned Commercial Business District which allows the proposed use as a fire station.

OTHER: The designation of the parcel as surplus property should be considered in the context of the Fire Department also successfully acquiring the neighboring parcel from the LADWP, and its sale should be conditioned on the property's continued use as a fire station. Failure to acquire the adjacent parcel from LADWP, or not using the parcel in conjunction with a fire station, would both have the effect of increasing the value of the property while diminishing the public benefit, in which case the County should benefit more (than it is likely to by selling the parcel to the Fire Department) from a monetary standpoint.

For Clerk's Use Only:
AGENDA NUMBER

20

AGENDA REQUEST FORM
BOARD OF SUPERVISORS
COUNTY OF INYO

☐ Consent ☒ Departmental ☐ Correspondence Action ☐ Public Hearing
☐ Scheduled Time for ☐ Closed Session ☐ Informational

FROM: AUDITOR-CONTROLLER

FOR THE BOARD MEETING OF: April 1, 2014

SUBJECT: Request to fill an Office Technician III

DEPARTMENTAL RECOMMENDATION:

Request your Board find that, consistent with the adopted Authorized Position Review Policy:

A) The availability of funding for the requested position comes from the General Fund, as certified by the Auditor-Controller and concurred with by the County Administrator; and
B) Where internal candidates meet the qualifications for the position, the vacancy will be filled through an internal recruitment; and
C) Approve the hiring of one Office Technician III at a salary range 63 ($3,572-$4,346).

SUMMARY DISCUSSION:

One of three Auditor's Office Technician positions was vacated in January, leaving the office understaffed by two. These positions are crucial in maintaining the overwhelming volume that our office has to manage. We are the last stop for all financial transactions in not only the County, but twenty Special Districts as well, including Eastern Sierra Transit. Each separate transaction must be reviewed, posted, and balanced on a daily basis. For example, one of the volume-intense tasks that must be completed every day is the review of 350-400 accounts payable transactions, which results in the printing of over 100 checks. During the Office Technicians comprehensive review, they must check for data accuracy, purchasing authority, budget availability, reasonability, and compliance with generally accepted accounting standards, all of which require a high level of training and diligence. Along with the normal daily workload, there are stringent monthly, quarterly, and annual reporting requirements that must be met, all of which are the Office Technicians' shared responsibility.

The Auditor's Office has now been short-staffed for over a year, which means that we have been constant training mode due to the vacancies. Filling this position is critical at this time as we ramp up for year-end, audit season, and budget time.

ALTERNATIVES:

Your Board could choose not to approve the hiring of this position that will negatively impact the daily operations of the Auditor's office.

FINANCING:

Funding for this position is from the general fund and is currently budgeted in the Auditor-Controller budget 010400 in the Salaries and Benefits object codes.

APPROVALS	
COUNTY COUNSEL:	**AGREEMENTS, CONTRACTS AND ORDINANCES AND CLOSED SESSION AND RELATED ITEMS** *(Must be reviewed and approved by County Counsel prior to submission to the Board Clerk.)* Approved: _____ Date:
AUDITOR/CONTROLLER:	**ACCOUNTING/FINANCE AND RELATED ITEMS** *(Must be reviewed and approved by the Auditor/Controller prior to submission to the Board Clerk.)* Amy Shepherd Approved: yes 3/26/14 Date:
PERSONNEL DIRECTOR:	**PERSONNEL AND RELATED ITEMS** *(Must be reviewed and approved by the Director of Personnel Services prior to submission to the Board Clerk.)* Sue DL Approved: ✓ 3/26/14 Date:

DEPARTMENT HEAD SIGNATURE: Amy Shepherd Date: 3/26/14

(Not to be signed until all approvals are received)

For Clerk's Use Only:
AGENDA NUMBER
21

AGENDA REQUEST FORM

BOARD OF SUPERVISORS
COUNTY OF INYO

☐ Consent ☒ Departmental ☐ Correspondence Action ☐ Public Hearing

☐ Scheduled Time for ☐ Closed Session ☐ Informational

FROM: Thomas L. Hardy, District Attorney

FOR THE BOARD MEETING OF: 4-1-14

SUBJECT: Request to fill the position of the Deputy District Attorney I-IV and the position of Assistant District Attorney

DEPARTMENTAL RECOMMENDATION:

Request Board find that consistent with the adopted Authorized Position Review Policy:

1) The availability of funding for the requested position exists, as certified by the District Attorney concurred with by the County Administrator and Audit-Controller;
2) Approve the hiring of either a Deputy District Attorney I - IV at Range 76 ($4768-$5796), II, Range 79 ($5115-$6220), III, Range 82 ($5503-$6681), IV, Range 85 ($5919-$7195); or an Assistant District Attorney, $8,973.00 per month, depending on the qualifications of the applicants.
3) If the filling of either position creates a vacancy with my department, authorize the back filling of the vacant position.

CAO RECOMMENDATION:

SUMMARY DISCUSSION:

The District Attorney's office has a FTE Assistant District Attorney position vacant effective March 7, 2014. Historically, the District Attorney's office relies on a staff of one (1) Assistant District Attorney and two (2) Deputy District Attorneys and that staffing level is the minimum necessary to ensure the efficient operations of the office. The office also has a current vacancy for a Deputy District Attorney and hiring to fill that position has been authorized and is proceeding. The District Attorney requests authorization to (1) fill the position of Assistant District Attorney through an open recruitment which could include internal promotion and (2) to authorize the hiring of a Deputy District Attorney I-IV should the position of Assistant District Attorney be filled internally.

ALTERNATIVES:

None.

OTHER AGENCY INVOLVEMENT:

None

FINANCING:

This position is in the authorized staffing of the District Attorney's Office. Budget Unit 022400

APPROVALS	
COUNTY COUNSEL:	AGREEMENTS, CONTRACTS AND ORDINANCES AND CLOSED SESSION AND RELATED ITEMS *(Must be reviewed and approved by county counsel prior to submission to the board clerk.)* Approved: _____ Date_____
AUDITOR/CONTROLLER:	ACCOUNTING/FINANCE AND RELATED ITEMS (*Must be reviewed and approved by the auditor-controller prior to submission to the board clerk.)* Approved: yes Date 3/11/2014

PERSONNEL DIRECTOR:	PERSONNEL AND RELATED ITEMS (Must be reviewed and approved by the director of personnel services prior to submission to the board clerk.) Sue DC Approved: ✓ Date 3/11/14

DEPARTMENT HEAD SIGNATURE:
(Not to be signed until all approvals are received) Tim Hardy Date: 3-5-14

AGENDA REQUEST FORM
BOARD OF SUPERVISORS
COUNTY OF INYO

☐ Consent ☐ Departmental ☐ Correspondence Action ☐ Public Hearing
☐ Schedule time for ☐ Closed Session ☐ Informational

For Clerk's Use Only:
AGENDA NUMBER
22

FROM: Public Works Department

FOR THE BOARD MEETING OF: April 1, 2014

SUBJECT: Approve Amendment No. 1 to the contract for engineering services with Quincy Engineering of Sacramento, California (Quincy).

DEPARTMENTAL RECOMMENDATIONS:

1. Request your board approve Amendment No. 1 to County of Inyo Standard Contract No. 156 between the County of Inyo and Quincy in an amount not to exceed $86,000 for slope stabilization engineering for Trona Wildrose Road, increasing the total contract amount from $108,600.00 to $194,600.00;

2. Authorize the chairperson to execute Amendment No. 1, contingent upon obtaining appropriate signatures and upon adoption of future budgets.

CAO RECOMMENDATION:

SUMMARY DISCUSSION:

Trona Wildrose Road Repair Project (Internal Project Number TR 13-042 RD 5029 PR)

During July, 2013 severe thunderstorms caused flash flooding that damaged several Inyo County roads. Desert roads in the eastern part of the county were the most severely affected, with Trona Wildrose Road being one of the most severely affected roads. On September 30, 2013 Governor Brown proclaimed a State of Emergency (Proclamation) to exist within Inyo County because of the storms. The Proclamation allows Inyo County to be reimbursed by the state for highway repairs or reconstruction related to storm damage through the California Office of Emergency Services (OES).

A 500-foot section of Trona Wildrose Road located approximately two miles north of its intersection with Panamint Road was severely damaged by the flood waters. The damage included washout of the pavement section and undercutting of the asphalt concrete by at least seven feet. The traversable roadway width is reduced by at least half, and there is a dangerous, sharp drop-off created by the 7-foot undercut section. The Public Works Department requested that Quincy prepare a design for repairing the roadway and stabilizing the seven-foot vertical slope that was created by the flood waters. The repairs will most likely consist of gabion walls or grouted rock-slope protection. Construction projects receiving state funds are required to comply with the California Environmental Quality Act (CEQA). Quincy's environmental consultant, Panorama Inc., will prepare any documents necessary for CEQA compliance. Quincy has submitted an estimated cost proposal of $86,000 for these services.

The OES will reimburse the county for 75 percent of the costs for these repairs, including engineering costs. OES' procedures regard this type of repair as *Permanent Restoration,* which must be performed by a contractor, as opposed to *Emergency Opening* work, which can be performed by the Road Department. Time is of the essence for engineering so the project can be advertised, a contract can be awarded, and the repairs can be completed before the next storm season. Therefore, the Public Works Department is requesting that the board approve Contract Amendment No. 1 to Quincy's contract.

ALTERNATIVES:

The Board could choose not to approve Amendment No. 1 to Quincy's contract. This is not recommended because repairs to the roadway should be completed by the 2014 storm season that usually begins during July to avoid further damage to the road. Engineering must be completed as soon as possible to enable the County to advertise for bids for the repairs. CEQA compliance is necessary to access OES funding for the project. The Public Works Department does not have staff who are experienced with slope stabilization engineering, nor does the Public Works Department have environmental scientists on staff who are experienced with preparation of CEQA documents.

OTHER AGENCY INVOLVEMENT:

The auditor's office to make payments to Quincy;
County counsel to review Amendment No. 1 and this agenda item;
OES to reimburse the County for project costs as described below.

FINANCING:

Quincy's costs will be paid through Budget Unit 034600 Road, Object Code 5265, Professional and Special Services. The costs for this project will be reimbursed by state emergency funding at 75 percent. The remaining 25 percent of the project costs will be paid by the road fund.

APPROVALS		
COUNTY COUNSEL:	AGREEMENTS, CONTRACTS AND ORDINANCES AND CLOSED SESSION AND RELATED ITEMS (Must be reviewed and approved by County Counsel prior to submission to the board clerk.)	Approved: yes Date 3/24/14
AUDITOR/CONTROLLER	ACCOUNTING/FINANCE AND RELATED ITEMS (Must be reviewed and approved by the auditor/controller prior to submission to the board clerk.)	Approved: yes Date 3/21/2014
PERSONNEL DIRECTOR	PERSONNEL AND RELATED ITEMS (Must be reviewed and approved by the director of personnel services prior to submission to the board clerk.)	Approved: _____ Date _____

DEPARTMENT HEAD SIGNATURE:
(Not to be signed until all approvals are received) _____ Date: 3/27/14

AMENDMENT NUMBER 1 TO
AGREEMENT BETWEEN THE COUNTY OF INYO AND
Quincy Engineering Inc.
FOR THE PROVISION OF ENGINEERING SERVICES
FOR THE TRONA WILDROSE ROAD REPAIR PROJECT

WHEREAS, the County of Inyo (hereinafter referred to as "County") and Quincy Engineering, of Sacramento, CA (hereinafter referred to as "Consultant"), have entered into an Agreement for the Provision of engineering services dated March 26, 2013, on County of Inyo Standard Contract No. 156, for the term from February 12, 2013 to December 30, 2015.

WHEREAS, such Agreement provides that it may be modified, amended, changed, added to, or subtracted from, by the mutual consent of the parties thereto, if such amendment or change is in written form, and executed with the same formalities as such Agreement, and attached to the original Agreement to maintain continuity.

WHEREAS, County and Consultant do desire and consent to amend such Agreement as set forth below;

1. Section 3D, Limit upon amount payable under Agreement. The first sentence is revised as follows: "The total sum of all payments made by the County to Consultant for services and work performed under this Agreement shall not exceed One Hundred Ninety-Four Thousand, Six Hundred Dollars and No Cents ($194,600.00) (hereinafter referred to as "contract limit")."

2. Attachment A to the contract, *Scope of Work,* shall be revised to include the additional tasks required for engineering services for Upper Trona Wildrose Storm Damage Emergency Road Project in Quincy Engineering Inc.'s proposal entitled *Upper Trona Wildrose Wash Road Scour Repair*, dated March 14, 2014, which is included as Attachment A-1 to the contract.

3. The rates for the scope of work described in Attachment A-1 to the contract shall be the rates described in Quincy Engineering Inc.'s *Cost Proposal and 2014 Hourly Rates Sheet* in Quincy Engineering Inc.'s proposal entitled *Upper Trona Wildrose Wash Road Scour Repair*, dated March 14, 2014, which is included as Attachment B-1 to the contract.

4. Attachment C to the contract, *SCHEDULE OF TRAVEL AND PER DIEM PAYMENT,* is revised in Attachment C-1 to be the travel and per diem rates described in Quincy Engineering Inc.'s *Cost Proposal and 2014 Hourly Rate Sheet* with is included as Attachment B-1 to the contract.

The effective date of this amendment to the Agreement is April 1, 2014.

All other terms and conditions of the Agreement are unchanged and shall remain the same.

AMENDMENT NUMBER _1_ TO
AGREEMENT BETWEEN THE COUNTY OF INYO AND
Quincy Engineering Inc.
FOR THE PROVISION OF ENGINEERING SERVICES
FOR THE TRONA WILDROSE ROAD REPAIR PROJECT

IN WITNESS THEREOF, THE PARTIES HERETO HAVE SET THEIR HANDS AND SEALS THIS _____ DAY OF _____, 2014.

COUNTY OF INYO

By: _____

Dated: _____

APPROVED AS TO FORM AND LEGALITY:

_____
County Counsel

APPROVED AS TO ACCOUNTING FORM:

_____
County Auditor

APPROVED AS TO PERSONNEL REQUIREMENTS:

_____
Director of Personnel Services

APPROVED AS TO RISK ASSESSMENT:

_____
County Risk Manager

CONSULTANT

By: _____

Dated: _____

Taxpayer's Identification Number:

_____

AMENDMENT NUMBER _1_ TO
AGREEMENT BETWEEN THE COUNTY OF INYO AND
Quincy Engineering Inc.
FOR THE PROVISION OF ENGINEERING SERVICES
FOR THE TRONA WILDROSE ROAD REPAIR PROJECT

IN WITNESS THEREOF, THE PARTIES HERETO HAVE SET THEIR HANDS AND SEALS THIS _____ DAY OF _____, 2014.

COUNTY OF INYO

By: _____

Dated: _____

APPROVED AS TO FORM AND LEGALITY:

_____
County Counsel

APPROVED AS TO ACCOUNTING FORM:

_____
County Auditor

APPROVED AS TO PERSONNEL REQUIREMENTS:

_____
Director of Personnel Services

APPROVED AS TO RISK ASSESSMENT:

_____
County Risk Manager

CONSULTANT

By: _____

Dated: 3/26/14

Taxpayer's Identification Number:

680269312

ATTACHMENT A-1

AGREEMENT BETWEEN THE COUNTY OF INYO AND
Quincy Engineering Inc.
FOR THE PROVISION OF ENGINEERING SERVICES
FOR THE TRONA WILDROSE ROAD REPAIR PROJECT

TERM:

FROM: February 12, 2013 **TO:** December 30, 2015

SCOPE OF WORK:

The scope of work described in the original contract, dated March 26, 2013, shall be revised to include additional tasks required for engineering services for the Upper Trona Wildrose Storm Damage Emergency Road Project in Quincy Engineering Inc.'s proposal entitled *Upper Trona Wildrose Wash Road Scour Repair*, dated March 14, 2014 which is included in this Attachment A-1 to this Amendment No. 1.

ATTACHMENT A-1

QUINCY ENGINEERING

Lynn Flanigan, P.E.
Inyo County Public Works Department
168 N. Edwards St.
P.O. Drawer Q
Independence, CA 93526
760-878-0347

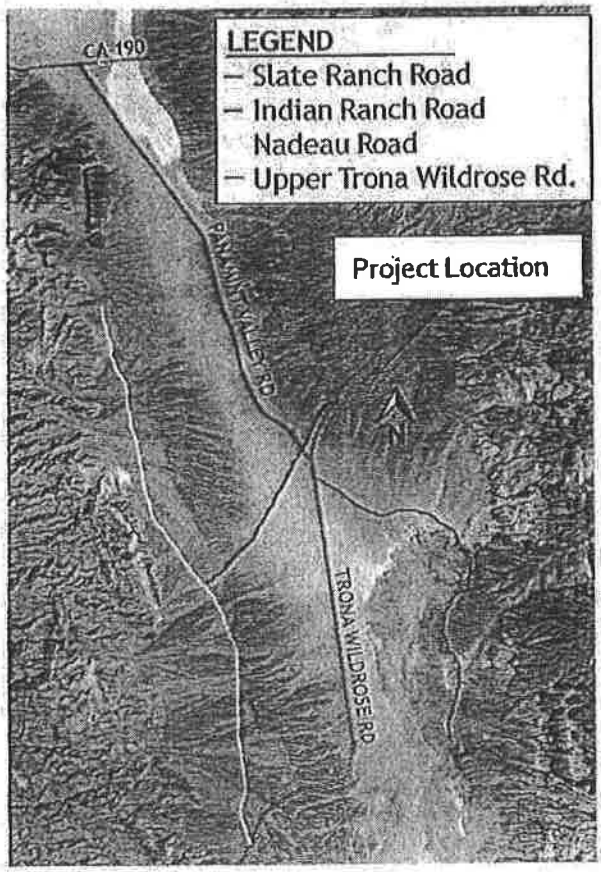
March 14, 2014

Re: On-Call Contract – Task 1
Upper Trona Wildrose Wash Road Scour Repair

As requested we have developed a cost estimate to design a repair for Upper Trona Wildrose Wash Road.

Background

The Upper Trona Wildrose Wash Road, item 4 below, is a two lane road that experienced damage in a recent storm event. Based on field inspections, the initial assessment is to develop a repair using either gabion walls or grouted rock slope protection. Alternative repair strategies can also be considered.



*** Additional Damage**

Location: **South of CA-190, Connected to Panamint Valley Rd. and Trona Wildrose Rd.**

Damage: **Moderate, Intermittent Washouts**

1. **Slate Ranch Road**
2. **Indian Ranch Road**
3. **Nadeau Road**
4. **Upper Trona Wildrose Rd. - Pictures below show damage**

Photo 1 – Project location and damage.

ATTACHMENT A-1

Inyo County is seeking professional engineering services to assist in the determination of the most appropriate and cost effective repair strategy for this site. The services include a field verification of the site, a scour repair assessment and type selection memo, and development of the design, plans, specifications and estimate of the selected repair. Quincy Engineering will enlist the services of WRECO for a qualitative hydraulic and geomorphology assessment to assist in the repair type selection. Quincy Engineering understands that the environmental and permitting for this project will be provided by the County.

Plan of Action:

1. **Near Term** - In the near term, for the remainder of this winter, observations during and after storm events by County maintenance staff will be performed.
2. **Long Term** - In the long term, the repair needs to be installed prior to the next wet season.

Construction Phase Scope - Based on phone conversations, the anticipated repair scope will consist of either gabion walls or grouted rock slope protection.

Design Phase Scope - For the Plans, Specifications, and Estimate (PS&E) phase the following was agreed to:

- **Hydraulics/Geomorphology** - A qualitative hydraulic assessment should be made to assure that the repair does not adversely alter the flow characteristics of the floodplain and to appropriately size the gabion wall system or grouted rock slope protection. WRECO, a DBE Firm, would complete the qualitative hydraulic and geomorphology evaluations and provide a summary memo.
- **Surveys** – Basic project site control and topography have been provided by the County and will be used for the design, plans, specifications and estimates. This information will be reviewed by QEI surveyors and discussed with Inyo County staff.
- **Environmental/Permitting** – A site visit and permit application and coordination will be provided by Panorama, a DBE firm. The team expects the work to remain within the maintained area of the roadway typically defined as 33 feet on each side of the roadway centerline. As such, a CEQA CE is expected and the County will develop and approve it.
- **PS&E** – The design, check, PS&E development and QAQC will be completed by QEI in conformance with the development, submittal and review process defined in the on-call contract. Additionally, QEI will combine the South and North Trona-Wildrose repair project into one PS&E package for one advertisement and construction in both locations by one contractor. It is understood that the south project PS&E (Caltrans format) will be provided to QEI by others for inclusion into the QEI developed north project PS&E.

Deliverables:

- Field meeting by QEI, WRECO & Panorama.
- Basic site and topo survey by QEI
- Hydraulic and geomorphology memo by WRECO
- Scour repair assessment and type selection memo by QEI, approved by County.
- Design and Check Calculations.
- Plans (Cover Sheet, General Plan, Details No. 1 and No. 2 sheets) (developed and signed by QEI)
- Permit Applications (CDFW 1600 and CRWQCB 401) and agency coordination

ATTACHMENT A-1

Cost:
The anticipated hours and design costs of this repair project is attached.

If you have any questions about the scope and fee please contact me.

Sincerely,
Quincy Engineering, Inc.

James L. Foster Jr., PE
Project Manager

ATTACHMENT B-1

AGREEMENT BETWEEN THE COUNTY OF INYO AND
Quincy Engineering Inc.
FOR THE PROVISION OF ENGINEERING SERVICES
FOR THE TRONA WILDROSE ROAD REPAIR PROJECT

TERM:

FROM: February 12, 2013 **TO:** December 30, 2015

SCHEDULE OF FEES:

Quincy Engineering Inc. rates for the scope of work described in Attachment A-1 to the contract shall be the rates described in Quincy Engineering Inc.'s *Cost Proposal and 2014 Hourly Rates Sheet* which are included in this Attachment B-1 to this Amendment No. 1.

Payment for the rates and costs identified herein shall constitute full compensation for providing all services, labor, equipment, materials, and other incidentals necessary to perform all work described in Attachment A-1, *Scope of Work.*

The fee and hours summary shown in Attachment B-1 are estimates of probable costs, and are presented for information only. The actual costs billed may differ, depending on the actual number of hours and actual direct costs incurred by the consultant. The total compensation to be provided shall not exceed the total contract amount, subject to such adjustments as may be made by properly approved amendments.

ATTACHMENT B-1

Cost Proposal

Inyo County Trona Wildrose Road Scour Repair

Design Phase

Date: 3/14/2014

Quincy Engineering, Inc.			
Direct Labor:			$16,734.58
Escalation for Multi-Year Project (0.0%):			$0.00
Total Direct Labor Costs			$16,734.58
Overhead (1.731):			$28,967.56
A. Labor Subtotal			$45,702.14
Subconsultant Costs:			
WRECO			$11,633.17
Panorama Environmental			$22,061.00
	0		$0.00
	0		$0.00
	0		$0.00
	0		$0.00
	0		$0.00
	0		$0.00
	0		$0.00
B. Subconsultant Subtotal			$33,694.17
Other Direct Costs:			
Travel	792 miles @	$0.560	$443.52
Pier Diem/ Hotel	4 days @	$160.00	$640.00
Phone/Fax			
Delivery	1 @	$35.92	$35.92
Printing: Blue Line			
Vellum			
81/2 X 11 Reproduction			
11 X 17 Reproduction			
Mounting Boards for Presentations			
Newsletters (Translation and printing)			
Title Report			
Survey Prevailing Wage Differential			$0.00
Mailings (6x)			
C. Direct Cost Subtotal:			$1,119.44
Labor Subtotal A. =			$45,702.14
Fixed Fee (12.0%):			$5,484.26
Subconsultant Subtotal B. =			$33,694.17
Fixed Fee (0.0%):			$0.00
Direct Cost Subtotal: C. =			$1,119.44
Fixed Fee (0.0%):			$0.00
TOTAL =			**$86,000.00**

Note: Invoices will be based upon actual QEI hourly rates plus overhead at 173.1% plus prorated portion of fixed fee. Subconsultant and Direct Costs will be billed at actual cost.

QUINCY ENGINEERING

Year 2014 Hourly Rates

Rates are effective January 1, 2014 through December 31, 2014

Labor by Classification	Hourly Rate
Principal Engineer	$60 - $79
Associate Principal Engineer	$50 - $68
Senior Engineer	$45 - $74
Associate Engineer	$32 - $58
Assistant Engineer*	$25 - $42
Senior Engineering Tech*	$30 - $47
Engineering Tech/Assistant*	$18 - $37
CAD Manager	$32 - $53
CAD Tech*	$20 - $34
Student Assistant/Intern*	$15 - $23
Administrative Assistant/Support Staff*	$10 - $37
Senior Project Manager/Proj Manager	$50 - $79
Project Engineer	$35 - $76
Resident Engineer/Bridge Rep	$40 - $71
Senior Inspector*	$35 - $61
Inspector*	$20 - $47
Surveying - Office Classifications	
Senior Surveyor/ Survey Department Manager	$37 - $58
Associate Surveyor/Project Surveyor	$34 - $44
Survey Technician*	$30 - $40
Surveying - Field Classifications	
Party Chief*	$37 - $58
Instrumentman*	$34 - $44
Chainman/Rodman*	$25 - $40
One Man Crew*	$37 - $58
Two Man Crew*	$70 - $116

Overhead Rate	173.1%

Other Direct Costs		
Office Computer & Software		Included in Overhead
Office Phone/Cell/Fax		Included in Overhead
Reproduction		
Black & White in office		Included in Overhead
Color in office		Included in Overhead
Vendor		Cost
Delivery		Cost
Mileage		Current Federal Rate ($.565/mi.)
Other Travel		Cost
Subconsultants		Cost
Short Term Per Diem	up to	$165 per day
Long Term Per Diem	up to	$2,635 per month
Field Vehicle	up to	$1,400 per month
Field Computer/Printer		$210 per month
Field Cellular Phone		$125 per month
Prevailing Wage Differential**		Cost Plus Payroll Taxes
Misc.		Cost

Fee	
Labor + Overhead	12%
Other Direct Costs	0%

Notes:

*Overtime rates apply to these classifications and will typically be charged at 1.5 times the hourly rate.

**Prevailing Wage Differentials may apply for Construction Inspection and Surveying Services.

Labor Costs to be invoiced based on actual hourly rate plus overhead plus fee.

Other Direct Costs to be invoiced at actual cost plus fee.

ATTACHMENT C-1

AGREEMENT BETWEEN THE COUNTY OF INYO AND
Quincy Engineering Inc.
FOR THE PROVISION OF ENGINEERING SERVICES
FOR THE TRONA WILDROSE ROAD REPAIR

TERM:

FROM: February 12, 2013 **TO:** December 30, 2015

SCHEDULE OF TRAVEL AND PER DIEM PAYMENT:

The Consultant shall be compensated at the rates shown in Quincy Engineering, Inc.'s *Cost Proposal and 2014 Hourly Rates Sheet* included in Attachment B-1 to this Amendment No. 1.

AGREEMENT BETWEEN COUNTY OF INYO
AND Quincy Engineering, Inc.
FOR THE PROVISION OF Bridge Engineering Consultant **SERVICES**

INTRODUCTION

WHEREAS, the County of Inyo (hereinafter referred to as "County") has the need for the bridge engineering consultant services of Quincy Engineering, Inc. of Sacramento, CA (hereinafter referred to as "Consultant"), and in consideration of the mutual promises, covenants, terms, and conditions hereinafter contained, the parties hereby agree as follows:

TERMS AND CONDITIONS

1. SCOPE OF WORK.

The Consultant shall furnish to the County, upon its request, those services and work set forth in Attachment **A**, attached hereto and by reference incorporated herein. Requests by the County to the Consultant to perform under this Agreement will be made by the Senior Civil Engineer, Lynn Flanigan of the Public Works Department. Requests to the Consultant for work or services to be performed under this Agreement will be based upon the County's need for such services. The County makes no guarantee or warranty, of any nature, that any minimum level or amount of services or work will be requested of the Consultant by the County under this Agreement. County by this Agreement incurs no obligation or requirement to request from Consultant the performance of any services or work at all, even if County should have some need for such services or work during the term of this Agreement.

Services and work provided by the Consultant at the County's request under this Agreement will be performed in a manner consistent with the requirements and standards established by applicable federal, state, and County laws, ordinances, regulations, and resolutions. Such laws, ordinances, regulations, and resolutions include, but are not limited to, those which are referred to in this Agreement and, as applicable, as set forth, in Attachment **F**, attached hereto and incorporated herein.

2. TERM.

The term of this Agreement shall be from February 12, 2013 to December 30, 2015 unless sooner terminated as provided below.

3. CONSIDERATION.

A. Compensation. County shall pay Consultant in accordance with the Schedule of Fees (set forth as Attachment **B**) for the services and work described in Attachment **A** which are performed by Consultant at the County's request.

B. Travel and per diem. County shall reimburse Consultant for the travel expenses and per diem which Consultant incurs in providing services and work requested by County under this Agreement. Consultant shall request approval by the County prior to incurring any travel or per diem expenses. Requests by Consultant for approval to incur travel and per diem expenses shall be submitted to the Senior Civil Engineer, Lynn Flanigan, of the Public Works Department. Travel and per diem expenses will be reimbursed in accordance with the rates set forth in the Schedule of Travel and Per Diem Payment (Attachment **C**). County reserves the right to deny reimbursement to Consultant for travel or per diem expenses which are either in excess of the amounts that may be paid under the rates set forth in Attachment **C**, or which are incurred by the Consultant without the prior approval of the County.

C. No additional consideration. Except as expressly provided in this Agreement, Consultant shall not be entitled to, nor receive, from County, any additional consideration, compensation, salary, wages, or other type of remuneration for services rendered under this Agreement. Specifically, Consultant shall not be entitled, by virtue of this Agreement, to consideration in the form of overtime, health insurance benefits, retirement benefits, disability retirement benefits, sick leave, vacation time, paid holidays, or other paid leaves of absence of any type or kind whatsoever.

D. Limit upon amount payable under Agreement. The total sum of all payments made by the County to Consultant for services and work performed under this Agreement, including travel and per diem expenses, if any, shall not exceed One Hundred Eight Thousand Six Hundred ($108,600) Dollars (hereinafter referred to as "contract limit"). County expressly reserves the right to deny any payment or reimbursement requested by Consultant for services or work performed, including travel or per diem, which is in excess of the contract limit.

E. Billing and payment. Consultant shall submit to the County, once a month, an itemized statement of all hours spent by Consultant in performing services and work described in attachment A, which were done at the County's request. This statement will be submitted to the County not later than the fifth (5th) day of the month. The statement to be submitted will cover the period from the first (1st) day of the preceding month through and including the last day of the preceding month. This statement will identify the date on which the hours were worked and describe the nature of the work which was performed on each day. Consultant 's statement to the County will also include an itemization of any travel or per diem expenses, which have been approved in advance by County, incurred by Consultant during that period. The itemized statement for travel expenses and per diem will include receipts for lodging, meals, and other incidental expenses in accordance with the County's accounting procedures and rules. Upon timely receipt of the statement by the fifth (5th) day of the month, County shall make payment to Consultant on the last day of the month.

F. Federal and State taxes.

(1) Except as provided in subparagraph (2) below, County will not withhold any federal or state income taxes or social security from any payments made by County to Consultant under the terms and conditions of this Agreement.

(2) County will withhold California State income taxes from payments made under this Agreement to non-California resident independent Consultant's when it is anticipated that total annual payments to Consultant under this Agreement will exceed one thousand four hundred ninety nine dollars ($1,499.00).

(3) Except as set forth above, County has no obligation to withhold any taxes or payments from sums paid by County to Consultant under this Agreement. Payment of all taxes and other assessments on such sums is the sole responsibility of Consultant. County has no responsibility or liability for payment of Consultant's taxes or assessments.

(4) The total amounts paid by County to Consultant, and taxes withheld from payments to non-California residents, if any, will be reported annually to the Internal Revenue Service and the California State Franchise Tax Board. To facilitate this reporting, Consultant shall complete and submit to the County an Internal Revenue Service (IRS) Form W-9, attached hereto as Attachment **D**, upon executing this Agreement.

4. WORK SCHEDULE.

Consultant's obligation is to perform, in a timely manner, those services and work identified in Attachment **A** which are requested by the County. It is understood by Consultant that the performance of these services and work will require a varied schedule. Consultant will arrange his/her own schedule, but will coordinate with County to insure that all services and work requested by County under this Agreement will be performed within the time frame set forth by County.

5. REQUIRED LICENSES, CERTIFICATES, AND PERMITS.

A. Any licenses, certificates, or permits required by the federal, state, county, or municipal governments for Consultant to provide the services and work described in attachment A must be procured by Consultant and be valid at the time Consultant enters into this Agreement. Further, during the term of this Agreement, Consultant must maintain such licenses, certificates, and permits in full force and effect. Licenses, certificates, and permits may include, but are not limited to, driver's licenses, professional licenses or certificates, and business licenses. Such licenses, certificates, and permits will be procured and maintained in force by Consultant at no expense to the County. Consultant will provide County, upon execution of this Agreement, with evidence of current and valid licenses, certificates and permits which are required to perform the services identified in Attachment **A**. Where there is a dispute between Consultant and County as to what licenses, certificates, and permits are required to perform the services identified in Attachment **A**, County reserves the right to make such determinations for purposes of this Agreement.

B. Consultant warrants that it is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in covered transactions by any federal department or agency. Consultant also warrants that it is not suspended or debarred from receiving federal funds as listed in the List of Parties Excluded from Federal Procurement or Non-procurement Programs issued by the General Services Administration available at: http://www.epls.gov.

6. OFFICE SPACE, SUPPLIES, EQUIPMENT, ETC.

Consultant shall provide such office space, supplies, equipment, vehicles, reference materials, and telephone service as is necessary for Consultant to provide the services identified in Attachment A to this Agreement. County is not obligated to reimburse or pay Consultant, for any expense or cost incurred by Consultant in procuring or maintaining such items. Responsibility for the costs and expenses incurred by Consultant in providing and maintaining such items is the sole responsibility and obligation of Consultant.

7. COUNTY PROPERTY.

A. Personal Property of County. Any personal property such as, but not limited to, protective or safety devices, badges, identification cards, keys, etc. provided to Consultant by County pursuant to this Agreement are, and at the termination of this Agreement remain, the sole and exclusive property of County. Consultant will use reasonable care to protect, safeguard and maintain such items while they are in Consultant's possession. Consultant will be financially responsible for any loss or damage to such items, partial or total, which is the result of Consultant's negligence.

B. Products of Consultant's Work and Services. Any and all compositions, publications, plans, designs, specifications, blueprints, maps, formulas, processes, photographs, slides, video tapes, computer programs, computer disks, computer tapes, memory chips, soundtracks, audio recordings, films, audio-visual presentations, exhibits, reports, studies, works of art, inventions, patents, trademarks, copyrights, or intellectual properties of any kind which are created, produced, assembled, compiled by, or

are the result, product, or manifestation of, Consultant 's services or work under this Agreement are, and at the termination of this Agreement remain, the sole and exclusive property of the County. At the termination of the Agreement, Consultant will convey possession and title to all such properties to County.

8. INSURANCE REQUIREMENTS FOR PROFESSIONAL SERVICES.

For the duration of this Agreement Consultant shall procure and maintain insurance of the scope and amount specified in Attachment **E** and with the provisions specified in that attachment.

9. STATUS OF CONSULTANT.

All acts of Consultant, its agents, officers, and employees, relating to the performance of this Agreement, shall be performed as independent Consultant's, and not as agents, officers, or employees of County. Consultant, by virtue of this Agreement, has no authority to bind or incur any obligation on behalf of County. Except as expressly provided in Attachment **A**, Consultant has no authority or responsibility to exercise any rights or power vested in the County. No agent, officer, or employee of the County is to be considered an employee of Consultant. It is understood by both Consultant and County that this Agreement shall not under any circumstances be construed or considered to create an employer-employee relationship or a joint venture. As an independent Consultant:

A. Consultant shall determine the method, details, and means of performing the work and services to be provided by Consultant under this Agreement.

B. Consultant shall be responsible to County only for the requirements and results specified in this Agreement, and except as expressly provided in this Agreement, shall not be subjected to County's control with respect to the physical action or activities of Consultant in fulfillment of this Agreement.

C. Consultant, its agents, officers, and employees are, and at all times during the term of this Agreement shall, represent and conduct themselves as independent Consultant's, and not as employees of County.

10. DEFENSE AND INDEMNIFICATION.

For design professional services rendered under this Contract, Consultant agrees to indemnify, including the cost to defend County and its officers, officials, employees, and volunteers from and against any and all claims,demands,costs,or liability that arise out of, or pertain to, or relate to the negligence, recklessness, or willful misconduct of Consultant and its employees or agents in the performance of design professional services under this contract, but this indemnity does not apply to liability for damages arising from the sole negligence, active negligence, or willful acts of the County.

Notwithstanding the above, Consultant shall hold harmless, defend, and indemnify County and its officers, officials, employees, and volunteers from and against all claims, damages, losses, and expenses including attorney fees arising out of the performance of non-design professional services under the terms of this agreement caused in whole or in part by any negligent act or omission of the Consultant, any subconsultant, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, except where caused by the active negligence, sole negligence, or willful misconduct of the County.

Consultant's obligation to defend, indemnify, and hold the County, its agents, officers, and employees harmless applies to any actual or alleged personal injury, death, or damage or destruction to tangible or intangible property, including the loss of use. Consultant's obligation under this paragraph extends to any claim, damage, loss, liability, expense, or other cost which is caused in whole or in part by any negligence, recklessness or willful misconduct of the Consultant, its agents, employees, suppliers, or of any one directly or indirectly employed by any of them, or anyone for whose negligence, recklessness or willful misconduct any of them may be liable.

Consultant agrees to indemnify, including the cost to defend, County and its officers, officials, employees, and volunteers from and against any and all claims, demands, costs, or liability that arise out of, or pertain to, or relate to the negligence, recklessness, or willful misconduct of Consultant and its employees or agents in the performance of services under this contract, but this indemnity does not apply to liability for damages arising from the sole negligence, active negligence, or willful acts of the County.

Consultant's obligation to defend, indemnify, and hold the County, its agents, officers, and employees harmless under the provisions of this paragraph is not limited to, or restricted by, any requirement in this Agreement for Consultant to procure and maintain a policy of insurance.

To the extent permitted by law, County shall defend, indemnify, and hold harmless Consultant, its agents, officers, and employees from and against all claims, damages, losses, judgments, liabilities, expenses, and other costs, including litigation costs and attorney's fees, arising out of, or resulting from, the active negligence, or wrongful acts of County, its officers, or employees.

11. RECORDS AND AUDIT.

A. Records. Consultant shall prepare and maintain all records required by the various provisions of this Agreement, federal, state, and municipal law, ordinances, regulations, and directions. Consultant shall maintain these records for a minimum of four (4) years from the termination or completion of this Agreement. Consultant may fulfill its obligation to maintain records as required by this paragraph by substitute photographs, microphotographs, or other authentic reproduction of such records.

B. Inspections and Audits. Any authorized representative of County shall have access to any books, documents, papers, records, including, but not limited to, financial records of Consultant, which County determines to be pertinent to this Agreement, for the purposes of making audit, evaluation, examination, excerpts, and transcripts during the period such records are to be maintained by Consultant. Further, County has the right, at all reasonable times, to audit, inspect, or otherwise evaluate the work performed or being performed under this Agreement.

12. NONDISCRIMINATION.

During the performance of this Agreement, Consultant, its agents, officers, and employees shall not unlawfully discriminate in violation of any federal, state, or local law, against any employee, or applicant for employment, or person receiving services under this Agreement, because of race, religion, color, national origin, ancestry, physical handicap, medical condition, marital status, age, or sex. Consultant and its agents, officers, and employees shall comply with the provisions of the Fair Employment and Housing Act (Government Code section 12900, et seq.), and the applicable regulations promulgated thereunder in the California Code of Regulations. Consultant shall also abide by the Federal Civil Rights Act of 1964 (P.L. 88-352) and all amendments thereto, and all administrative rules and regulations issued pursuant to said act.

13. CANCELLATION.

This Agreement may be canceled by County without cause, and at will, for any reason by giving to Consultant thirty (30) days written notice of such intent to cancel. Consultant may cancel this Agreement without cause, and at will, for any reason whatsoever by giving thirty (30) days written notice of such intent to cancel to County.

14. ASSIGNMENT.

This is an agreement for the services of Consultant. County has relied upon the skills, knowledge, experience, and training of Consultant as an inducement to enter into this Agreement. Consultant shall not assign or subcontract this Agreement, or any part of it, without the express written consent of County. Further, Consultant shall not assign any monies due or to become due under this Agreement without the prior written consent of County.

15. DEFAULT.

If the Consultant abandons the work, or fails to proceed with the work and services requested by County in a timely manner, or fails in any way as required to conduct the work and services as required by County, County may declare the Consultant in default and terminate this Agreement upon five (5) days written notice to Consultant. Upon such termination by default, County will pay to Consultant all amounts owing to Consultant for services and work satisfactorily performed to the date of termination.

16. WAIVER OF DEFAULT.

Waiver of any default by either party to this Agreement shall not be deemed to be waiver of any subsequent default. Waiver or breach of any provision of this Agreement shall not be deemed to be a waiver of any other or subsequent breach, and shall not be construed to be a modification of the terms of this Agreement unless this Agreement is modified as provided in paragraph twenty-three (23) below.

17. CONFIDENTIALITY.

Consultant agrees to comply with the various provisions of the federal, state, and county laws, regulations, and ordinances providing that information and records kept, maintained, or accessible by Consultant in the course of providing services and work under this Agreement shall be privileged, restricted, or confidential. Consultant agrees to keep confidential all such information and records. Disclosure of such confidential, privileged, or protected information shall be made by Consultant only with the express written consent of the County.

18. CONFLICTS.

Consultant agrees that it has no interest, and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of the work and services under this Agreement.

19. POST AGREEMENT COVENANT.

Consultant agrees not to use any confidential, protected, or privileged information which is gained from the County in the course of providing services and work under this Agreement, for any personal benefit, gain, or enhancement. Further, Consultant agrees for a period of two years after the termination of this Agreement, not to seek or accept any employment with any entity, association, corporation, or person who, during the term of this Agreement, has had an adverse or conflicting interest with the County, or who has been an adverse party in litigation with the County, and concerning such, Consultant by virtue of this Agreement has gained access to the County's confidential, privileged, protected, or proprietary information.

20. SEVERABILITY.

If any portion of this Agreement or application thereof to any person or circumstance shall be declared invalid by a court of competent jurisdiction, or if it is found in contravention of any federal, state, or county statute, ordinance, or regulation, the remaining provisions of this Agreement, or the application thereof, shall not be invalidated thereby, and shall remain in full force and effect to the extent that the provisions of this Agreement are severable.

21. FUNDING LIMITATION.

The ability of County to enter this Agreement is based upon available funding from various sources. In the event that such funding fails, is reduced, or is modified, from one or more sources, County has the option to cancel, reduce, or modify this Agreement, or any of its terms within ten (10) days of its notifying Consultant of the cancellation, reduction, or modification of available funding. Any reduction or modification of this Agreement made pursuant to this provision must comply with the requirements of paragraph twenty-three (23) (Amendment).

22. ATTORNEY'S FEES.

If either of the parties hereto brings an action or proceeding against the other, including, but not limited to, an action to enforce or declare the cancellation, termination, or revision of the Agreement, the prevailing party in such action or proceeding shall be entitled to receive from the other party all reasonable attorney's fees and costs incurred in connection therewith.

23. AMENDMENT.

This Agreement may be modified, amended, changed, added to, or subtracted from, by the mutual consent of the parties hereto, if such amendment or change is in written form and executed with the same formalities as this Agreement, and attached to the original Agreement to maintain continuity.

24. NOTICE.

Any notice, communication, amendments, additions, or deletions to this Agreement, including change of address of either party during the terms of this Agreement, which Consultant or County shall be required, or may desire, to make, shall be in writing and may be personally served, or sent by prepaid first class mail to, the respective parties as follows:

County of Inyo:

Public Works Department, attn: Lynn Flanigan	Department
P.O. Drawer Q, 168 N. Edwards St.	Address
Independence, CA 93526	City and State

Consultant:

Quincy Engineering, Inc. attn: Jim Foster	Name
3247 Ramos Circle	Address
Sacramento, CA 95827	City and State

25. ENTIRE AGREEMENT.

This Agreement contains the entire agreement of the parties, and no representations, inducements, promises, or agreements otherwise between the parties not embodied herein or incorporated herein by reference, shall be of any force or effect. Further, no term or provision hereof may be changed, waived, discharged, or terminated, unless the same be in writing executed by the parties hereto.

/// ////

AGREEMENT BETWEEN COUNTY OF INYO
AND Quincy Engineering, Inc.
FOR THE PROVISION OF Bridge Engineering Consultant SERVICES

IN WITNESS THEREOF, THE PARTIES HERETO HAVE SET THEIR HANDS AND SEALS THIS 26 DAY OF March, 2013.

COUNTY OF INYO

By: Linda Arculariu

Dated: 3-26-13

CONSULTANT

By: John Quincy
Signature

John S. Quincy
Print or Type Name

Dated: 4/10/13

APPROVED AS TO FORM AND LEGALITY:

County Counsel

APPROVED AS TO ACCOUNTING FORM:

County Auditor

APPROVED AS TO PERSONNEL REQUIREMENTS:

N/A
Personnel Services

APPROVED AS TO INSURANCE REQUIREMENTS:

M Baker
County Risk Manager

ATTACHMENT A

AGREEMENT BETWEEN COUNTY OF INYO

AND Quincy Engineering, Inc.

FOR THE PROVISION OF Bridge Engineering Consultant SERVICES

TERM:

FROM: February 13, 2013 TO: December 31, 2015

SCOPE OF WORK:

Quincy Engineering, Inc. shall provide bridge engineering consultant services for various bridge and bridge-related projects in Inyo County on an as-needed basis. The first projects undertaken under this contract will consist of providing project scoping services for three bridges: Los Angeles Aqueduct at Carroll Creek Road; Oak Creek at Bell Access Road; and Los Angeles Aqueduct at Walker Creek Road.

The hourly rates, other direct costs, and fees paid by the county for these services will be those shown in Attachment B to the contract. Travel and per diem costs will be reimbursed as described in Attachment C to the contract. The consultant mayberequiredomodify its work as necessary to meet the project objectives. Modifications to the agreed on scope of work, or level of effort required to meet the project objectives will be incorporated into the contract by amendment, as described in Section 23, Amendment, of the contract.

The scope of work and cost for Phases 2, 3 and 4 (Preliminary Engineering, Final Engineering, and Construction Support) for the project will not be included in the contract at this time. These tasks will be performed after the project scoping phase is completed, more accurate costs have been developed, and additional funding for these phases is in place. Work for Phases 2, 3, and 4 will be incorporated into the contract by amendment.

The provisions contained in Attachment A, Scope of Work, augment the provisions of this Agreement and to the extent there exist any inconsistencies, the terms of this Attachment A, Scope of Work, control.

Scope Summary — Engineering Services

The following tasks will be performed in a phased approach by the Quincy Engineering Team for the design of three bridges and approach roadways:

- Preparation of Type Selection Report, Basis of Design and Project Report;
- Preparation of preliminary plans and cost estimates pursuant to Caltrans methods;
- Preparation of preliminary Geotechnical tests in accordance with Caltrans Local Assistance Procedures Manual (LAPM);
- Preparation of preliminary Hydraulic studies in accordance with Caltrans LAPM;
- Preparation of preliminary Environmental Documents, studies, and permit identification;
- Preparation of preliminary Utility Coordination;
- Preparation of preliminary Right-of-Way Engineering and Acquisition Estimates; and
- Coordination with Inyo County's Project Manager.

The products will be developed for each location as follows:

- Location 1 – LA Aqueduct at Carroll Creek Road
- Location 2 – LA Aqueduct at Walker Creek Road
- Location 3 – Oak Creek at Bell Access Road

Quincy Engineering personnel and its Project Team have provided plans, specifications, and estimates for a large number of Federal Highway Bridge Program (HBP) projects throughout California. Therefore, the Team recognizes the importance of maintaining close coordination and cooperation with the County throughout the Preliminary Engineering process. With this in mind, we have developed and use an efficient project approach that expedites this process. Tasks are defined and numbered in this discussion in accordance with a *Scope of Work* typical of HBP projects.

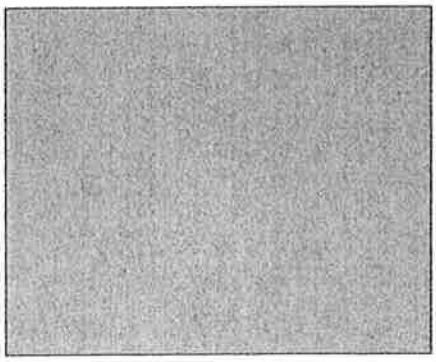
Quincy Engineering will be utilizing the information, standards, and details for this project as provided by the current Caltrans documents/manuals.

Quincy Engineering's Scope Summary for each project location is as follows:

PHASE 1 – PROJECT SCOPING

TASK 1 – PROJECT STUDY REPORT & HBP PROGRAMMING

The project was programmed using the abbreviated programming method. As such, only enough HBP funding was initially approved to develop a Project Study Report (PSR). The purpose of a PSR report is to qualitatively assess the project and define an appropriate scope and cost to meet the project's purpose and need. The PSR will be the basis and backup for supplemental HBP programming. This task will include the following:



1.1– Kickoff meeting - A kick-off meeting will be held after the notice to proceed and will introduce the Project Team, establish communication channels, set the project schedule, clarify the scope of work, and define the roles and responsibilities of the various Team members.

1.2– Summary Memorandum & Planning Study– Following the kickoff meeting, a summary memorandum will be developed by each sub-consultant. It will be a qualitative assessment of the project components specific to their area of specialty. This assessment will form the basis and provide backup information for the Project Study Report. QEI will

develop planning level stu[illegible] [illegible]ude of the project. The potential bridge Type, Size, and Location as well as the potential roadway alignments will be conceptually developed. The approximate construction costs and schedule will also be developed.

1.3– Project Study Report – With the readily available project information, the Summary Memorandums, and planning level information, a Project Study Report will be developed. The format of the Project Study Report will be similar to that contained within the Caltrans Project Development Procedures Manual. The PSR content and format will be tailored to fit the bridge site and pertinent issues associate with an off-system local agency bridge.

1.4–HBP Programming Documents – Following approval of the PSR by Caltrans, QEI, in conjunction with the County, will develop the HBP programming paperwork including the 6A, 6B, 6D, and 7B as needed for programming approval. It is expected that the County, in conjunction with Caltrans, will develop form 3A if needed.

PHASE 2 - PRELIMINARY ENGINEERING (Optional)

THE FOLLOWING TASKS WILL NOT BE COMPLETED UNTIL A NOTICE TO PROCEED HAS BEEN RECEIVED FROM THE COUNTY

TASK 2 - PROJECT MANAGEMENT

Task 2.1 - Project Management

Quincy Engineering, Inc. (QEI) will provide Project Management tasks which include coordination with the County, Team management, product development tracking, Team and stakeholder communication, and project progress and budget reporting. QEI will develop, track, and lead the following project management tasks:

- Critical Path Schedule;
- Quarterly in person PDT meetings;
- Monthly PDT teleconference meetings;
- Meeting Agendas, Minutes, and Action Item Summaries;
- Monthly Invoices, Progress Reports, and Look-Ahead Summaries; and
- HBP paperwork assistance/facilitation as required.

Task 2.2 - Project Review Meetings

QEI will lead project meetings:

- Project meeting will be conducted to review project progress and next steps.
- Subconsultants will participate in Project Team meetings as needed, either by attending in person or by teleconference when appropriate.

TASK 3 - TOPOGRAPHIC SURVEY, STREAM CROSS-SECTIONS & RIGHT-OF-WAY ENGINEERING

QEI in conjunction with Inyo County will be performing the survey services. QEI will:

- Perform the topographic survey, stream cross-sections, and preliminary right-of-way determination

with assistance from the [illegible]

- Research of property records at the Inyo County courthouse. A detailed topographic survey covering a strip 200 feet wide based on the recommended alternative will be conducted. A survey crew will perform the work with an electronic total station using digital terrain modeling methods. At least three semi-permanent horizontal and vertical control points will be placed during the course of the design survey.
- Surveyed a National Geodetic Survey benchmark with our GPS survey equipment. This will transfer a NAVD 88 elevation to the site within normal GPS accuracies and all mapping will be based on this elevation. Horizontal coordinates will be on the Caltrans coordinate system if possible or on an assumed basis.
- Deliver mapping as both an ink Vellum plot and an AutoCAD file which includes all point data obtained.
- Survey six cross-sections -- three upstream and three downstream of the proposed bridge at approximately 50-100' intervals and defined by the Hydraulics Engineer.
- Utilize GPS to establish primary project control and conventional survey methods to establish project control.
- Determine preliminary right-of-way needs for each alternative alignment based on information developed by the Team and obtained from the County. The existing property boundary information will be obtained from the County and will be shown on the topographic mapping including parcel numbers and prescriptive easement boundaries if applicable.
- Develop preliminary R/W acquisition costs
- Develop Scope and Budget to prepare the necessary right-of-way documents

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TASK 4 - PRELIMINARY ENGINEERING

Task 4.1 - Basis of Design

QEI will develop the Basis of Design document to summarize project design criteria and standards.

Task 4.2 - Preliminary Roadway & Detour Plans

QEI will develop:

- Alignment options utilizing the site topographic survey information. Right-of-way, safety, utility, environmental, and other potential impacts may determine that one alignment is preferred over the other. Considerations shall include prior alignment studies, design, right-of-way, environmental, detour routes, construction staging, economic, and safety issues.
- Preliminary Plan and Profile (Geometric Approval) drawings will be prepared for each alignment alternative. Each alternative will be clearly defined (e.g., Alternative A, B, C, etc.) and all aspects of each alternative will be discussed separately for ease of reference in the environmental documents.
- An "Engineers Opinion of Probable Construction Cost" will be prepared and will include appropriate contingency factors for this level of design.

Task 4.3 - Advanced Planning Studies & Type Selection Report

QEI will develop three Adva[illegible] [illegible]ric information, preliminary geotechnical report, preliminary hydraulic analysis and the preliminary environmental findings.

The appropriate bridge structure type will be dictated by public safety, traffic handling, constructability, site constraints, environmental and hydraulic concerns, right-of-way, and economics. Different foundation types will also be evaluated at this time if appropriate. The purpose of the APS will be to evaluate the feasible structure alternatives and develop a recommendation for the County's review and type selection approval. The APS & Type Selection Report will include:

- Feasible alternative bridge types (plan, elevation, and section views), span arrangements, and construction methods.
- A description of the advantages and disadvantages of each alternative.
- An "Engineer's Opinion of Probable Construction Cost" for each alternative will be developed.
- Our Team's recommendation as to which of the alternatives is the most appropriate for the site.

TASK 5 – PRELIMINARY HYDROLOGY & HYDRAULICS

WRECO will:

Task 5.1 - Project Meetings

- Attend one (1) project kickoff/coordination meeting for all three (3) bridges.
- Participate in up to two (2) conference calls with the County of Inyo (County) and Project Team staff for each bridge.

Task 5.2 - Data Review

- WRECO will Review available data, including previous studies, provided by the County and the Project Team.

Task 5.3 - Field Reconnaissance

- Conduct field reconnaissance to assess the existing conditions in the vicinity of the Projects sites. The field reconnaissance will be conducted on the same day of the project kickoff/coordination meeting. WRECO expects up to two full days for travel and field work to cover all three (3) bridges.

Task 5.4 - Hydrologic Analyses

- Perform hydrologic analyses using at least two methods. Possible methods include the USGS Regional Regression Method, data from nearby gaging stations or the Unit Hydrograph Method.
- Research relevant references to determine the bulking factor to counter the mud flow (Oak Creek).

Task 5.5 - Preliminary Hydraulic Analyses

- Perform preliminary hydraulic analyses to determine the design flow characteristics for the existing condition and the proposed bridges.
- Coordinate with the Project Team to obtain the surveyed channel cross-sections for setting up the hydraulic models.
- Work with the Project Team structural engineers on the bridge design alternatives.
- Study up to three (3) different alternatives, including channel restoration considerations (Oak Creek).
- Research the capacity of the existing bridges in passing the 100-year flood flows in addition to the hydraulics of the proposed bridges (Los Angeles Aqueduct Bridges).

Task 5.6 - Geomorphic Assessment

- Perform a geomorphic ass[illegible] term channel stability and the need for channel restoration beyond the proposed Project limits.
- Work with the Project Team's geotechnical engineer to determine any potential needs for slope repair in the area. The sediment transport analysis will be an optional task depending on the results of our geomorphic assessment and discussion with the County and Project Team staff (Oak Creek).
- Perform a field reconnaissance-level geomorphic assessment (Los Angeles Aqueduct).

Task 5.7 - Preliminary H&H Technical Memoranda

- Prepare a preliminary hydrology and hydraulics (H&H) technical memorandum for each bridge. The memorandum will include a summary of the results from the hydrologic analysis, preliminary hydraulic analyses and the geomorphic assessment.

TASK 6 –PRELIMINARY GEOTECHNICAL INVESTIGATION

Kleinfelder will perform the Geotechnical Investigations.

- Perform a site reconnaissance/meeting by a licensed geotechnical engineer or engineering geologist.
- The site reconnaissance will be performed with the project team and will visually evaluate potential geotechnical issues which might impact the preliminary design.
- Review any available subsurface data for the site and in the general area.
- Following the site reconnaissance and review of the available data, the peak bedrock acceleration and recommended Caltrans Seismic Design Criteria Version 1.6 ARS curve will be developed.
- Estimation of the foundation type would be developed for preliminary engineering.
- A letter with a summary of our findings and recommendations will be issued.

TASK 7 - UTILITY COORDINATION

QEI will:

- Communicate and coordination with the utility companies by contacting them during the preliminary and final design phases.
- Maintain Utility Correspondence Diary
- Prepare a utility conflict map to show existing utility locations and locations where there are potential conflicts with construction.
- Prepare the A, B, C letters according to Caltrans and County procedures.
- Coordinate the relocation and protection of the existing utilities for the project based on information obtained from the various affected utility owners.
- Contact utility companies and arrange for them to attend PDT meetings as needed.
- Coordinate work with utilities and review facility relocation designs provided by the utility companies to ensure they are consistent with the project design and proposed ROW.
- Develop Caltrans Reports of Investigations and Notice to Owner.

TASK 8 – PRELIMINARY ENVIRONMENTAL

Panorama Environmental w... ...s and obtaining regulatory agency permits for this project. Panorama will.

Task 8.1 – Environmental Coordination Meeting

- Attend a project Environmental Coordination and site review meeting with Quincy Engineering, Inyo County, Caltrans, and other Project Team members.

Task 8.2 - Completion of the Preliminary Environmental Studies (PES) Form & Development of the Area of Potential Effect (APE) Map

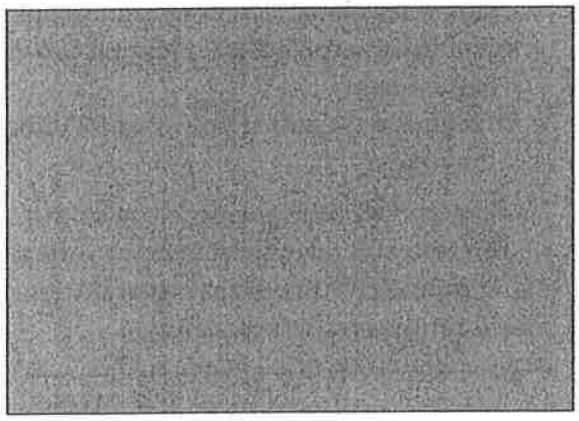
- Complete the Preliminary Environmental Studies (PES) Form
- Prepare the APE in coordination with Caltrans' archaeologist.

Task 8.3 - Coordinate with Caltrans to Define the Probable Level of Environmental Review

- Coordinate with Caltrans to define the level of environmental review required under NEPA.
- Coordinate with the County regarding the level of environmental review required under CEQA.

Task 8.4 - Perform Preliminary Biological & Archaeological Studies (or Other Studies As Required)

- Oversee the preparation of preliminary biological and archaeological studies, or other studies as needed to support development of adequate scope and cost estimates for the project.
- Biological studies would be conducted by Eremico Biological Services.
- Perform a short field check is also included.
- Conduct a review of the California Historic Resource Information Service (CHRIS) database to determine any known cultural resources in the area to develop the scope of work as well as a short site visit.
- Biological and archaeological evaluation would be documented in the form of a letter report or technical memorandum to be included with the scope of work.
- A field investigation may also be required by a historian to determine whether the bridges would be considered historic resources and/or by a bat biologist to determine the potential for bat habitat under the existing bridges.



Task 8.5 - Determine Permit Requirements

Panorama will:

- Identify environmental permits necessary for project compliance with state, federal, and/or local requirements.
- Expected that permits include California Department of Fish and Game (1600 agreement), California Regional Water Quality Control Board (401 Water Quality Certification), and U.S. Army Corps of Engineers (404 Permit) would be required for Oak Creek Bridge.
- Coordination with state and federal regulators will be conducted to determine whether state or federal jurisdiction would apply to the LA Aqueduct.
- Additional permits may be required based upon the findings of the biological and archaeological studies (Task 3). Due to federal funding, these could include Section 7 Consultation for federally threatened or endangered species and Section 106 Consultation with the State Historic Preservation Officer, if significant cultural resources exist within the APE.

Task 7.6 - Develop Scope, Sc... ..., CEQA/NEPA Documents & Permit Application Packages

Panorama would prepare a scope of work, schedule, and cost estimate for environmental review of the project. The scope of work, schedule and cost estimate would include for each bridge location:

- Additional environmental studies required as determined through coordination with Caltrans and review of initial studies
- CEQA/NEPA documentation preparation
- Permit application package preparation
- Mitigation monitoring, if required

TASK 9 - PROJECT REPORT

Task 9.1 - Project Report

QEI will develop a Project Report to summarize the findings of the completed work-to-date. In summary, the report will include the following:

- Site visit (field investigation) notes
- Design Hydraulic Study
- Preliminary Geotechnical Report
- Preliminary right-of-way information
- Utility relocation/protection information
- Preliminary construction staging & detour requirements
- Preliminary alignment drawings Bridge APS drawings
- Bridge Type Selection Report
- APS discussion and evaluation
- Summary of environmental studies
- Construction cost estimate for each alternative
- Alignment and bridge type selection recommendation
- Schedule to complete final design & construction
- 35% Plans of the preferred alternative

This report will be presented to and discussed with the County in draft form. All comments will be addressed and incorporated into the final report. Final design will occur upon concurrence by the County and approval of the environmental documents by Caltrans/FHWA. The approved report will become the basis for the project's final design.

PHASE 3 – FINAL DESIGN (Optional)

Per the Statement of Qualifications, the *Scope of Work* for this phase will be defined at the completion of Phase 2. The *Scope of Work Overview* provides a bulleted item list of the typical tasks/deliverables for this Phase.

PHASE 4 – CONSTRUCTION SUPPORT (Optional)

Per the Statement of Qualifications, the *Scope of Work* for this phase will be defined at the completion of Phase 3. The *Scope of Work Overview* provides a bulleted item list of the typical tasks/deliverables for this Phase.

ATTACHMENT B

AGREEMENT BETWEEN COUNTY OF INYO
AND Quincy Engineering, Inc.
FOR THE PROVISION OF Bridge Engineering Consultant **SERVICES**

TERM:

FROM: February 12, 2013 **TO:** December 31, 2015

SCHEDULE OF FEES:

The consultant shall be compensated at the rates shown in Quincy Engineering Inc.'s Year 2013 Hourly Rates sheets (attached) for the services described in Attachment A to the contract, Scope of Work.

Payment for the rates and costs identified herein shall constitute full compensation for providing all services, labor, equipment, materials, and other incidentals necessary to perform all work described in Attachment A, Scope of Work.

The costs shown in the Cost Proposals for each project are stimates of probable costs, and are presented for information only. The actual costs billed may differ, depending on the actual number of hours and actual direct costs incurred by the consultant. The total compensation to be provided shall not exceed the total contract amount, subject to such adjustments as may be made by properly approved amendments.

QUINCY ENGINEERING

Year 2013 Hourly Rates (Design and Construction Management)

Rates are effective January 1, 2013 through December 31, 2013

Labor by Classification	Hourly Rate
Principal Engineer	$60 - $75
Senior Engineer	$45 - $70
Associate Engineer	$32 - $55
Assistant Engineer*	$25 - $40
Senior Engineering Tech*	$30 - $45
Engineering Tech/Assistant*	$18 - $35
CAD Manager*	$32 - $50
CAD Tech*	$20 - $32
Administrative Assistant/Support Staff*	$10 - $35
Senior Project Manager/Proj Manager	$50 - $75
Project Engineer	$35 - $72
Resident Engineer/Bridge Rep	$40 - $68
Senior Inspector*	$35 - $58
Inspector*	$20 - $45

Overhead Rate	173.1%

Other Direct Costs	
Office Computer & Software	Included in Overhead
Office Phone/Cell/Fax	Included in Overhead
Reproduction	
Black & White in office	Included in Overhead
Color in office	Included in Overhead
Vendor	Cost
Delivery	Cost
Mileage	Current Federal Rate ($.565/mi.)
Other Travel	Cost
Subconsultants	Cost
Short Term Per Diem	$160 per day
Long Term Per Diem	$2,100 per month
Field Vehicle	$1,450 per month
Field Computer/Printer	$210 per month
Field Cellular Phone	$125 per month
Prevailing Wage Differential**	Cost Plus Payroll Taxes
Misc. Cost	Cost

Fee	
Labor + Overhead	10% - 15%
Other Direct Costs	0% - 10%

Notes:

*Overtime rates apply to these classifications and will be charged at 1.5 times the hourly rate.

**Prevailing Wage Differentials may apply for Construction Inspection Services.

Labor Costs to be invoiced based on actual hourly rate plus overhead plus fee.

Other Direct Costs to be invoiced at actual cost plus fee.

Exhibit B

LOCATION 1 - Cost Summary

PHASE 1

EXHIBIT B- Inyo County - PHASE 1 - LA Aqueduct on Carroll Road

Project Number: 5910(076)

Date: 1/25/2013

Quincy Engineering, Inc.

	Direct Labor:				$7,804.56
	Escalation for Multi-Year Project (0.0%):				$0.00
	Overhead (1.731):				$13,509.69
A.	Labor Subtotal				$21,314.25
	Subconsultant Costs:				
	WRECO	*UDBE*	*10%*		$3,600.00
	Kleinfelder				$3,600.00
	Panorama	*UDBE*	*10%*		$3,600.00
					$0.00
	Total	*UDBE*	*20%*		$0.00
B.	Subconsultant Subtotal				$10,800.00
	Other Direct Costs:				
	Travel		650 miles @	$0.565	$367.25
	Pier Diem/ Hotel	2 people	2 days @	$160.00	$640.00
	Phone/Fax				
	Delivery		3 @	$31.50	$94.50
	Printing: Blue Line				
	Vellum				
	81/2 X 11 Reproduction				
	11 X 17 Reproduction				
	Mounting Boards for Presentations				
	Newsletters (Translation and printing)				
	Mailings (6x)				
C.	Direct Cost Subtotal:				$1,101.75
	Labor Subtotal A. =				$21,314.25
	Fixed Fee (14.0%):				$2,984.00
	Subconsultant Subtotal B. =				$10,800.00
	Fixed Fee (0.0%):				$0.00
	Direct Cost Subtotal: C. =				$1,101.75
	Fixed Fee (0.0%):				$0.00
	TOTAL =				**$36,200.00**

Note: Invoices will be based upon actual QEI hourly rates plus overhead at 173.1% plus fixed fee. Subconsultant and Direct Costs will be billed at actual cost.

LOCATION 2 - Cost Summary

Exhibit B

PHASE 1

EXHIBIT B- Inyo County - PHASE 1 - LA Aqueduct on Walker Creek Road

Project Number: 5910(076)

Date: 1/25/2013

Quincy Engineering, Inc.

	Direct Labor:				$7,804.56
	Escalation for Multi-Year Project (0.0%):				$0.00
	Overhead (1.731):				$13,509.69
A.	Labor Subtotal				$21,314.25
	Subconsultant Costs:				
	WRECO	*UDBE*	*10%*		$3,600.00
	Kleinfelder				$3,600.00
	Panorama	*UDBE*	*10%*		$3,600.00
					$0.00
	Total	*UDBE*	*20%*		$0.00
B.	Subconsultant Subtotal				$10,800.00
	Other Direct Costs:				
	Travel		650 miles @	$0.565	$367.25
	Pier Diem/ Hotel	2 people	2 days @	$160.00	$640.00
	Phone/Fax				
	Delivery		3 @	$31.50	$94.50
	Printing: Blue Line				
	Vellum				
	81/2 X 11 Reproduction				
	11 X 17 Reproduction				
	Mounting Boards for Presentations				
	Newsletters (Translation and printing)				
	Mailings (6x)				
C.	Direct Cost Subtotal:				$1,101.75
	Labor Subtotal A. =				$21,314.25
	Fixed Fee (14.0%):				$2,984.00
	Subconsultant Subtotal B. =				$10,800.00
	Fixed Fee (0.0%):				$0.00
	Direct Cost Subtotal: C. =				$1,101.75
	Fixed Fee (0.0%):				$0.00
	TOTAL =				**$36,200.00**

Note: Invoices will be based upon actual QEI hourly rates plus overhead at 173.1% plus fixed fee. Subconsultant and Direct Costs will be billed at actual cost.

Exhibit B

LOCATION 3 - Cost Summary
PHASE 1

EXHIBIT B- Inyo County - PHASE 1 - Oak Creek Road

Project Number: 5910(076)

Date: 1/25/2013

Quincy Engineering, Inc.

	Direct Labor:				$7,804.56
	Escalation for Multi-Year Project (0.0%):				$0.00
	Overhead (1.731):				$13,509.69
A.	Labor Subtotal				$21,314.25
	Subconsultant Costs:				
	WRECO	*UDBE*	*10%*		$3,600.00
	Kleinfelder				$3,600.00
	Panorama	*UDBE*	*10%*		$3,600.00
					$0.00
	Total	*UDBE*	*20%*		$0.00
B.	Subconsultant Subtotal				$10,800.00
	Other Direct Costs:				
	Travel		650 miles @	$0.565	$367.25
	Pier Diem/ Hotel	2 people	2 days @	$160.00	$640.00
	Phone/Fax				
	Delivery		3 @	$31.50	$94.50
	Printing: Blue Line				
	Vellum				
	81/2 X 11 Reproduction				
	11 X 17 Reproduction				
	Mounting Boards for Presentations				
	Newsletters (Translation and printing)				
	Mailings (6x)				
C.	Direct Cost Subtotal:				$1,101.75
	Labor Subtotal A. =				$21,314.25
	Fixed Fee (14.0%):				$2,984.00
	Subconsultant Subtotal B. =				$10,800.00
	Fixed Fee (0.0%):				$0.00
	Direct Cost Subtotal: C. =				$1,101.75
	Fixed Fee (0.0%):				$0.00
	TOTAL =				**$36,200.00**

Note: Invoices will be based upon actual QEI hourly rates plus overhead at 173.1% plus fixed fee. Subconsultant and Direct Costs will be billed at actual cost.

ATTACHMENT C

AGREEMENT BETWEEN COUNTY OF INYO
AND Quincy Engineering, Inc.
FOR THE PROVISION OF Bridge Engineering Consultant **SERVICES**

TERM:

FROM: February 12, 2013 **TO:** December 31, 2015

SCHEDULE OF TRAVEL AND PER DIEM PAYMENT:

The consultant shall be compensated at the rates shown in Quincy Engineering, Inc.'s Year 2013 Hourly Rates sheets (Attachment B) for Travel and Per Diem expenses.

ATTACHMENT D

AGREEMENT BETWEEN COUNTY OF INYO
AND Quincy Engineering, Inc.
FOR THE PROVISION OF Bridge Engineering Consultant **SERVICES**

TERM:

FROM: February 12, 2013 **TO:** December 31, 2015

FORM W-9

Request for Taxpayer
Identification Number and Certification
(Please submit W-9 form with Contract, available on-line or by County)

ATTACHMENT E

AGREEMENT BETWEEN COUNTY OF INYO
AND Quincy Engineering, Inc.
FOR THE PROVISION OF Bridge Engineering Consultant **SERVICES**

TERM:

FROM: February 12, 2013 **TO:** December 31, 2015

SEE ATTACHED INSURANCE PROVISIONS

Specifications 2
Insurance Requirements for Professional Services

Consultant shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees.

MINIMUM SCOPE AND LIMIT OF INSURANCE

Coverage shall be at least as broad as:

1. **Commercial General Liability** (CGL): Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis for bodily injury and property damage, including products-completed operations, personal injury and advertising injury, with limits no less than **$1,000,000** per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.
2. **Automobile Liability:** Insurance Services Office Form Number CA 0001 covering, Code 1 (any auto), or if Consultant has no owned autos, Code 8 (hired) and 9 (non-owned), with limit no less than **$500,000** per accident for bodily injury and property damage.
3. **Workers' Compensation** insurance as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than **$1,000,000** per accident for bodily injury or disease.

(Not required if consultant provides written verification it has no employees)

1. **Professional Liability** (Errors and Omissions) Insurance appropriates to the Consultant's profession, with limit no less than **$1,000,000** per occurrence or claim, $2,000,000 aggregate.

If the Consultant maintains higher limits than the minimums shown above, the County requires and shall be entitled to coverage for the higher limits maintained by the consultant.

Other Insurance Provisions

The insurance policies are to contain, or be endorsed to contain, the following provisions:

Additional Insured Status

The County, its officers, officials, employees, and volunteers are to be covered as additional insureds on the auto policy with respect to liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of the Consultant; and on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Consultant including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Consultant's insurance (at least as broad as ISO Form CG 20 10, 11 85 or both CG 20 10 and CG 23 37 forms if later revisions used).

Primary Coverage
For any claims related to this contract, the **Consultant's insurance coverage shall be primary** insurance as respects the County, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the County, its officers, officials, employees, or volunteers shall be excess of the Consultant's insurance and shall not contribute with it.

Notice of Cancellation
Each insurance policy required above shall state that **coverage shall not be canceled, except with notice to the County.**

Waiver of Subrogation
Consultant hereby grants to County a waiver of any right to subrogation which any insurer of said Consultant may acquire against the County by virtue of the payment of any loss under such insurance. Consultant agrees to obtain any endorsement that may be necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not the County has received a waiver of subrogation endorsement from the insurer.

Deductibles and Self-Insured Retentions
Any deductibles or self-insured retentions must be declared to and approved by the County. The County may require the Consultant to provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention.

Acceptability of Insurers
Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable to the County.

Claims Made Policies
If any of the required policies provide coverage on a claims-made basis:

1. The Retroactive Date must be shown and must be before the date of the contract or the beginning of contract work.
2. Insurance must be maintained and evidence of insurance must be provided ***for at least five (5) years after completion of the contract of work.***
3. If coverage is canceled or non-renewed, and not ***replaced with another claims-made policy form with a Retroactive Dat***e prior to the contract effective date, the Consultant must purchase "extended reporting" coverage for a minimum of ***five (5)*** years after completion of contract work.

Verification of Coverage
Consultant shall furnish the County with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by the County before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Consultant's obligation to provide them. The County reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

Subcontractors

Consultant shall require and verify that all subconsultants maintain insurance meeting all the requirements stated herein.

Special Risks or Circumstances

County reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

ATTACHMENT F

AGREEMENT BETWEEN COUNTY OF INYO
AND Quincy Engineering, Inc.
FOR THE PROVISION OF Bridge Engineering Consultant **SERVICES**

TERM:

FROM: February 12, 2013 **TO:** December 31, 2015

FEDERAL FUNDS ADDENDUM

1. Section 12, Part B, *Inspections and Audits,* of the contract is amended to read;

   "Any authorized representative of the County, or of a *federal or state agency,* shall have access to any books, documents, papers, records, including, but not limited to, financial records of the Consultant, which the County or *federal or state agency* determines to be pertinent to this Agreement, for the purposes of making audit, evaluation, examination, excerpts, and transcripts during the period such records are to be maintained by Consultant. Further, the County or *federal or state agency* has the right, at all reasonable times, to audit, inspect, or otherwise evaluate the work performed or being performed under this Agreement. Copies of any of these records shall be furnished, if requested."

2. **Covenant Against Contingent Fees.** The Consultant warrants that he/she has not employed or retained any company or person, other than a bona fide employee working for the consultant, to solicit or secure this agreement, and that he/she has not paid or agreed to pay any company or person other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift, or any other consideration, contingent upon or resulting from the award, or formation of this agreement. For breach or violation of this warranty, the local agency shall have the right to annul this agreement without liability, or at its discretion; to deduct from the agreement price or consideration, or otherwise recover the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.

3. **Delays and Extensions.** The term of the contract may be extended in the case of unavoidable delays, changes in the scope of work or level of effort required to meet the project objectives, and for consideration of corresponding warranted adjustments in payment. An extension of contract time is granted as described in Section 23, *Amendment,* of the contract.

4. **Termination or Abandonment.** The provisions of Section 15, *Default,* will also apply if the contract is terminated because of circumstances beyond the control of the consultant. The provisions of the section entitled **"County Property"** Section 7.B., shall apply to any partially completed work if the contract is terminated or abandoned.

5. **General Compliance with Laws and Wage Rates.** The consultant shall comply with the State of California's General Prevailing Wage Rate requirements in accordance with California Labor Code, Section 177, and all federal, state, and local laws and ordinances applicable to the work. tract entered into as

Any subcontract entered into as a result of this contract if for more than $25,000 for public works construction or more than $15,000 for the alteration, demolition, repair, or maintenance of public works, shall contain all of the provisions of this Article.

6. **Consultant's Endorsement on PS&E/Other Data.** The consultant's responsible engineer shall sign all plans, specifications, estimates (PS&E) and engineering data furnished by him/her, and where appropriate, indicate his/her California registration number.

7. **Disadvantaged Business Enterprise Considerations.** Consultants must give consideration to DBE firms as specified in 23 CFR 172.5(b), 49 CFR, Part 26. The consultant shall comply with the applicable provisions of Exhibit 10-I, "Notice to Proposers Disadvantaged Business Enterprise Information," and Exhibit 10-J, "Standard Agreement for Subconsultant/DBE Participation," that were included in the Request for Statements of Qualifications,

8. **Safety.** The consultant shall comply with OSHA regulations applicable to the consultant regarding necessary safety equipment or procedures. The Consultant shall comply with safety instructions issued by the county's project manager and other cosultant representatives. Consultant personnel shall wear hard hats and safety vests at all time when working on the construction project site.

   Pursuant to the authority contained in Section 591 of the Vehicle Code, the county has determined that such areas are within the limits of the project and are open to public traffic. The Consultant shall comply with all of the requirements set forth in Divisions 11, 12, 13, 14, and 15 of the Vehicle Code. The consultant shall take all reasonably necessary precautions for safe operation of its vehicles and the protection of the traveling public from injury and damage from such vehicles.

   Any subcontract entered into as a result of this contract shall contain all of the provisions of the Article.

9. **Certifications.** Exhibits 10-F "Certification of Consultant, Commissions & Fees" and 10-G, "Certification of Agency" are included as attachments to the contract and made a part of.

For Clerk's Use Only:
AGENDA NUMBER

23

AGENDA REQUEST FORM

BOARD OF SUPERVISORS
COUNTY OF INYO

☐ Consent ☒ Departmental ☐ Correspondence Action ☐ Public Hearing

☐ Scheduled Time for ☐ Closed Session ☐ Informational

FROM: CLERK OF THE BOARD
By: Patricia Gunsolley, Assistant Clerk of the Board

FOR THE BOARD MEETING OF: April 1, 2014

SUBJECT: Approval of Minutes

DEPARTMENTAL RECOMMENDATION: - Request approval the minutes of the Board of Supervisors Meeting of March 18, 2014

SUMMARY DISCUSSION: - The Board is required to keep minutes of its proceedings. Once the Board has approved the minutes as requested, the minutes will be made available to the public via the County's web page at www.inyocounty.us.

ALTERNATIVES: - Staff awaits your Board's changes and/or corrections.

OTHER AGENCY INVOLVEMENT: - n/a

FINANCING: n/a

APPROVALS	
BUDGET OFFICER:	BUDGET AMENDMENTS *(Must be reviewed and approved by Budget Officer prior to being approved by others, as needed, and submission to the Assistant Clerk of the Board.)*
COUNTY COUNSEL:	AGREEMENTS, CONTRACTS AND ORDINANCES AND CLOSED SESSION AND RELATED ITEMS *(Must be reviewed and approved by county counsel prior to submission to the Assistant Clerk of the Board.)* Approved: _____ Date_____
AUDITOR/CONTROLLER:	ACCOUNTING/FINANCE AND RELATED ITEMS (*Must be reviewed and approved by the auditor-controller prior to submission to the Assistant Clerk of the Board.)* Approved:_____ Date_____
PERSONNEL DIRECTOR:	PERSONNEL AND RELATED ITEMS *(Must be reviewed and approved by the director of personnel services prior to submission to the Assistant Clerk of the Board.)* Approved:_____ Date_____

DEPARTMENT HEAD SIGNATURE:
(Not to be signed until all approvals are received)_____ Date:_____
(The Original plus 20 copies of this document are required)

For Clerk's Use Only:
AGENDA NUMBER

24

AGENDA REQUEST FORM
BOARD OF SUPERVISORS
COUNTY OF INYO

☐ Consent ☒ Departmental ☐ Correspondence Action ☐ Public Hearing

☒ Scheduled Time for 1:30 p.m. ☐ Closed Session ☐ Informational

FROM: Inyo County Planning Commission and Planning Department

FOR THE BOARD MEETING OF: April 1, 2014

SUBJECT: General Plan Amendment No. 2013-02/Renewable Energy

DEPARTMENTAL RECOMMENDATION: Request the Board of Supervisors:
Receive a presentation from staff, and provide input on the Draft Renewable Energy General Plan Amendment (REGPA) so that it may be revised for the project description for the Programmatic Environmental Impact Report (PEIR).

SUMMARY DISCUSSION: Staff prepared a Draft 2013 REGPA that includes Draft Renewable Energy Development Areas (REDAs) and Draft policies. This work can be found in the Planning Commission Staff Report (Attachment 6). A background report (Attachment A to the Planning Commission Staff Report) was created that covers the County's long history with renewable energy development; California's ambitious renewable energy goals; a primer on General Plans in California; a description of the most common solar and wind energy generation types; and, reviews the renewable energy and transmission planning work that has been done by a multitude of agencies with jurisdiction over land in Inyo County and its surrounding jurisdictions. An Opportunities and Constraints Technical Study (OCTS) was also developed by the County's consultant team analyzing the County for renewable energy development (Attachment B to the Planning Commission Staff Report). The OCTS classifies areas in the County relative to renewable energy development based on levels of constraints. The OCTS uses the categories of Constrained and Moderately Constrained to identify areas, the rest of the County is considered least appropriate for renewable energy development (please see Figure 5-5, in the OCTS - Attachment B to the Planning Commission Staff Report).

Renewable Energy Development Areas
All of this work resulted in three Draft REDA alternatives:

- Draft Preferred REDAs, these were developed by using the inclusion criteria and then removing areas with exclusion criteria that have impacts that cannot be mitigated (please see maps Attachment 1).
- Draft Less Intensive REDAs, these began as the Preferred Alternative and were further reduced by taking out areas, per the exclusion criteria, whether or not they can be mitigated (please see Attachment D in the Planning Commission Staff Report).
- Draft Intensive REDAs, these REDAs include areas identified through the inclusionary criteria and only have Wilderness Areas removed (please see Attachment D in the Planning Commission Staff Report).

The Draft REDAs also include a cap and phasing scheme. The caps actually reduce the area open for development considerably (Please see attached map and tables – Attachment 2). Each Draft Preferred REDA, using the indirect calculation for wind area (40-acres per megawatt), has a usable area that represents less than 1-percent of the County's total area and using the direct calculation for wind area (3-acres per megawatt) it is less than 0.5-percent of the County's total area. The total area of the Draft Preferred REDAs is about 10-percent of the County's total land area and the REDAs are approximately 93-percent public lands and 7-percent privately owned. The total area of the REDAs were created to be

quite a bit larger than the actual area that may be appropriate for development based on the megawatt caps to provide more flexibility in siting.

Policies
Staff also developed Draft policies that were based in part on the work prepared in the 2011 and comments provided to staff from stakeholders and the public. These Draft policies (please see pages 38-44 in the Planning Commission Staff Report) include updates to the:

- Land Use Element
- Economic Development Element
- Conservation/Open Space Element, especially with regard to Mineral and Energy and Visual Resources
- Public Safety Element

The policies also provide an allocations table that defines how many megawatts per Draft REDA can be generated and provides a transfer scheme for megawatts between REDAs in the same group. These groups are based on the geographic areas of Western, Southern and Eastern (please see page 42 of the Planning Commission Staff Report).

Transmission
The work conducted, to date, on the REGPA has found that transmission may very well be the limiting factor in any renewable energy development in the County. Currently, both electricity providers in the County, the Los Angeles Department of Water and Power (DWP) and Southern California Edison Company (SCE) have high voltage transmission lines that run north to south through the County. According to the utility providers, the SCE lines are currently at capacity and the DWP line has about 250-megwatts of capacity available. There are currently no plans to upgrade either transmission facility in the near future.

February 26, 2014 Planning Commission Meeting
On February 26, 2014 the Inyo County Planning Commission received a presentation from staff about the Draft REGPA completed to date and took public comment. Thirty-four people provided verbal comments that spanned 3-hours. Staff also received 70 written comments. Most of these comments were in opposition to the Draft REDAs, especially with regard to the area in the Draft Owens Valley REDA that includes views from the Manzanar National Historic Site. Several commenters were of Japanese decent who were, or had relatives, interned at Manzanar (please see Attachment 4 - Responses to Public Comment, REGPA - Planning Commission February 26, 2014). Project stakeholders also provided comments to staff (please see Attachment 5 – Responses to stakeholder comments). The Planning Commission meeting resulted in a recommendation to take the Draft REGPA as presented to the Planning Commission to Board of Supervisors for input. There were also suggestions to: 1) go with the Draft Less Intensive Alternative and 2) to remove the Centennial Flat/Darwin REDA from the Draft Preferred Alternative.

March 18, 2014 Board of Supervisors Workshop
On March 18, 2014 staff provided the Board of Supervisors with an informational workshop to clear up misconceptions and misinformation that has surrounded the Draft REGPA. Forty-two people from the public spoke at the meeting providing comments similar to those given at the Planning Commission meeting on February 26, 2014. Since this work began, there has also been an additional opportunity from the Energy Commission for a grant that furthers the REGPA efforts. Several ideas were explored by the

Board on March 18 for this funding opportunity and a proposal to provide a more in depth analysis of the Owens Valley REDA was favored. Based on the suggestions presented by the Planning Commission, public comments, and the potential for additional funding for analysis of the Owens Valley, staff has provided a Draft REDA that consists of the Draft Less Intensive alternative, with Centennial Flat/Darwin and the Owens Valley REDA removed (please see Attachment 3). An alternative idea for the Owens Valley was also discussed. This proposed that there would be no Owens Valley REDA, but up to 250-megawatts (the capacity left on DWP transmission facilities) could be developed on a case by case basis.

A majority of comments provided by the public at both the Planning Commission meeting, the Board of Supervisors Workshop and in writing expressed a serious aversion to the Owens Valley REDA. The discomfort with the Owens Valley Draft REDA was based on potential impacts to the visual characteristics and how it could affect the way people experience the Owens Valley. Many believe that any renewable energy development should surround and serve the communities in the County on already disturbed land instead of being placed in areas that could affect more remote view sheds or be placed on rooftops -only.

Rooftop Solar in Inyo County
Staff worked with the Southwest Solar Transformation Initiative (SSTI) during 2012-2013. The SSTI was a team of public and private partners working to advance solar power adoption by homeowners and businesses. During this effort, the SSTI team provided staff with an analysis of solar rooftop potential in the County and found that the County could produce 47,398,000 kilowatt hours over a 5-year period, or approximately 4.4-megawatt/hours per year. The CEC also produced at document the California Solar Resources that calculated the County's rooftop potential at close to 23-megawatts. The SSTI worked to help jurisdictions make their process for private solar energy development easy and found that the County already had excellent policies and procedures in place. Of the participating jurisdictions the County is currently ranked at number eight for meeting the goals of the SSTI for more information on the SSTI please see: http://my.solarroadmap.com/CommunityLeaderboard/

Many comments and suggestions taken from the public can also be applied to the Draft policies. Most of these comments have been addressed in the responses to comments from both the public and the stakeholders (Attachments 4 and 5 respectively)

NEXT STEPS

• Board of Supervisors/Public Meeting - Provide input regarding project description	April 1, 2014
• Notice of Preparation for PEIR	Late Spring 2014
• Public Meetings (3)	Late Spring 2014
• Draft Program Environmental Impact Report	Summer 2014
• Public Meetings (3)	Summer 2014
• Final Program Environmental Impact Report	Fall 2014
• Planning Commission Recommendation/Public Hearing	Fall 2014
• Board of Supervisors Consideration/Public Hearing	Fall/Winter 2014-15

ALTERNATIVES: The Board may consider the following alternatives.

1. Consider the Alternatives in the Planning Commission Staff Report and within this Agenda Request Form and provide input to staff.
2. Provide input to alter the Draft REGPA REDAs.
3. Provide input to alter the Draft REGPA policies.
4. Provide input to staff to stop working on the REGPA.

OTHER AGENCY INVOLVEMENT: California Energy Commission (CEC)

FINANCING: Costs to prepare the REGPA and the subsequent PEIR are being funded through a grant from the CEC.

APPROVALS	
COUNTY COUNSEL:	AGREEMENTS, CONTRACTS AND ORDINANCES AND CLOSED SESSION AND RELATED ITEMS *(Must be reviewed and approved by county counsel prior to submission to the board clerk.)*
AUDITOR/CONTROLLER:	ACCOUNTING/FINANCE AND RELATED ITEMS (M*ust be reviewed and approved by the auditor-controller prior to submission to the board clerk.)*
PERSONNEL DIRECTOR:	PERSONNEL AND RELATED ITEMS (Must be reviewed and approved by the director of personnel services prior to submission to the board clerk.)

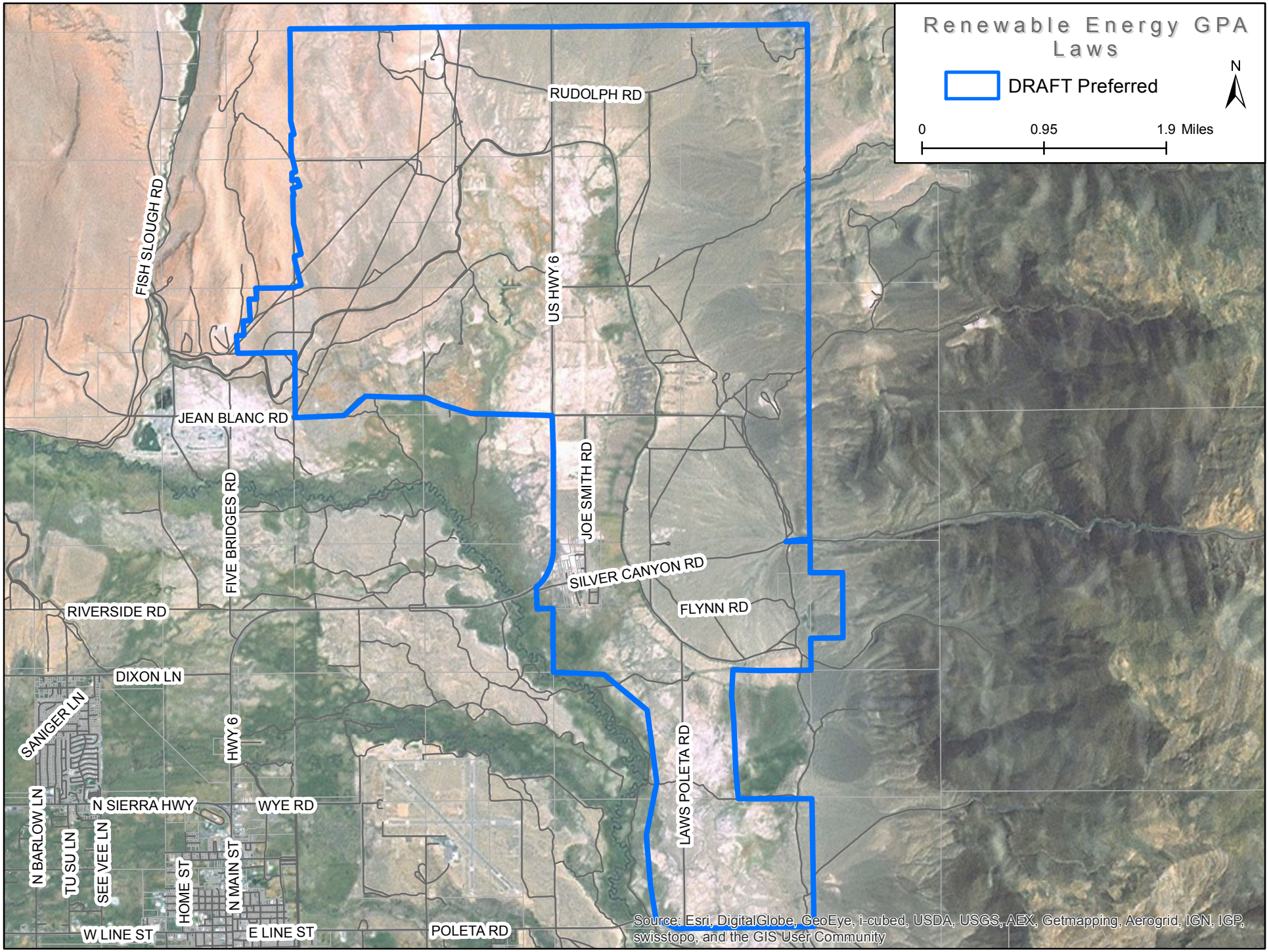
DEPARTMENT HEAD SIGNATURE:
(Not to be signed until all approvals are received)

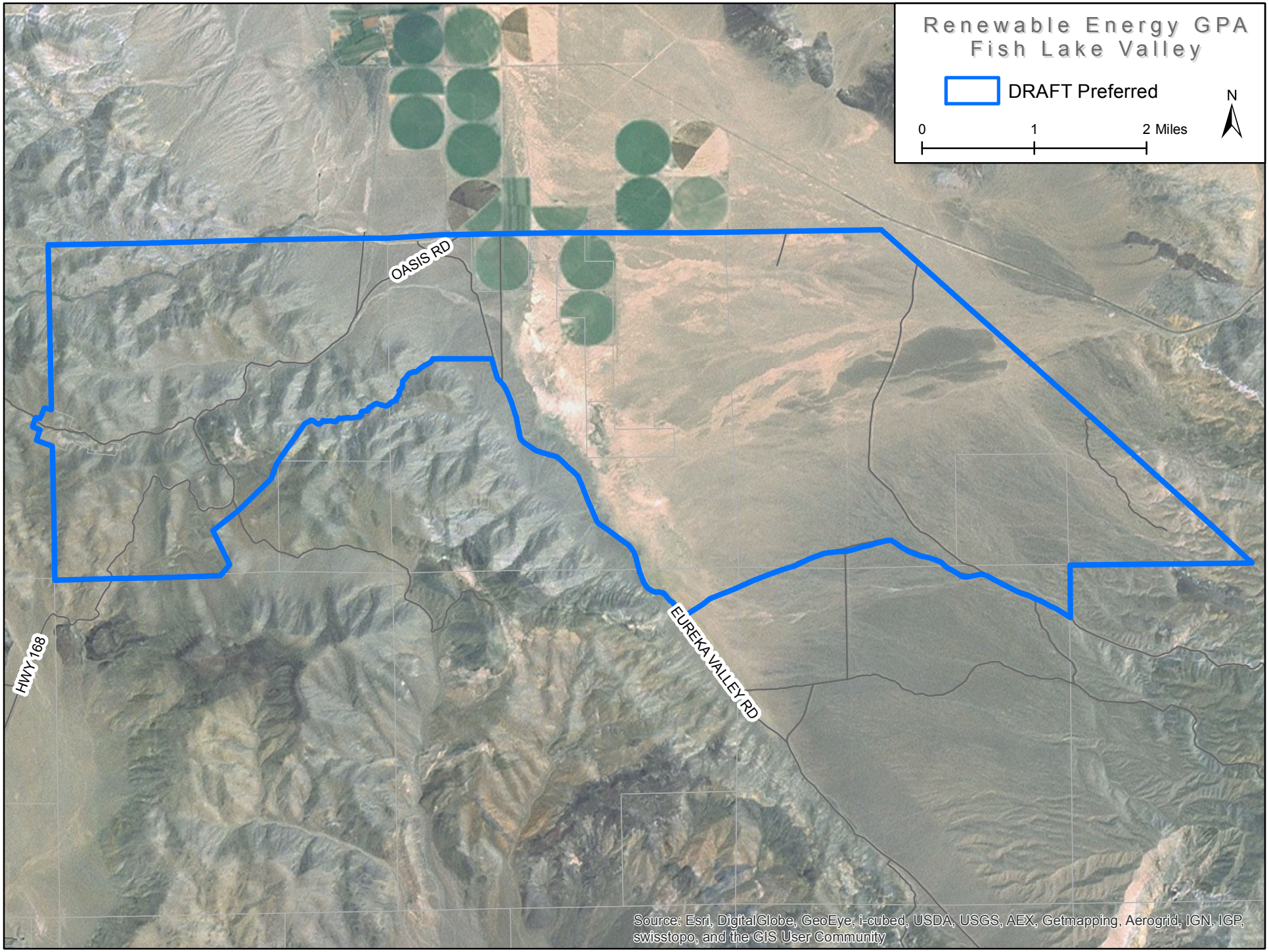
Date: 3-26-14

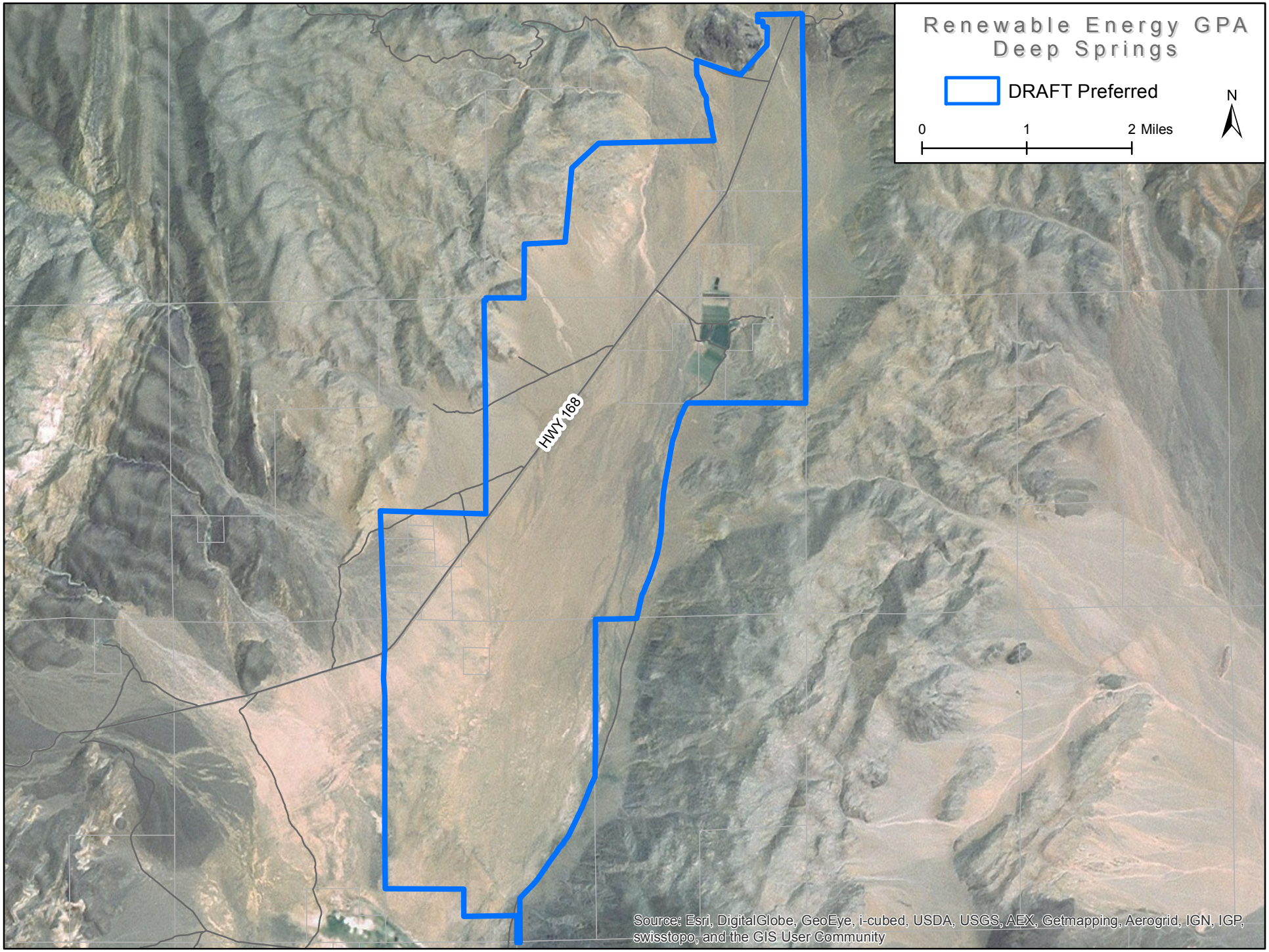
Attachments:

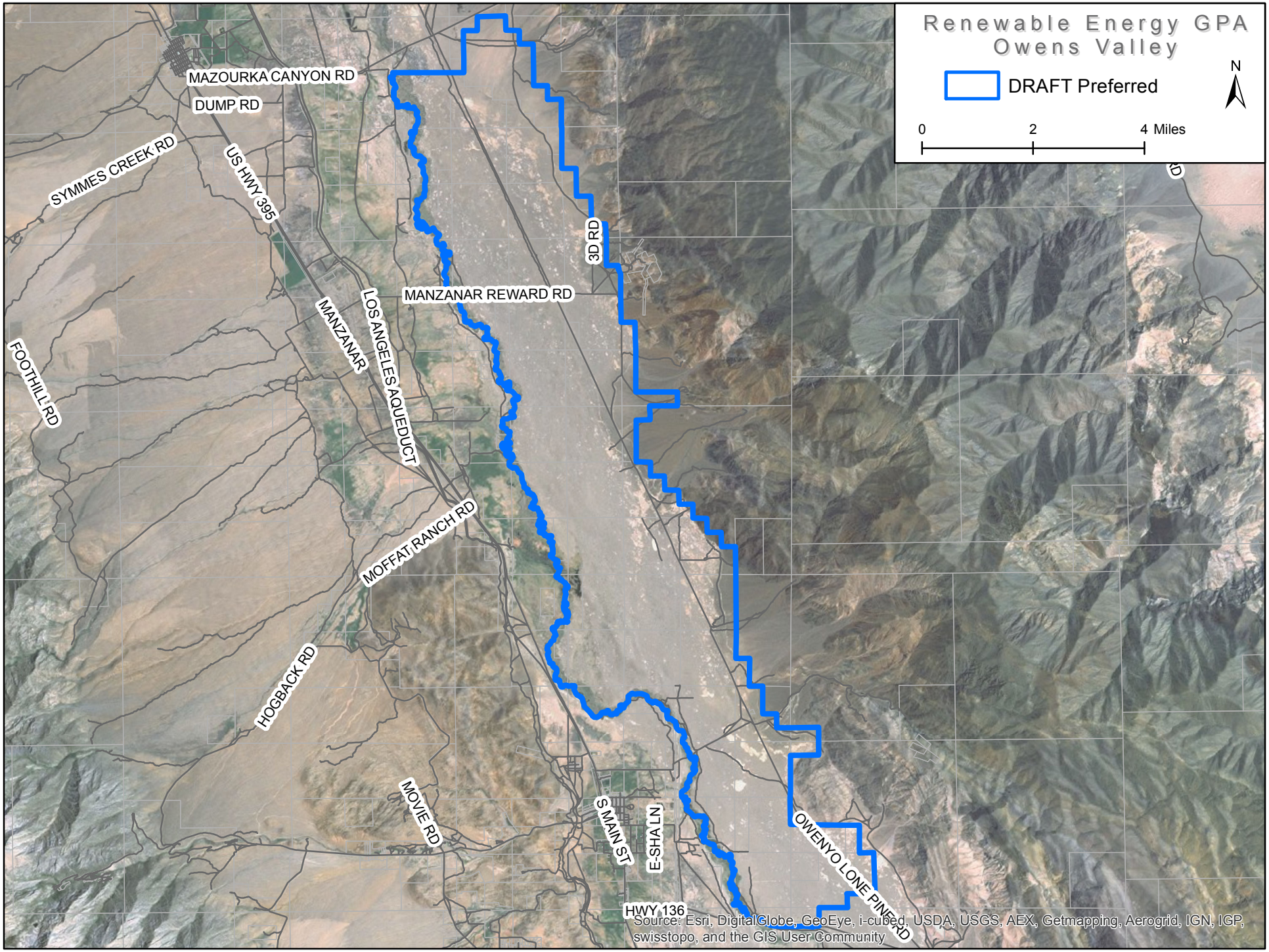
1.) Maps of the Draft Preferred REDAs
2.) Map and Table of REDA usable area based on megawatt caps
3.) Map of Draft Less Intensive with Centennial Flat/Darwin and Owens Valley REDA removed
4.) Public comments and responses
5.) Stakeholder comments and responses
6.) February 26, 2014 Planning Commission Staff Report
7.) Comment packets

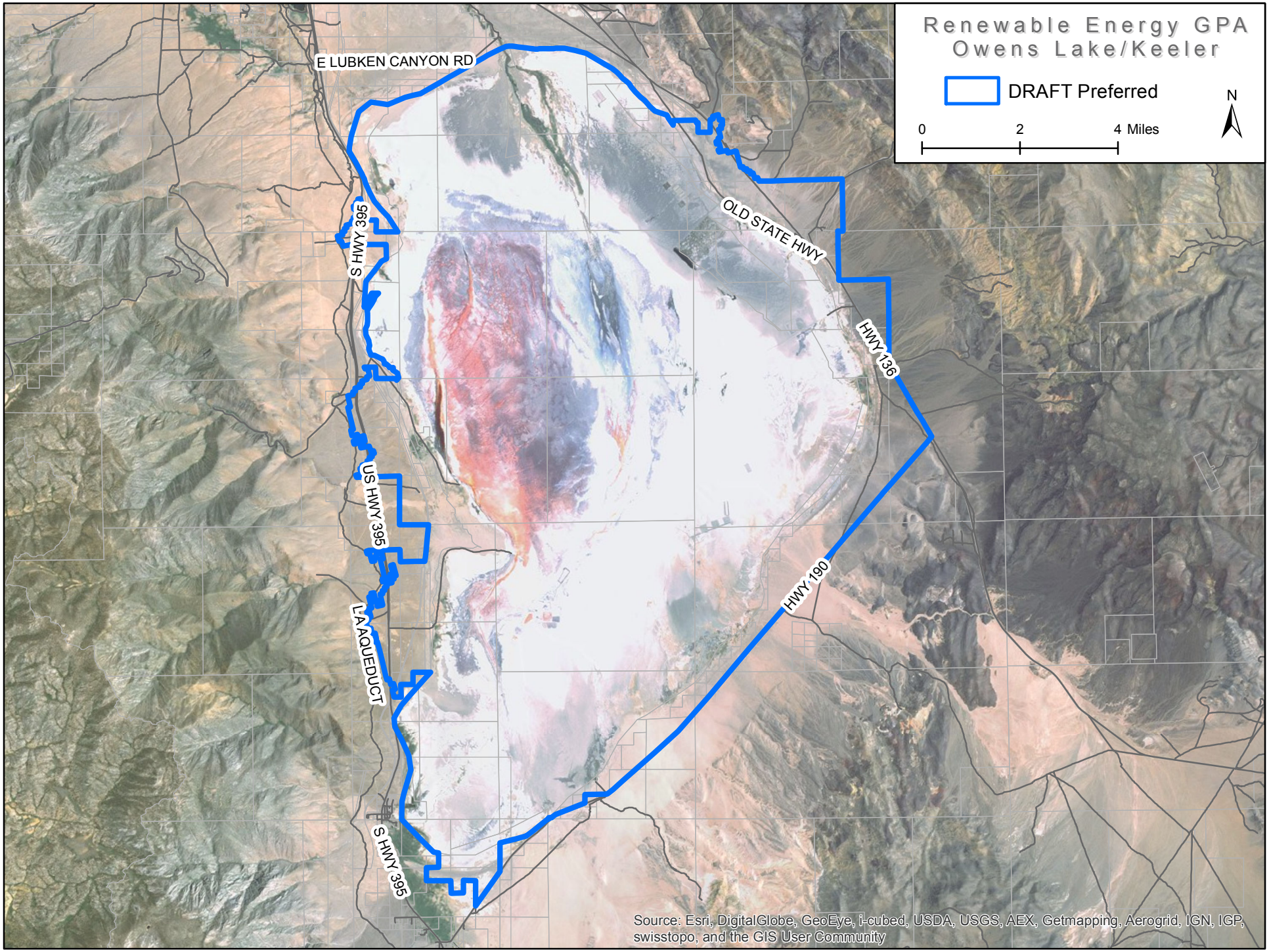
Attachment 1

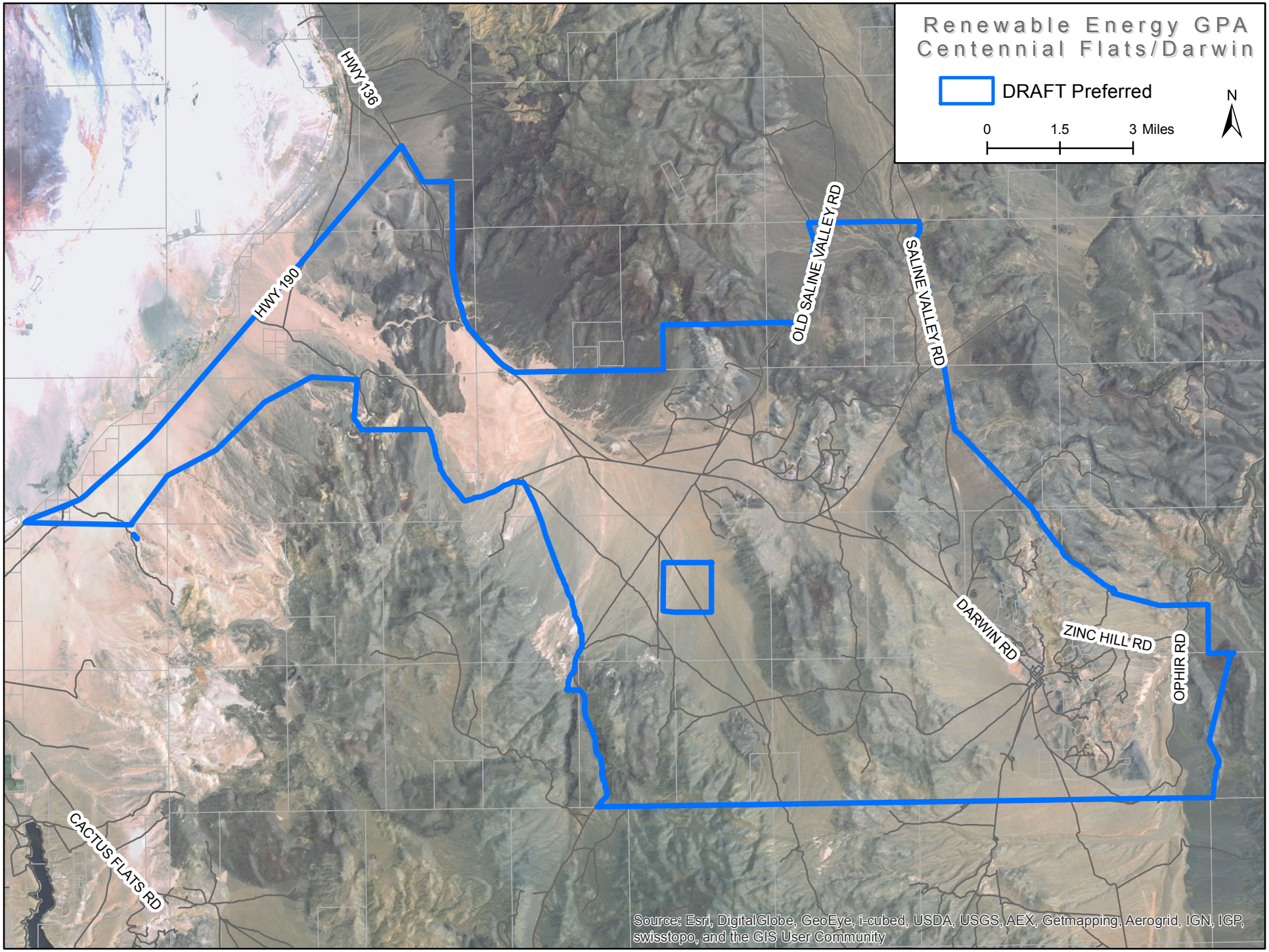

Renewable Energy GPA Laws
DRAFT Preferred
N
0
0.95
1.9 Miles
RUDOLPH RD
FISH SLOUGH RD
US HWY 6
JEAN BLANC RD
JOE SMITH RD
FIVE BRIDGES RD
SILVER CANYON RD
RIVERSIDE RD
FLYNN RD
DIXON LN
SANIGER LN
HWY 6
LAWS POLETA RD
N SIERRA HWY
WYE RD
N BARLOW LN
TU SU LN
SEE VEE LN
HOME ST
N MAIN ST
W LINE ST
E LINE ST
POLETA RD
Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

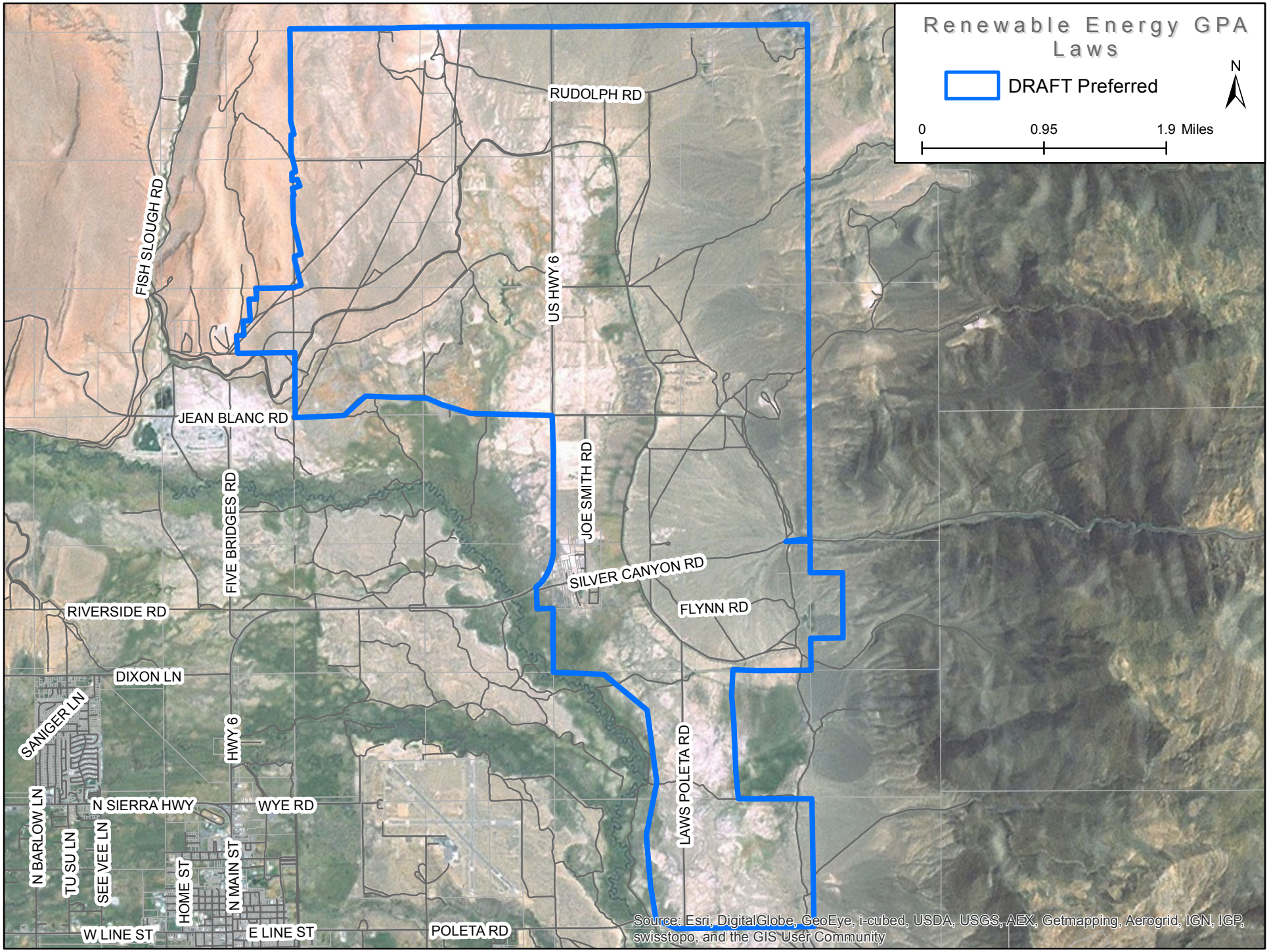

Renewable Energy GPA
Fish Lake Valley
DRAFT Preferred
N
0
1
2 Miles
OASIS RD
EUREKA VALLEY RD
HWY 168
Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

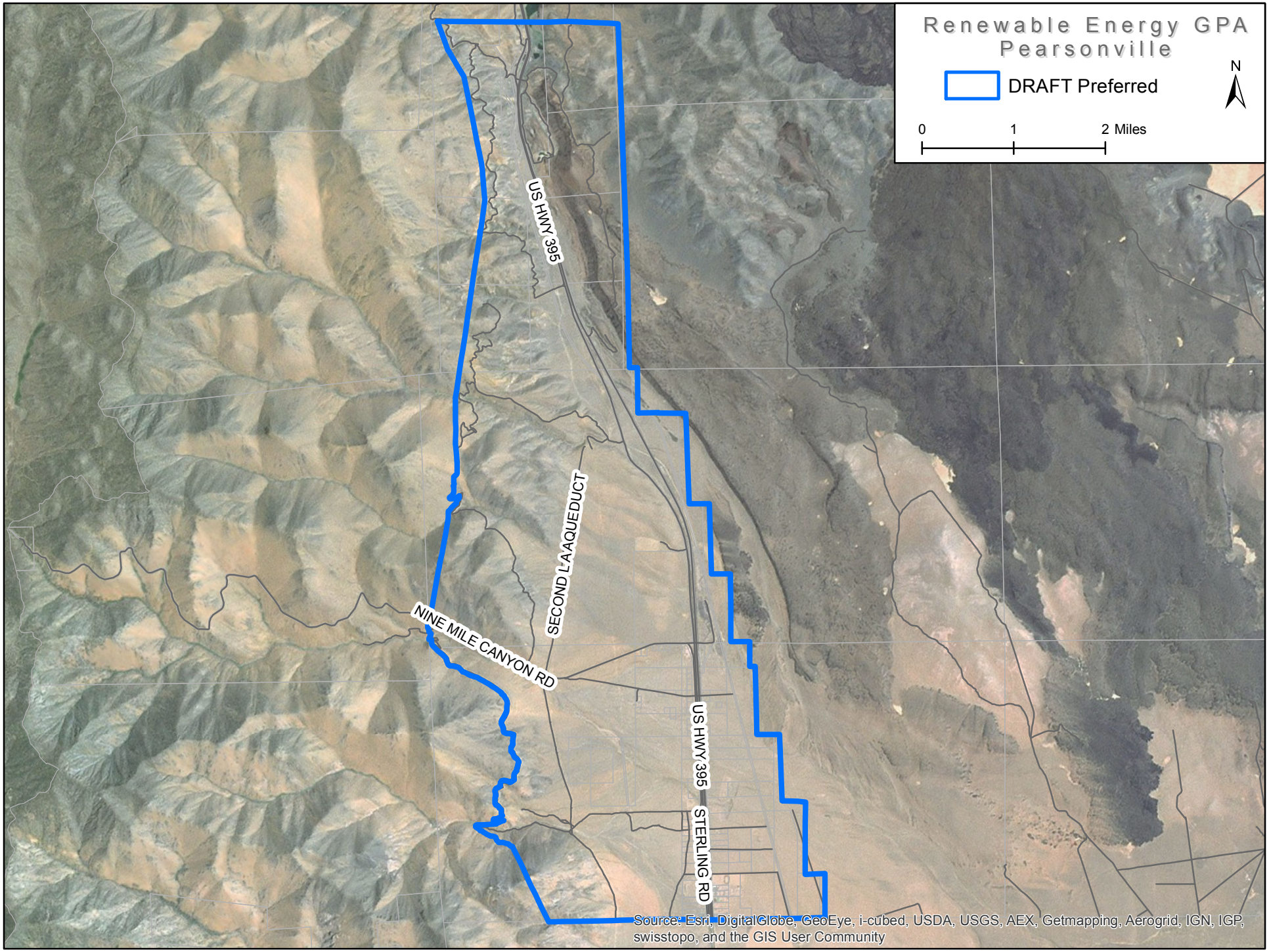

Renewable Energy GPA
Deep Springs
DRAFT Preferred
N
0
1
2 Miles
HWY 168
Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

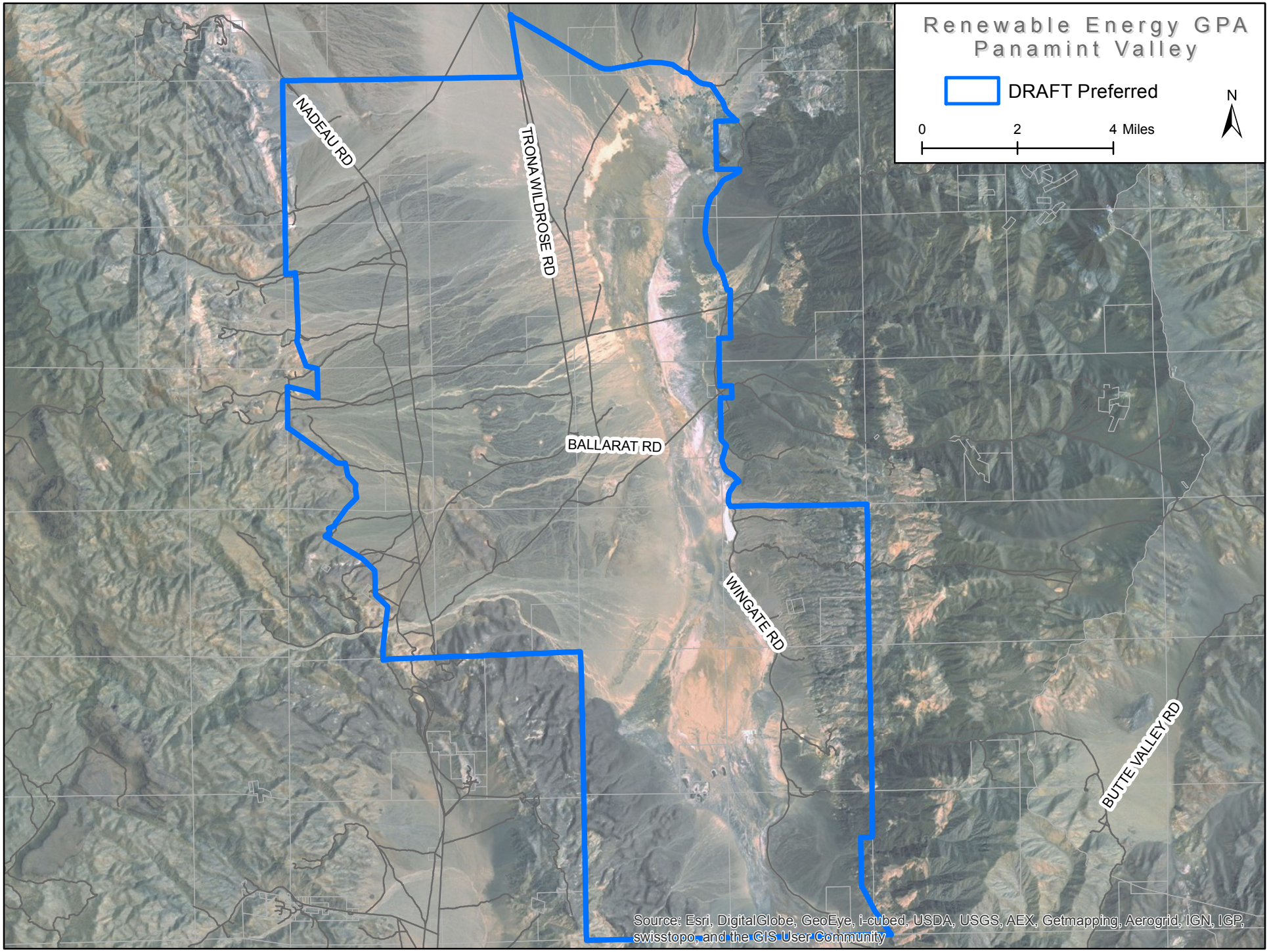

Renewable Energy GPA
Owens Valley
DRAFT Preferred
N
0
2
4 Miles
MAZOURKA CANYON RD
DUMP RD
SYMMES CREEK RD
US HWY 395
3D RD
MANZANAR REWARD RD
MANZANAR
LOS ANGELES AQUEDUCT
FOOTHILL RD
MOFFAT RANCH RD
HOGBACK RD
MOVIE RD
S MAIN ST
E-SHA LN
HWY 136
OWENYO LONE PINE RD
Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

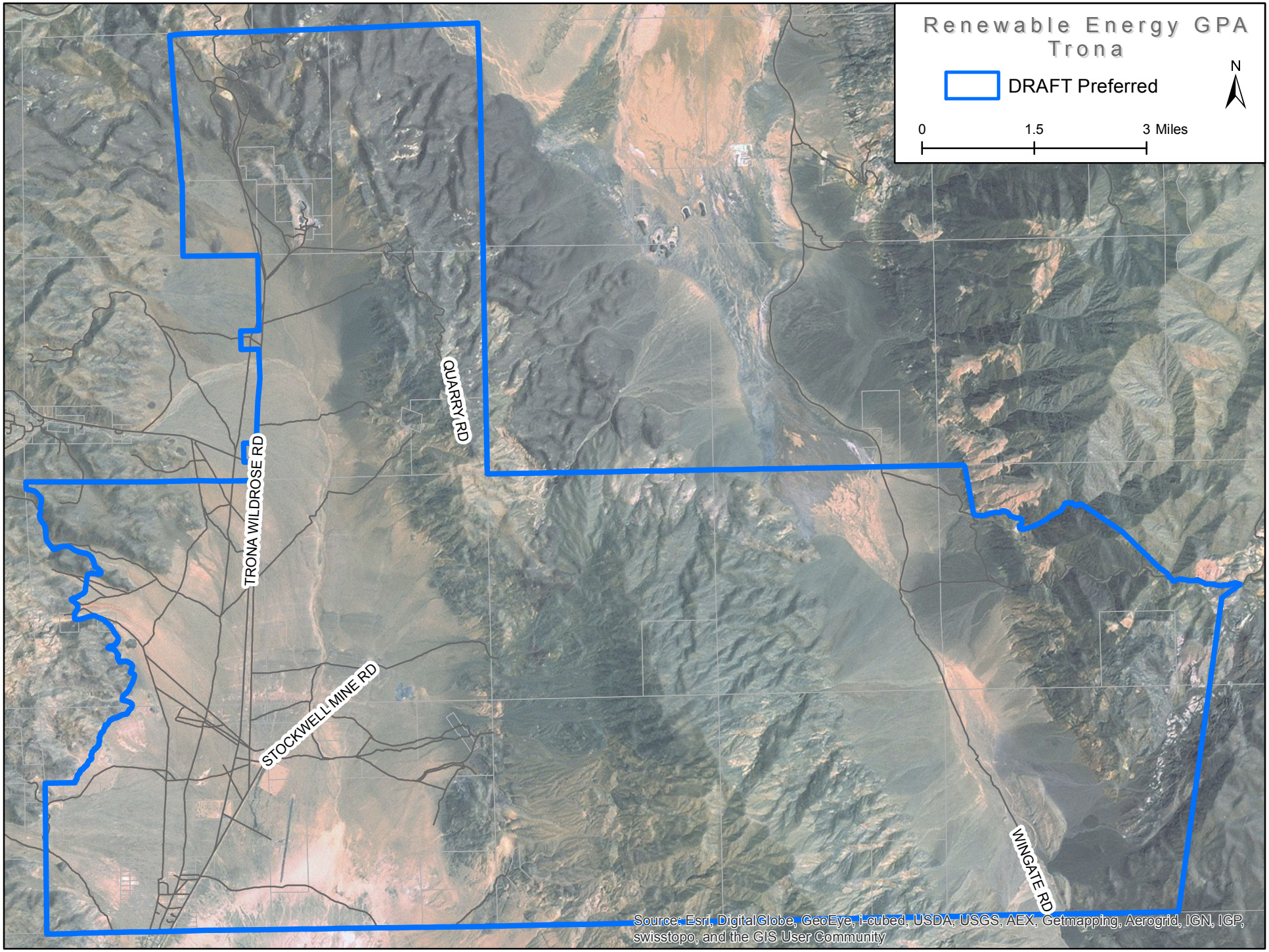

Renewable Energy GPA
Owens Lake/Keeler
DRAFT Preferred
N
0
2
4 Miles
E LUBKEN CANYON RD
S HWY 395
US HWY 395
LA AQUEDUCT
S HWY 395
OLD STATE HWY
HWY 136
HWY 190
Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

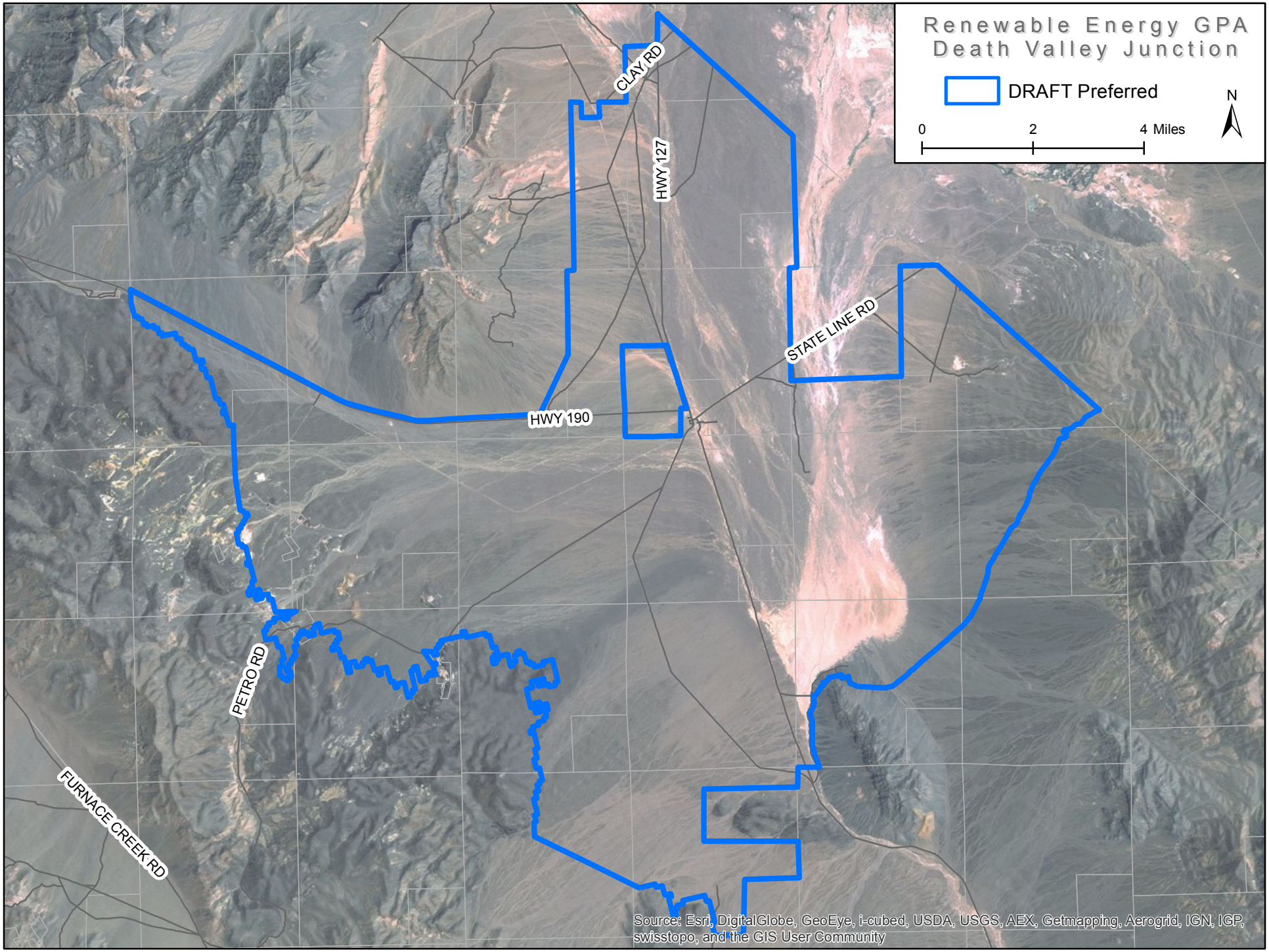

Renewable Energy GPA
Centennial Flats/Darwin
DRAFT Preferred
N
0
1.5
3 Miles
HWY 136
HWY 190
OLD SALINE VALLEY RD
SALINE VALLEY RD
DARWIN RD
ZINC HILL RD
OPHIR RD
CACTUS FLATS RD
Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

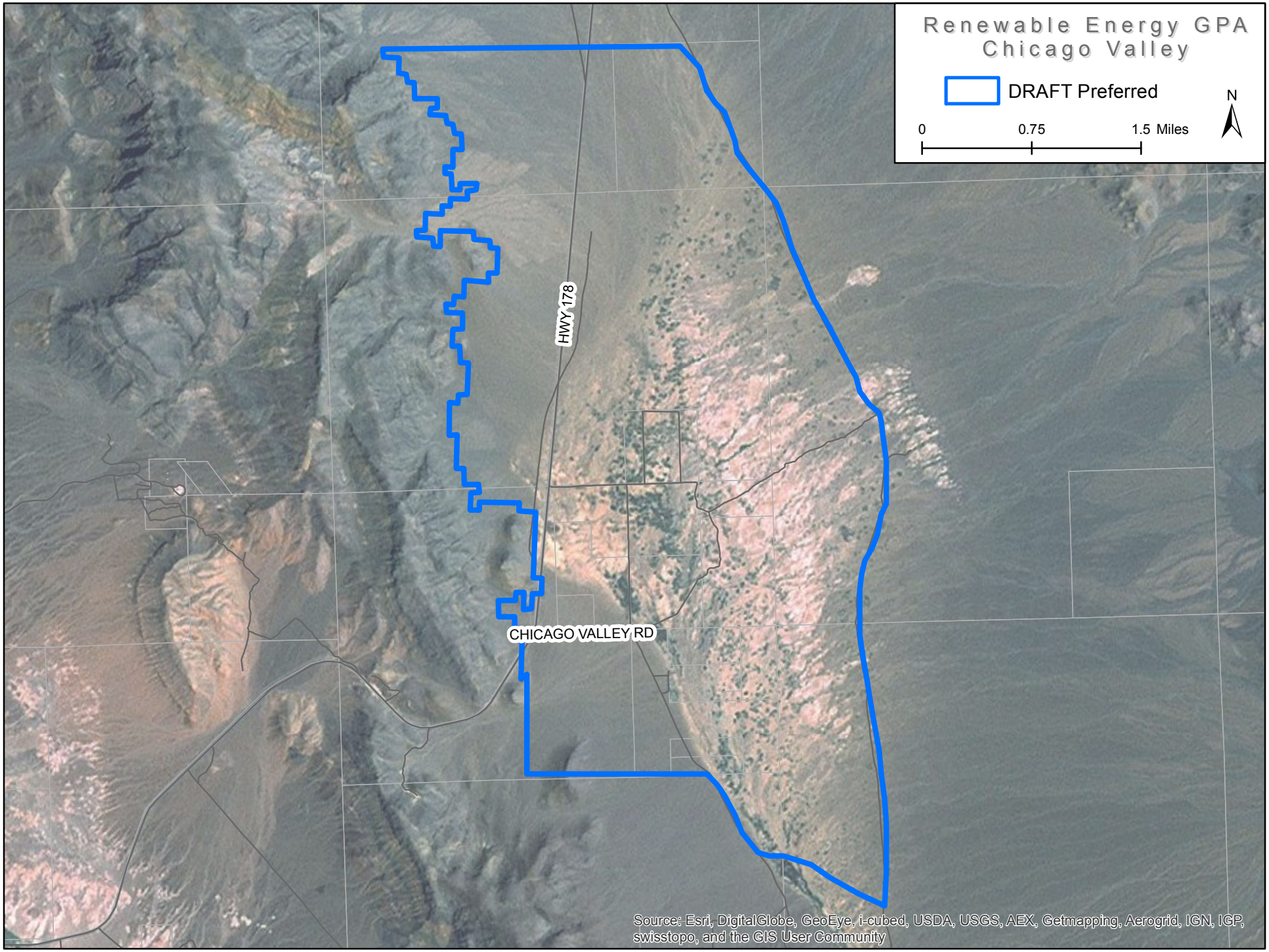

Renewable Energy GPA Laws
DRAFT Preferred
N
0
0.95
1.9 Miles
RUDOLPH RD
FISH SLOUGH RD
US HWY 6
JEAN BLANC RD
JOE SMITH RD
FIVE BRIDGES RD
SILVER CANYON RD
RIVERSIDE RD
FLYNN RD
DIXON LN
SANIGER LN
HWY 6
LAWS POLETA RD
N SIERRA HWY
WYE RD
N BARLOW LN
TU SU LN
SEE VEE LN
HOME ST
N MAIN ST
W LINE ST
E LINE ST
POLETA RD
Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

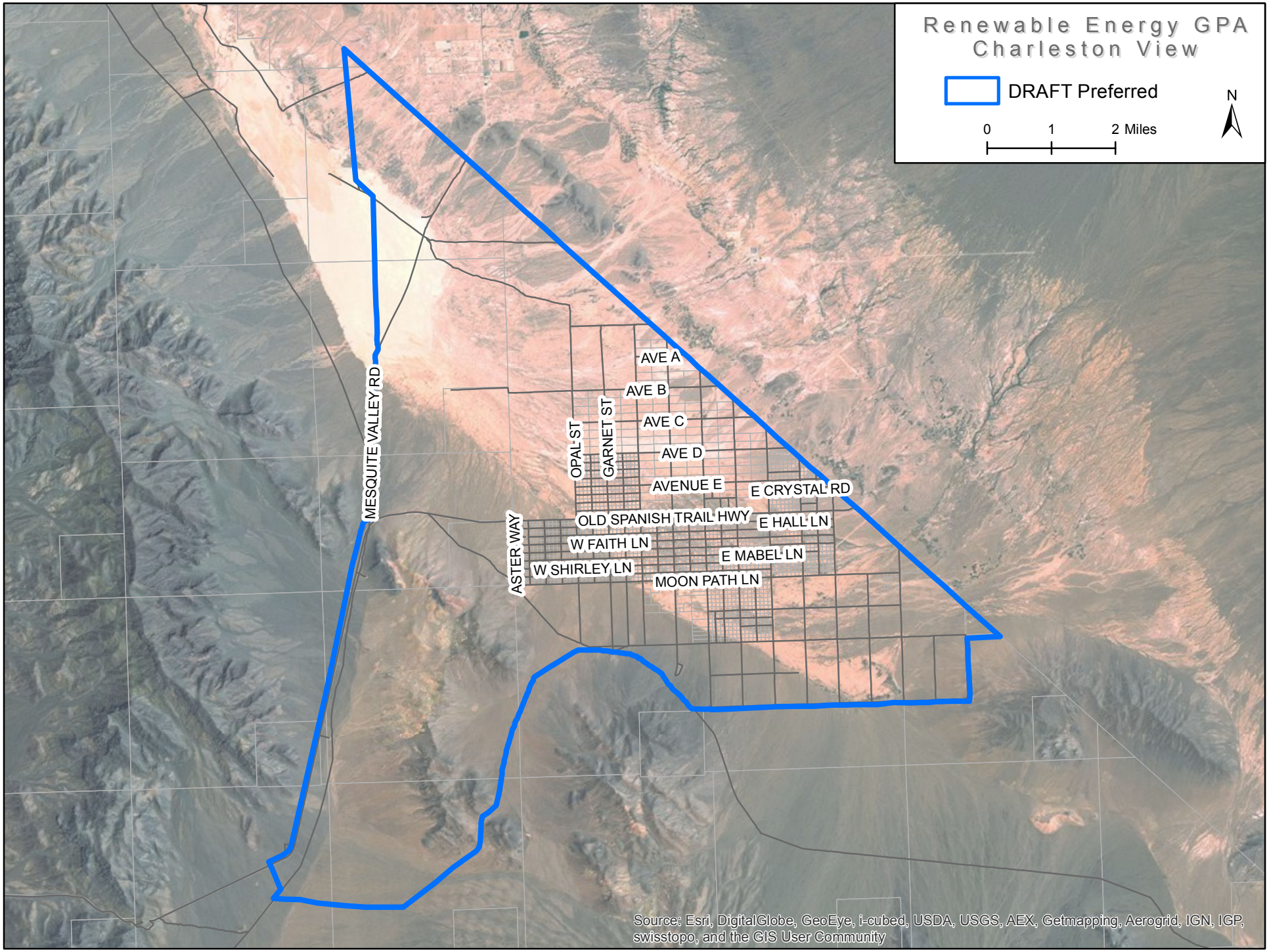

Renewable Energy GPA
Pearsonville
DRAFT Preferred
N
0
1
2 Miles
US HWY 395
SECOND L A AQUEDUCT
NINE MILE CANYON RD
US HWY 395
STERLING RD
Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

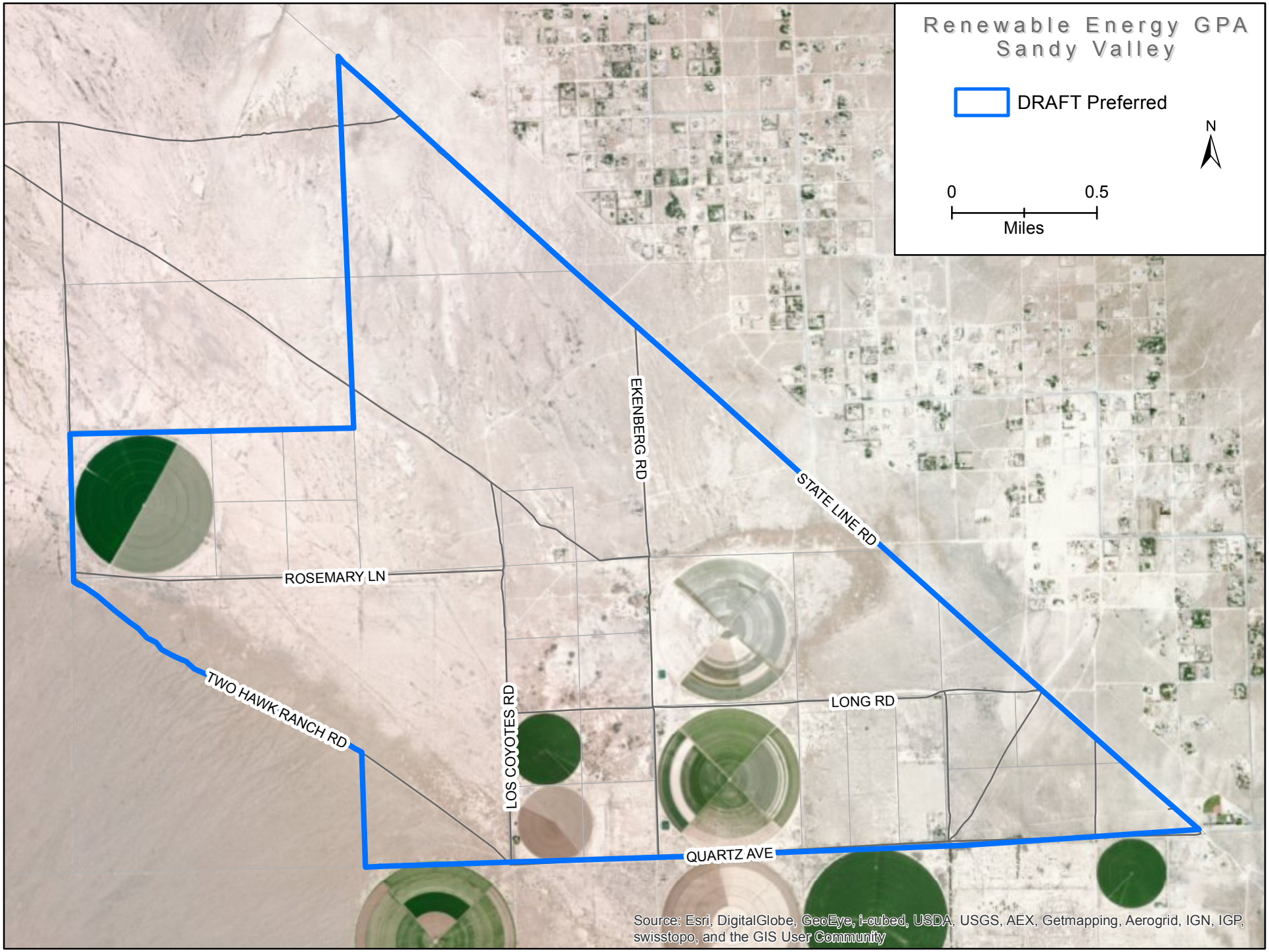

Renewable Energy GPA
Panamint Valley
DRAFT Preferred
N
0
2
4 Miles
NADEAU RD
TRONA WILDROSE RD
BALLARAT RD
WINGATE RD
BUTTE VALLEY RD
Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community


Renewable Energy GPA
Trona
DRAFT Preferred
N
0
1.5
3 Miles
QUARRY RD
TRONA WILDROSE RD
STOCKWELL MINE RD
WINGATE RD
Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community


Renewable Energy GPA
Death Valley Junction
DRAFT Preferred
N
0
2
4 Miles
CLAY RD
HWY 127
STATE LINE RD
HWY 190
PETRO RD
FURNACE CREEK RD
Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community


Renewable Energy GPA
Chicago Valley
DRAFT Preferred
N
0
0.75
1.5 Miles
HWY 178
CHICAGO VALLEY RD
Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community


Renewable Energy GPA
Charleston View
DRAFT Preferred
0
1
2 Miles
N
MESQUITE VALLEY RD
AVE A
AVE B
AVE C
AVE D
AVENUE E
OPAL ST
GARNET ST
E CRYSTAL RD
OLD SPANISH TRAIL HWY
E HALL LN
ASTER WAY
W FAITH LN
E MABEL LN
W SHIRLEY LN
MOON PATH LN
Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community


Renewable Energy GPA
Sandy Valley
DRAFT Preferred
N
0
0.5
Miles
STATE LINE RD
EKENBERG RD
ROSEMARY LN
TWO HAWK RANCH RD
LOS COYOTES RD
LONG RD
QUARTZ AVE
Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Attachment 2

Attachment 2 - Table: Direct Disturbance Wind

DRAFT Preferred Alternative						
Name	Acres	Square Miles	Acres by Megawatt Cap	Square Miles by Megawatt Cap	Usable Pct. total REDA	Pct. of total County by usable REDA
Laws	11,500	18.0	240	0.4	2.1%	0.004%
Fish Lake Valley	14,700	23.0	330	0.5	2.2%	0.005%
Deep Springs	10,800	16.9	420	0.7	3.9%	0.006%
Owens Valley	26,750	41.8	2,400	3.8	9.0%	0.036%
Owens Lake/Keeler	83,700	130.8	1,200	1.9	1.4%	0.018%
Centennial Flats/Darwin	86,550	135.3	1,200	1.9	1.4%	0.018%
Rose Valley	84,300	131.8	1,500	2.3	1.8%	0.023%
Pearsonville	15,200	23.8	1,200	1.9	7.9%	0.018%
Panamint Valley	94,800	148.2	1,800	2.8	1.9%	0.027%
Trona	69,700	108.9	3,000	4.7	4.3%	0.046%
Death Valley Junction	71,000	111.0	1,500	2.3	2.1%	0.023%
Chicago Valley	8,000	12.5	300	0.5	3.8%	0.005%
Charleston View	39,700	62.1	4,500	7.0	11.3%	0.068%
Sandy Valley	3,100	4.8	1,200	1.9	38.7%	0.018%
Totals	619,800	968.7	20,790	32.5	3.4%	0.315%

*Solar - based on 1MW per 6-acres

*Wind - based on 1MW per 3-acres, direct disturbance calculation

County total area 10,300 square miles

Attachment 2 - Table: Indirect Disturbance Wind

DRAFT Preferred Alternative						
Name	Acres	Square Miles	Acres by Megawatt Cap	Square Miles by Megawatt Cap	Usable Pct. total REDA	Pct. of total County by usable REDA
Laws	11,500	18.0	240	0.4	2.1%	0.004%
Fish Lake Valley	14,700	23.0	1,440	2.3	9.8%	0.022%
Deep Springs	10,800	16.9	1,160	1.8	10.7%	0.018%
Owens Valley	26,750	41.8	2,400	3.8	9.0%	0.036%
Owens Lake/Keeler	83,700	130.8	4,900	7.7	5.9%	0.074%
Centennial Flats/Darwin	86,550	135.3	4,900	7.7	5.7%	0.074%
Rose Valley	84,300	131.8	5,200	8.1	6.2%	0.079%
Pearsonville	15,200	23.8	8,600	13.4	56.6%	0.131%
Panamint Valley	94,800	148.2	1,800	2.8	1.9%	0.027%
Trona	69,700	108.9	19,600	30.6	28.1%	0.297%
Death Valley Junction	71,000	111.0	5,200	8.1	7.3%	0.079%
Chicago Valley	8,000	12.5	300	0.5	3.8%	0.005%
Charleston View	39,700	62.1	4,500	7.0	11.3%	0.068%
Sandy Valley	3,100	4.8	1,200	1.9	38.7%	0.018%
Totals	619,800	968.7	61,440	96.0	9.9%	0.932%

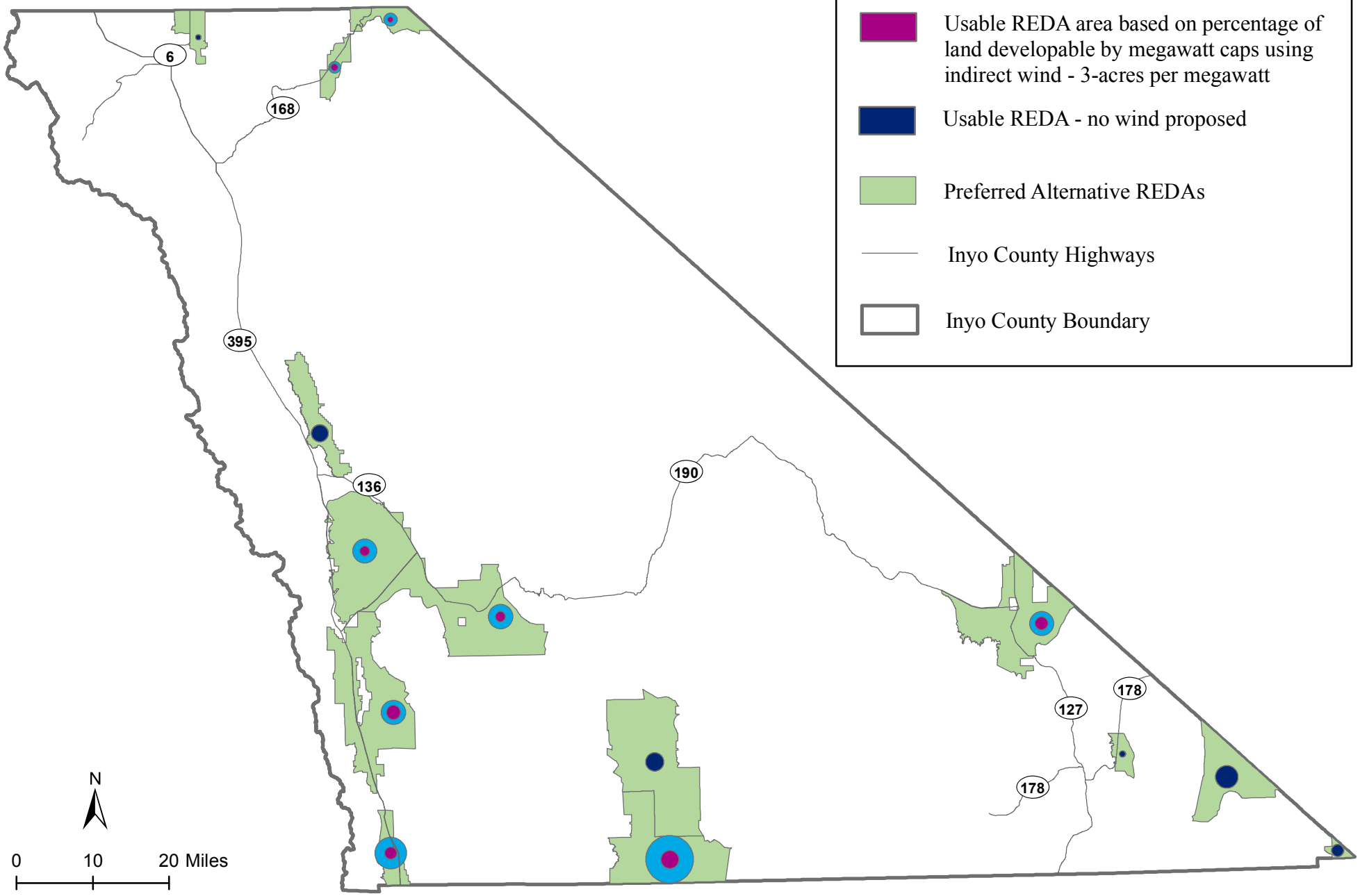
*Solar - based on 1MW per 6-acres

*Wind - based on 1MW per 40-acres, indirect disturbance calculation

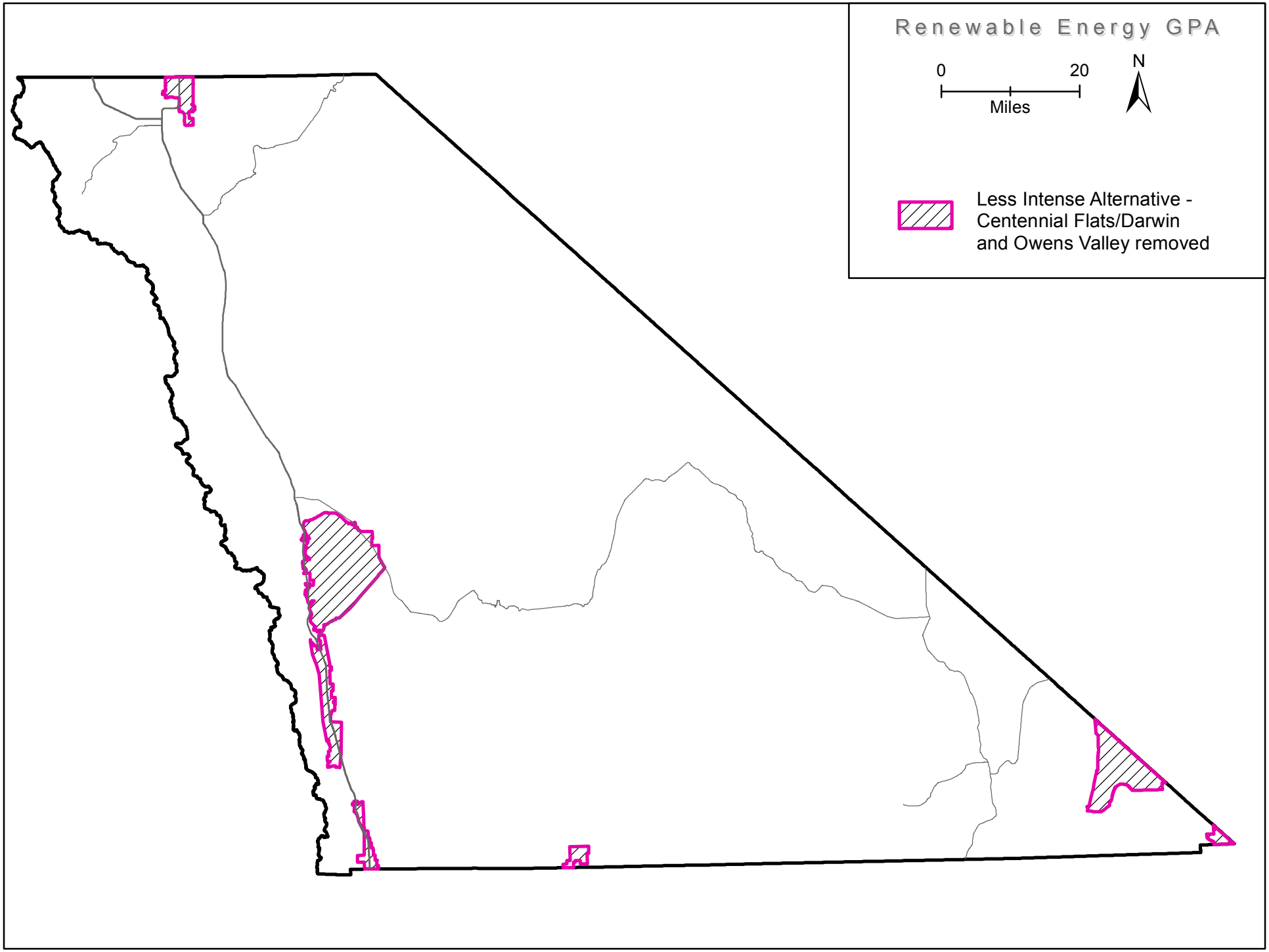
County total area 10,300 square miles

Attachment 2 - Map

Renewable Energy GPA
Usable Proportions of DRAFT REDAs based on megawatt caps (circles DO NOT indicate exactly where renewable energy development can occur within the REDA)



Attachment 3



Attachment 4

Responses to Public Comment – written and verbal received addressing the DRAFT Staff Report for GPA 2013-02/REGPA that was presented and discussed at the Planning Commission meeting February 26, 2014.

On February 26, 2014 the Inyo County Planning Commission held a workshop to hear and provide input on the 2013 REGPA. Thirty-four people commented during the public comment period. The public comment period lasted approximately 3-hours and staff received about 70 written comments prior to and right after the Planning Commission workshop. A majority of the comments fell into basic categories and staff has responded to them by category to avoid repetition. All of the comments are, however, attached.

1. **The General Plan** – what it is for, and the process,
   Many of the public's comments were based on a misunderstanding of the General Plan's role in land use decisions in the County of Inyo, especially with regard to land managed by other agencies.
   - Response, staff provided information about the role of the General Plan at the public meetings held in November and December 2013 and it is discussed in the Staff Report Attachment A: Background Report. The General Plan is where a jurisdiction puts its visions and goals for land use development – it is a policy document that is mainly implemented by the Zoning Code.
   - About 98-percent of the land in Inyo County is managed by public agencies. The County has limited jurisdiction over these lands; however, through the National Environmental Policy Act (NEPA) and the California Environmental Quality Act (CEQA), an agency must review local land use plans as part of its environmental review (this includes General Plans) and must provide a discussion for how the local plan is being addressed. This includes arguments as to why a plan is not being followed in a case where it is not. The General Plan is one of the best opportunities for a County like Inyo with a large proportion of lands managed by other agencies to influence the development conducted on those lands.

2. **The REGPA Process did not provide sufficient public input or does not reflect public input**

- County and consultant staff conducted a series of seven stakeholder meetings and one public outreach meeting in coordination with the DRECP outreach between November 12th and 14th, 2013, and three public workshops between December 3rd and 5th, 2013. The stakeholder meetings included groups from: county, state and federally elected and appointed officials; the military; renewable energy developers; local business and community organizations; staff from state and federal level; nongovernmental organizations representing various environmental issues; local Tribes; and, local civic, chamber of commerce, and environmental groups. Approximately 45-people attended the stakeholder meetings and around 60-people attended the DRECP public outreach meeting. The public workshops were held in Independence, Bishop and Tecopa; about 40-people attended. During these meetings staff provided an interactive 'voting' exercise to gauge the attending stakeholder and public's opinion on the criteria that was being

developed to help staff create DRAFT Renewable Energy Development Areas. The criteria voting questions were posed as: "Is this an appropriate evaluation tool".

- Comments were given during the Planning Commission meeting stating that staff had misrepresented the 2013 REGPA as being approved of by the public in the staff report.
    - Response: this statement or implication cannot be found in the staff report, nor did staff state this during the presentation to the Planning Commission. Staff, therefore, believes that this comment was derived from the commenter's misunderstanding of the Background Report in Section 8: Update – REGPA 2013, which provides a discussion about the existing General Plan and how the County is working to keep the REGPA consistent with it. The referenced statement is: "By doing so, the County hopes to provide the proper structure and guidance for potential development and keep it consistent with overall vision of the County that was adopted through a thorough public process and expressed in the **General Plan**".
- A comment was also made that staff 'claimed' that the public is in support of the 2013 efforts by the same reference source as above.
    - Response: this too came from the Background Report in Section 8: Update – REGPA 2013, where staff discusses the current General Plan and the findings during the public process conducted for it, this statement reads: "Overall, the County and its citizens are in support of renewable energy development as long as it is conducted in a manner that does not interfere with the other goals and visions for the County". Again, this statement is with regard to the current General Plan and the public process conducted for it - not the 2013 REGPA.
    - As discussed in the staff report, the criteria that were being proposed to be used to develop REDAs and basic policy ideas were displayed during the public meetings in November and December, 2013 and voted on as a tool for staff to gauge public opinion of them. These exercises were not advertised as a democratic vote that would result in whatever the majority of the attending public voted for, although most of REDA criteria and policy concepts were voted for favorably, this vote could only reflect the opinions of the 'attending public' as they were consistently identified as in the staff report. Staff, receives comments in many ways, some from people who do not want attention. All of these comments were taken into consideration during the development of the DRAFT REDAs and DRAFT policies - causing some inconsistencies within them. This is done intentionally so that County decision makers have the full spectrum of ideas and opinions to work from. It should also be remembered that everything staff has presented, has been presented as DRAFT.
    - The County has provided a project webpage for the REGPA. The November and December 2013 public meetings were advertised in several local publications, including the Inyo Register and The Sheet and fliers were distributed at local businesses. At these meetings, staff provided contact information with the offer of an 'open door policy' and has remained open to discussions with anyone who calls or drops in about the REGPA. The Planning Commission meeting was advertised in the Inyo Register and the staff report was posted on the webpage as well as made available in hard copy at the Planning Department office.

3. **The County's jurisdiction over the Los Angeles Department of Water and Power (LADWP).**
   This was a common public comment both written and verbal. Staff understands that this is a difficult situation to understand. The lands managed by the LADWP are owned by the City of Los Angeles and fall under a special municipality rule.
   - Comments were given stating that the County should 'just say no' to renewable energy development, especially with regard to the LADWP Owens Valley Solar Ranch proposal.
     - Response: Since the County has limited permitting authority over the land managed by the LADWP 'just saying no' may not be effective. Having General Plan policies in place, however, could allow the County some influence about how and where renewable energy development might occur. Currently the County has minimal General Plan policy for renewable energy development, and therefore, minimal influence. This also applies to land managed by the National Park Service, National Forest, State Lands and the Bureau of Land Management.
     - With regard to a renewable energy development proposal on private lands: each development proposal that is submitted to the County must go through a development approval process as provided for in the Inyo County Code and CEQA. Renewable energy development is primarily guided by Inyo County Code - Title 21 and CEQA.

4. **Scenic Viewsheds of the Eastern Sierra including, but not limited to: the Owens Valley, Centennial Plants, and the Panamint Valley.**

- Many comments expressed concerns about the impact renewable energy would have to Inyo County's tourist economy by compromising the beauty of the area. Many people, including several from the Los Angeles area, stated that the unspoiled landscape of Inyo County is what makes the region unique, and industrialization of the viewshed would compromise Inyo County's ability to attract people from Southern California seeking respite from urbanized areas. Also, all REDAs should be removed from the west side of Highway-395. There were also more specific concerns about view sheds from Death Valley National Park and adjacent to the Old Spanish Trail.
  - Response: staff used all the visual resource data available to them when developing the DRAFT REDAs. Criteria utilized included minimize development adjacent to designated scenic highways, the west side of Highway-395 north of the Owens Lake, avoiding alterations to fore and middle ground views from Manzanar and overall limiting development Countywide to less than 0.5 of direct disturbance. The REDAs are still in DRAFT form and can be updated as more complete and/or detailed information becomes available. Visual resources will also be studied in more detail during the Programmatic Environmental Impact Report. Again, everything completed to date is DRAFT.
  - Staff included DRAFT policies and implementation measures regarding visual resources and the tourist economy, as follows:

    New Mineral and Energy Resources policies

Policy MER-2.6 (Avoid or Minimize Impacts) – The County shall work with renewable energy developers and other agencies to avoid or minimize impacts to the social, economic, visual, and environmental resources of the County from renewable energy development.

New Visual Resources policies:
Policy VIS-1.8 (Utility –Scale Renewable Energy Development, Light and Glare, Night Skies) – The County shall encourage siting and screening to avoid or minimize significant changes to the visual environment from renewable energy facility development, including avoiding or minimizing light and glare, and impacts to Death Valley National Park's International Night Skies designation.

Policy VIS-1.9 (Economic Impacts from lost Visual Resources) - The County shall balance renewable energy facility development opportunities with the potential loss of tourist based economic opportunities from impacts to visual resources.

New Visual Resources or Economic Development Implementation Measure
Work with applicants, economists, and visual resource experts to develop a standardized method to quantify economic impacts from lost visual resources due to renewable energy facility development to the County's tourist economy.

New Recreation Implementation Measures:
Work with developers and other agencies to minimize impacts to recreational access from renewable energy facility development. Work with renewable energy developers to provide educational recreation opportunities based on renewable energy development.

5. Potential Environmental Impacts

- A considerable number of comments were with regard to potential environmental impacts associated with large scale renewable energy development in Inyo County. Generally, concerns centered on industrialized development of pristine environments that serve as habitat for many unique plant and animal species, particularly in desert environments. In addition to environmental concerns associated with project construction, people were concerned about the long term impacts of the project, particularly at the end of and after the useful life of the project. Concerns over fugitive dust and water resources were also stated.
    - Response: The DRAFT work to date identifies three sets of DRAFT potential REDAs. The DRAFT Less Intensive REDA excludes much of the threatened and endangered species included in the California Natural Diversity Database (CNDDB) that contains both plant and animal species. Staff used the data and information available to them from reliable sources, such as the CNDDB and the BLM while developing the REDAs. Since all of this work is currently in DRAFT, the REDAs and the policies are still subject to change as more data and

information are made available. Any of the DRAFT REDAs, once approved, will be the subject of the PEIR that may also result in changes to them. There are also DRAFT policies that seek to provide environmental protection, these include:

New Land Use policy:
Policy LU-1.17 (Utility-Scale Solar and Wind Renewable Energy Development) – The County shall consider Solar or Wind Renewable Energy facilities within areas with a Renewable Energy Development Area overlay (REDA) or outside the REDA over open portions of the Los Angeles Aqueduct, and in any zoning district under Title 18 of the Inyo County Code. Based on site-specific studies and appropriate environmental review, the County may process solar or wind renewable energy facilities within the REDA or over open portions of the Los Angeles Aqueduct, pursuant to Inyo County Code Title 21. Potential social, economic, visual and environmental impacts from solar or wind renewable energy facilities must be avoided or minimized to the extent feasible. Appurtenant transmission facilities and related infrastructure may be constructed and operated within any Land Use Designation and any zoning district under Title 18 of the Inyo County Code and the standards set forth by the California Environmental Quality Act (CEQA.

New Mineral and Energy Resources policy:
Policy MER-2.6 (Avoid or Minimize Impacts) – The County shall work with renewable energy developers and other agencies to avoid or minimize impacts to the social, economic, visual, and environmental resources of the County from renewable energy development.

- The DRAFT policies included reclamation plans addressing the 'end of and after the useful life of the project'. This includes:
  Policy MER-2.7 (Reclamation Planning) – The County shall work with renewable energy developers to provide and implement a reclamation plan for the termination of any renewable energy generation facility including all equipment and accessory structures related to the facility, including but not limited to solar collector arrays, wind turbines, mounting posts, substations, electrical infrastructure, transmission lines, operations and maintenance buildings, and other accessory structures.

- There is DRAFT policy language addressing water resources:
  New Water Resources policy
  Policy WR-3.5 (Sustainable Renewable Energy Development) – The County shall require renewable energy facility development to incorporate measures to minimize water consumption and use of potable water and encourage the use of reclaimed water.

6. Alternatives to Large Scale Renewable Energy Developments in Inyo County

- Several people commented that the County has alternatives other than allowing large scale renewable development. These included the County is not responsible for meeting

State renewable energy requirements and Inyo County should not have to absorb the externalities of Los Angeles's energy requirements. Many also voiced concerns that solar technology is evolving quickly enough that large-scale renewable energy development may soon be obsolete. Many commenters presented alternatives to large scale renewable energy development in Inyo County, including renewable energy development in already developed areas in Inyo County, such as within developed communities' areas, distributed generation, rooftop solar, solar canopies for parking, and developing solar energy facilities over and along the length of the Los Angeles Aqueduct.

- Response: The County is not trying to develop a REGPA as a means to be responsible for the States Renewable Energy Portfolio Standard (RPS). The County is trying to develop a REGPA in response to the State's RPS and its influence on developers who are looking to Inyo County's excellent solar resources to help meet the State's RPS. Not all of California's energy needs have to do with the City of Los Angeles and not all renewable energy development is expected to be met by projects in Inyo County. Energy requirements and the RPS touch every corner of California, and therefore, all jurisdictions in California are being affected by it.
- Technology in every aspect is always evolving. Frequently, land use policy is a function of responding to what is current, since the future is mostly unknown. The DRAFT policies do include language for reclamation requirements, so if a facility becomes obsolete it is not abandoned and left for the County to clean up.
- The County already encourages rooftop and ground mounted renewable energy development, defined the DRAFT policies as 'Small-Scale Renewable Energy Development'. Anyone in the County can erect renewable energy facilities on their property for onsite use. A group with shared ownership of a property can generate for their own private use, as well (e.g. a co-op). This is allowed in all Zoning Districts in the County and can be done with only building and electrical permits. Both utility companies that operate in the County offer programs to help people do so – however, very few people have taken advantage of these opportunities.
- The difference and confusion from the DRAFT policies are due to the County's definition of 'Distributed Generation' and 'Small Scale Renewable Energy' is not the same as those being used by the commenters. The County is making the distinction between the two by 'on site' versus 'off-site'; 'for use' versus 'for export'. Any sized renewable energy generation facility that generates for sales and/or off site use, will be subject to the policies and REDAs in the REGPA. This is because the impacts from a lot of distributed generation facilities is not necessarily less than the impact of an equivalent utility scale development and either will require transmission upgrades -even those located on a roof. Again, a lot of new transmission feeder lines will not have less of an impact than fewer

larger lines as either will have to feed into a main transmission line. The power lines that currently run through the County are at or nearing capacity, causing transmission upgrades to be a major consideration in any renewable energy development being done for export. How the upgrades will realistically develop based on the various development types is an important consideration that cannot be overlooked.

DRAFT policies regarding the above comments:
New Mineral and Energy Resources Policy:
Policy MER-2.7 (Reclamation Planning) – The County shall work with renewable energy developers to provide and implement a reclamation plan for the termination of any renewable energy generation facility including all equipment and accessory structures related to the facility, including but not limited to solar collector arrays, wind turbines, mounting posts, substations, electrical infrastructure, transmission lines, operations and maintenance buildings, and other accessory structures.

- The DRAFT policies also address technologies other than large scale renewable energy development. These include:
  New Land Use Implementation Measures:
  The County shall encourage the development of small-scale and distributed renewable energy generation facilities.

  New Mineral and Energy Resources policies:
  Policy MER-2.1 – The County shall continue to encourage small-scale renewable energy systems, such as rooftop and ground mounted solar and distributed generation facilities that serve the community in which they are sited.

  Policy MER-2.8 (Renewable Energy Facility Development along the Los Angeles Aqueducts) – The County shall encourage the use of land over the Los Angeles Aqueduct for renewable energy facility development. These areas are not included in the REDAs and their area totals shall not be used in the transfer of megawatts between REDAs.

7. Concerns Over Valley Fever

- It was pointed out that ground disturbance in Inyo County could potentially stir up the fungus that causes Valley Fever and asked that the County Health Department be consulted.
  - Response: Planning staff consulted with Dr. Johnson the County Health Department Director regarding this concern. According to Dr. Johnson, there is a low risk of contracting Valley Fever in Inyo County, based on historical data. In all of the Health Department's years of service, no cases of Valley Fever have been reported to them (whether there has ever actually been a case is unknown).

8. Economic Impacts and Job Creation

- Comments that the REGPA would make it easier for developers to construct renewable energy projects in Inyo County for their own profits with limited lasting economic benefit and job creation for Inyo County residents was made. Comments that policies limiting the financial burden to the County from renewable energy development are a low threshold for developers to meet, when compensating the community for the construction of energy facilities.
    - There are DRAFT policies that address local hiring and compensations to the County as well as for requiring analysis of lost revenue due to losses in tourism compared to revenue based on renewable energy development. They include:

      New Economic Development Policies:
      Policy ED-4.4 (Renewable Energy Facility Development Beneficial to the Local Economy) – Renewable energy facility development shall be required to provide the means to offset the costs to the County, including but not limited to, the cost of infrastructure improvements and County services, and lost economic development potential. Economic impacts from renewable energy facility development identified by the County shall be mitigated or offset.

      Policy ED-4.5 – The County shall encourage renewable energy developers to employ the local labor force, during development and for long-term facility maintenance and provide educational and training opportunities, as practicable.
      New Visual Resources or Economic Development Implementation Measure
      Work with applicants, economists, and visual resource experts to develop a standardized method to quantify economic impacts from lost visual resources due to renewable energy facility development to the County's tourist economy.

      New Visual Resources Policies:
      Policy VIS-1.9 (Economic Impacts from lost Visual Resources) - The County shall balance renewable energy facility development opportunities with the potential loss of tourist based economic opportunities from impacts to visual resources.

      New Recreation Implementation Measures:
      Work with developers and other agencies to minimize impacts to recreational access from renewable energy facility development. Work with renewable energy developers to provide educational recreation opportunities based on renewable energy development.

9. The Lower Owens River Project and other LADWP mitigation projects

- Several comments were made regarding the Lower Owens River Project, and projects near Laws, Owens Lake and the Owens Valley.
    - Response: LADWP mitigation project areas are not outright excluded from development. Renewable energy development can be located within them as long as development occurs in areas with non-ground water dependent vegetation designations. These areas are also categorized as 'disturbed'. Locating

development on already disturbed land has consistently been indicated as favorable.

10. REDA Development

- There was a comment and question about how the REDAs were developed; the ability to recreate them; and, the area totals that they include.
    - Response: the REDA development was based on the criteria as presented in the Staff Report that was shared with the public during the November and December 2013 meetings. It was conducted with a Geographic Information System (GIS) and used the best available mapping data that staff could acquire (limited to data produced by government agencies and universities). The analysis started with the 'inclusionary criteria' and was then reduced by the exclusionary criteria. This was done at varying levels based on the REDA set. The DRAFT Preferred REDA were reduced by the criteria that could not be mitigated; the DRAFT Less Intensive REDA had the majority of exclusionary criteria removed; and the DRAFT Intensive REDA added areas identified in the OCTS as constrained or moderately constrained and only had Wilderness Area removed. The 2013 DRAFT Preferred REDAs are very similar to the 2011 Overlays based on the criteria. Staff consistently stated throughout the meetings that the criteria were primarily the same as what was used during the 2011 effort.
    - The areas depicted by the REDAs are not completely open to development. Within each REDA a development cap is also established. This greatly reduces the areas within the REDAs that can be developed. The actual area that can be developed will be dictated by environmental factors and levels of required mitigation, as well as, the ability to generate energy within them. Please see the REDA allocations tables in summary of REDA allocations – Attachment D of the Planning Commission Staff Report.

11. Opposition to the LADWP Solar Ranch and the Manzanar National Historic Site.

- Many commenters at the Planning Commission meeting journeyed from the Los Angeles area to object to the LADWP Solar Ranch Project, specifically due to its visual impacts on the Manzanar National Historic Site. Commenters stated that the proposed LADWP solar ranch and the Owens Valley REDA are inseparable from each other, since both would result in solar energy develop in the same area, and the REDA would in essence condone development of the LADWP solar ranch. Manzanar survivors and descendants of Manzanar survivors shared stories of the importance of the scenic beauty as a point of solace while being imprisoned at Manzanar. The Japanese-American community also spoke to the significance of preserving the viewshed as a teaching tool for civil rights so that future generations could cultivate empathy for the intentional desolation imposed on internees. Other commenters expressed that the proposed REGPA ignores impacts to the history of Paiutes and Japanese-Americans in Inyo County.
    - As discussed above, the County has limited influence over what LADWP does on property owned by the City of Los Angeles in the Owens Valley. All of the REDAs are DRAFT and can be modified or eliminated. Also, once a set of REDA are approved they will be subject to the subsequent PEIR, where, they again, can

be modified or eliminated. Staff has consistently been open to working with staff from the Manzanar National Historic Site since the onset of the REGPA work and will continue to be throughout. The OCTS provides for avoiding fore and middle ground views from Manzanar. Once a set of REDA are selected, they will be subject to the PEIR process and again, subject to change. And even still, this may or may not affect the County's influence over the LADWP project.

11. Support for the REGPA

- Comments were provided that urged the Planning Commission to proceed with next steps towards approval of the draft REGPA and asked that they consider the implications of supporting renewable energy development many generations in the future, and that solar energy is the energy of the future. An offer to volunteer to assist with additional public outreach and education, based on previous seminars provided for the Owens Dry Lake project was also made to the Planning Commission. Another commenter expressed support for the Less Intensive REDA alternative and that the Centennial Flat REDA is removed.
    - Response: staff is working with the commenter who offered to provide additional educational opportunities for solar development to schedule a workshop for the Planning Commission. Renewable energy is the energy of the future and State legislation has been passed to reinforce this.

Responses to Comments provided by the Renewable Energy General Plan Amendment (REGPA) Stakeholders, by midnight February 19, 2014.

On January 29, 2014 staff informed the REGPA stakeholders that the DRAFT REGPA staff report would be available for review on February 7, 2014. Staff also announced that there would be a Webinar on February 13, 2014 for a question and clarification meeting and sent the link for them to sign up (Attachment 2, Summary of Stakeholder Webinar - February 13, 2014). On February 7, 2014 staff provided the stakeholders a link to the staff report as it was too large to email and informed them that they could also access the staff report and the planning office in Independence. The stakeholders were also informed on February 7, 2014 that staff would need their written comments by February 19, 2014 for them to be included in a packet for the February 26, 2014 Planning Commission workshop. Staff included that comments could be brought in person to the Planning Commission workshop on the February 26, 2014, as well.

The following responses are to the comments received by midnight February 19, 2014. All of the additional comments will be handed out to the Planning Commission at the February 26, 2014 workshop. When reading the responses, please use the attached comments (Attachment 1) and follow the responses by paragraph number coinciding with the commenter heading.

Center for Biological Diversity and Range of Light, Toiyabe Chapter, Sierra Club

P5: The DRAFT REDAs and DRAFT policies as presented in the Planning Commission Staff Report are still subject to change. The County has tried to incorporate the comments and concerns from the full range that they received, not everyone who commented is in agreement and the public meetings did not capture all of the comments. Not all commenters are comfortable in a public venue. The DRAFT Preferred REDAs have been crafted to try and best cover the wide range of interests regarding renewable energy development within them. The DRAFT Less Intensive REDAs had most of the exclusionary criteria removed and the DRAFT Intensive REDAS have mostly inclusionary criteria without exclusionary, again this was done this way to cover the range of interests.

As the County conducts the Programmatic Environmental Impact Report the DRAFT REDAs, will again, be subject to change.

Areas of Critical Environmental Concern (ACECs) were eliminated in the DRAFT Less Intensive REDAs in response to the comments supporting their importance; Desert wildlife Management Areas (DWMAs) (in this these maps are for Mojave Ground Squirrel) were removed in the DRAFT Less Intensive REDAs, with the exception of an area near Olancha that is directly adjacent to highway-395 and stretches from it, at its widest point, approximately 1.5-miles and is disturbed, and small area that is also disturbed near Darwin; State and Federal Endangered and Threatened Species, per the California Natural Diversity Data Base, with the exception of a small area that is highly disturbed in Laws and a small area on the southwest tip of Charleston View are not included in the DRAFT Less Intense REDAs; Wilderness Areas are not

included in any of the DRAFT REDAs; the Old Spanish Trail does not currently have a type of avoidance designation on it, or a way to map it, this may become available during the PEIR process and will be evaluated then; the viewshed from Manzanar to the Inyo Mountains will be analyzed during the PEIR process as there was not a mapped area for county staff to use during the DRAFT REDA development; scenic resources available for mapping were removed from both the DRAFT Less Intensive and Preferred REDAs; county staff is still working on further consultations with the tribes to identify areas of tribal importance, until staff has this information they cannot include it. Historic and cultural landscapes were also addressed in the Opportunities and Constraints Technical Study (OTCS) at the landscape scale, as this is what is available currently. Additional Historic and areas of cultural importance will be identified at a more site specific scale and evaluated during the PEIR process.

P6: The background report and the OCTS both concluded that transmission upgrades will be necessary for renewable energy development in Inyo County. The DRAFT Preferred REDAs with the exception of Sandy Valley and Charleston View have local lines running to them, the idea was to use existing rights of way for upgrades rather than disturbing new areas. There were plans during the Bright Source Energy project discussions for a new line to serve the area from Nevada, if this project is reinstated than this line most likely will be built. The DRAFT Preferred REDAs have been crafted to try and best cover the wide range of interests regarding renewable energy development within them. The DRAFT Less Intensive REDAs had most of the exclusionary criteria removed and the DRAFT Intensive REDAS are focused on inclusionary criteria. Any of the DRAFT REDAs or altered DRAFT REDAs will be evaluated during the PEIR process and are, therefore, still subject to change.

P7: The DRAFT Preferred REDA does have considerable areas of Mojave Ground Squirrel Management Area (MGS), the DRAFT Less Intensive REDA does not, please see P5. Within the MGS Conservation Area, the public land south of Owens Lake is classified by the CDCA Plan as Class L. Class L has a "one percent" threshold for new ground disturbance within the Habitat Conservation Area that was established for the 30-year term of the West Mojave Plan (WEMO). This may or may not limit the development in those REDAs to the 1-percent cap, or 3,020 acres for the portions of the REDAs within the MGS Conservation Area as the management action for the Habitat Conservation Area does not prohibit ground disturbance after hitting the 1-percent threshold. It states that "Once a jurisdiction's or an agency's allowable ground disturbance is exceeded, additional projects seeking permits would need to obtain an Incidental Take Permit from the CDFW and USFWS on a case-by-case basis and could not use the streamlined permitting established by the West Mojave Plan. Additionally, on land managed as Class L, the BLM does allow renewable energy development with appropriate NEPA and a Land Use Plan Amendment. Per the BLM's management plans, these areas are appropriate for the DRAFT Preferred REDAs, but not the DRAFT Less Intensive REDAs.

P8: The area in Laws has been highly disturbed by past agriculture practices and a failed mitigation project. All of the areas covered by the Long Term Water Agreement are not

automatically eliminated from renewable energy development because of their inclusion in it. This applies also to the areas in the Lower Owens River Project, as long as development avoids the areas with vegetation types that are not appropriate for development.

P11: This policy is held over from the 2011 REGPA and is attempting to include avenues for the County to obtain revenues based on lost development due to the very limited amount of private land open for development and the increasing loss of multiple uses on public lands. Staff will review it to see if it can be written more clearly.

P12: The BLM Variance areas may very well be developed with or without County policy, as with any and all of the BLM, Forest Service, Park Service, State Lands and DWP lands located in the County. These variance areas, have however, been studied by the BLM, which makes them seem a better choice than BLM or other publically managed areas that have not been studied.

P13:

- New Water Resources policy:
  Policy WR-3.5 (Sustainable Renewable Energy Development) – The County shall require renewable energy facility development to incorporate measures to minimize water consumption and use of potable water and encourage the use of reclaimed water.
  Incorporating measures to minimize water consumption would by definition, eliminate excessive water use. Staff will review to see if this can be written more clearly.

  - New Mineral and Energy Resources goal:
    Goal MER-2 – Ensure that renewable energy facility development is conducted appropriately to avoid, or minimize the impacts from such development on the social, economic, visual, and environmental resources of the County.

  - New Mineral and Energy Resources policies:

    1. *Policy MER-2.1 – The County shall continue to encourage small-scale renewable energy systems, such as rooftop and ground mounted solar and distributed generation facilities that serve the community in which they are sited.*
    2. *Policy MER-2.2 (Utility-scale Renewable Energy Development Areas) (REDA) – The County shall maintain a Land Use Diagram of areas where solar or wind renewable energy facilities may be appropriate.*

- Implementation measure #2 was written to ensure that the REDAs are revisited periodically so they can be evaluated for impacts and adjusted as necessary for all and any aspect, which would include changes in technology.

  GOAL MER-2 provides language to ensure that "*development is conducted appropriately to avoid, or minimize the impacts from such development on the social, economic, visual,*

and environmental resources of the County". This policy covers the least disruptive technology by avoiding and minimizing impacts.

- The Big Pine Tribe is the only tribe in the County that has requested consultations, under SB-18. These consultations have begun, and will continue, and it is through these consultations that the County will find out what areas are of tribal importance. To date, these areas have not been identified, and therefore, the County has not been able to exclude them within the mapping exercises conducted to produce the DRAFT REDAS, or in the evaluations included in the OCTS.

- The megawatt caps produced within the DRAFT REDAs were created by the acreage totals in the DRAFT REDAs that were determined by the criteria – for DRAFT Preferred, DRAFT Less Intensive and DRAFT Intensive. Since only a minimum amount of renewable energy can be produced with the current state of transmission availability, Phases are being considered. Based on limited transmission availability or small improvements a megawatt cap was produced per DRAFT REDA for Phase I and with the idea that there may be transmission improvements in the future a Phase II cap was also developed. The caps are not only based on the transmission capacities, but also the acreages available per DRAFT REDA as the acreage totals were part of the calculation – megawatt per REDA (area).

The language included in the DRAFT policy regarding small-scale renewable energy systems and distributed energy were written to limit the number of small sized facilities generating power for offsite use, as staff believes that the County will not be less impacted by more small facilities sending power out of the County than less larger facilities doing the same. For each facility, small or large, a tie into the main power line will be necessary to export power. More, smaller, facilities would necessitate more local tie in lines that would, in turn, create more impacts from transmission. These policies were NOT designed to discourage local energy development for local use. A person, or persons, within the County can generate energy for onsite use in any Zoning District. The County has consistently encouraged this and both local power servers have programs to help homeowners do so. Also, please see page 41 - *Policy MER-2.1 – The County shall continue to encourage small-scale renewable energy systems, such as rooftop and ground mounted solar and distributed generation facilities that serve the community in which they are sited.*

- Item 8, page 43. There are many places located in Wilderness Areas that are disturbed. For example, old mines, abandoned agricultural areas and landscape scares due to recreational activities, can be found throughout the Wilderness Areas. Since these areas have become more limited in the activities allowed on them, the County believes that mitigation projects would be most effective within them. Given the restrictions of many of the suggestions that have been brought up during this process, working with our federal agency partners does not seem any less appropriate than many of the others and

using the limited mitigation resources that are available in the areas where they can be the most effective is good environmental practice.

- Bonding requirements can be evaluated. Please see the following implementation measure #3 that goes with Policy #1. *Review renewable energy facility proposals for ways to avoid or minimize the potential impacts to the County's social, economic, visual and environmental resources, in consultation with other local, regional, State, out-of-State and federal agencies, local Tribes, and Inyo County citizens.*

  - Under the definitions of renewable energy development facilities, both Distributed Energy and Utility Scale (please see pages 40-41) include transmission in them, and therefore, any transmission development is by definition subject to the same scrutiny as all renewable energy facility development and must avoid or minimize impacts. Please also see page 39 - New Land Use Implementation Measures:
    #3 The County <u>shall</u> work with utilities and renewable energy developers to <u>encourage collocation</u> of transmission and intertie facilities.

- The levels of intensity are addressed in the Caps and Phasing schemes. And even still, the DRAFT REDAs are not a 'yes' or 'no' determination as more permitting will likely be required during development and will be conducted during the PEIR process of this General Plan Amendment including potential additional environmental review.

- This policy was written with regard to the very limited amount of private land in the County that might be better used for agriculture, housing and small businesses.

- The DRAFT policy 'concepts' were taken out of the 2011 REGPA for public review and voting only. The statement "should be a key consideration" does not imply that it nullifies or supersedes any other considerations, only that it should be included as a key consideration. It was not included as a DRAFT policy for the 2013 REGPA.

- The DRAFT policy 'concepts' were taken out of the 2011 REGPA for public review and voting only. Please see page 44 - *Policy VIS-1.8 (Utility –Scale Renewable Energy Development, Light and Glare, Night Skies) – The County shall encourage siting and screening to <u>avoid or minimize</u> significant changes to the visual environment from renewable energy facility development, including <u>avoiding or minimizing</u> light and glare, and impacts to Death Valley National Park's International Night Skies designation.*

Defenders of Wildlife, Natural Resources Defense Council and the Wilderness Society

P4: Please see the discussion for the Center for Biological Diversity and Range of Light, Toiyabe Chapter, Sierra Club's P5.

P5: Staff has been and will continue to work with the DRECP group to coordinate the two planning efforts as much as practicable. Currently, the DRECP is finalizing a new version of the Development Focus Areas (DFAs) and Conservation Areas. For the most part, the proposed DFAs are not too out of alignment with the County's DRAFT REDAs and since none of this work is finalized there may still be adjustments to either or both.

The United States Department of the Interior

P4: This project is still in DRAFT stage and the County is open to further consultation with the Park Service.

P5: Please see page 44 - *Policy VIS-1.8 (Utility –Scale Renewable Energy Development, Light and Glare, Night Skies) – The County shall encourage siting and screening to avoid or minimize significant changes to the visual environment from renewable energy facility development, including avoiding or minimizing light and glare, and impacts to Death Valley National Park's International Night Skies designation.*

P6-11: The DRAFT Less Intensive REDAs do not include the Panamint Valley REDA. All of the REDAs are in DRAFT form and will be further evaluated during the PEIR process. As part of this continuing work, the County is open to further consultation with the Park Service.

P11: Staff will evaluate language regarding dust. As practice, any development project in the County must mitigate for dust and it is usually a condition of approval for a building permit.

P12: The California Department of Transportation (CalTrans) will be consulted during the PEIR process. Increased traffic would likely be limited to the time of construction.

P13: This project is still in DRAFT stage and the County is open to further consultation with the Park Service. During the REDA development process, staff was unable to locate mapped information regarding the Old Spanish Trail to include in the evaluations.

California Wind Energy Association

P6: The County has used the best available information in all of its evaluations. The REDAs and policies as presented in the Planning Commission Staff Report are DRAFT and are still subject to change.

P7-9: The DRAFT Preferred and DRAFT Intensive REDAs include more area and more area with biological factors in them with the understanding that much of these factors can and are allowed to be mitigated. Most of the restrictions that are currently placed on wind development in the County are with regard to the military presence in the County.

P10: Representatives from the military installations that could potentially be effected by wind energy development in the County have been very active in this DRAFT policy development. Military representatives have consistently expressed concern about wind energy development in

the County. According to the military, height issues can be worked around, but the spinning of wind turbines can be detrimental to military instrumentation. The County has not completely eliminated wind energy development, however, and has included policies accounting for changes in technologies with regard to wind energy production and military instrumentation and mission. Please see - *Policy LU-1.18 (Utility-Scale Wind Renewable Energy Development)*

The County may consider a phasing scheme for wind renewable energy development based on possible changes in military instrumentation and/or wind energy technology that lowers the impact on the military's Research, Development, Acquisition, Test and Evaluation (RDAT&E) activities within the County's boundary and on potential changes in the military's mission as it relates to County airspace.

P11: Staff was unable to find the 80-meter wind date in GIS format. The maps that were available were at a scale that was somewhat difficult to read, they did, however, indicate that the same areas identified by the 50-meter data were considered appropriate for wind energy development in the 80-meter.

P12: The wind energy megawatt caps on the DRAFT REDAs were based on 3-acres per MW for direct disturbance and 40-acres per MW for indirect. Please see the complete tables of allocations at the end of the staff report on the last three pages of Attachment D.

P13-16: Please see response to P5 under the Defenders of Wildlife, Natural Resources Defense Council and the Wilderness Society comments. Also, the DRAFT REDAs and DRAFT policies as presented in the Planning Commission Staff Report may be adjusted prior to the PEIR stage of the process and will be evaluated further during the PEIR process, which could include changes to the DRAFT REDAs and the DRAFT allocations tables. Staff will coordinate with CalWEA as the project continues at CalWEA's request.

Big Pine Tribe of the Owens Valley

P1: The County was pleased to hold its first consultation with the Big Pine Tribe on February 13, 2014. The County initiated consultation with the Tribe in October 2013 and worked with the Tribal Historic Preservation Officer throughout the fall and winter to schedule a time for consultation. The County looks forward to additional opportunities to consult with the Tribe and has sent a letter requesting that the Tribe and county staff begin scheduling additional consultations.

More importantly, the Planning Commission meeting is but one in a long series of opportunities for the Tribe to be involved in the development of the county's REGPA. The purpose of the meeting is to inform the Commission and general public of the County's progress on the DRAFT REGPA process and receive input from the Commission on the direction of the program. Subsequent to the meeting, participation by the Tribe and others in the REGPA process will be

made available as required by both SB 18 and the California Environmental Quality Act (CEQA).

P2: The continuation of the Consultation process including the offer from county staff to work with the tribe on mapping areas of tribal importance will allow the County to understand and address these areas as the REGPA work moves forward. Currently, staff does not have mapped areas indicating areas of tribal importance and, generally, these factors are considered at the project level. Staff looks forward to working with the tribes to identify these areas and including them.

P3: Regarding the Tribe's recommendation that the Distributed Generation (DG) Alternative be explored as a possible preferred alternative, it should be noted that the upcoming CEQA process for the REGPA will address several project alternatives, potentially including the DG alternative apparently preferred by the Tribe. It should also be noted the DRAFT policies include: New Mineral and Energy Resources policies:

1. *Policy MER-2.1 – The County shall continue to encourage small-scale renewable energy systems, such as rooftop and ground mounted solar and distributed generation facilities that serve the community in which they are sited.*

P4: The County does not believe that the Planning Commission workshop for the DRAFT REGPA needs to be postponed. It is a workshop where the Planning Commission may be offering recommendations and staff will continue to work with the tribe to schedule further consultations.

The Big Pine Tribe also provided suggestions to Shelly Davis King (a member of the consultant team) about how cultural resources were described and evaluated in the in the OCTS. These suggestions were included in an update to the OCTS Chapter 5 (Attachment 3).

James Stroh

P2: The allocations tables located on the last three pages of Attachment D show the caps that staff developed based on the DRAFT REDAs. These caps are also DRAFT and may be changed prior to the PEIR work or after. Staff will coordinate with Mr. Stroh as the project continues at his request.

P3: Staff will review policies for the appropriateness of updating it to include language regarding storage and other technologies not currently included.

Timothy Fox, CIV NAVFAC

The February 8, 2011 letter regarding the R-2508 Complex Sustainability Office, The Department of the Navy's January 26, 2011 letter regarding the GPA 2010-03 and the updated presentation from 2010 on Wind Farms and Military Operations.

All: The County has been working with representatives from the respective military interests since the first REGPA in 2011. Staff has captured much of the military's issues with renewable energy development, primarily wind energy development in the current policies and hopes to continue working with the military as this planning effort moves forward. The DRAFT REDAs and DRAFT policies may change prior to the PEIR process and will be evaluated during the PEIR process which could also result in changes. Staff worked with military representatives to develop the following:

New Land Use Policies:

Policy LU-1.18 (Utility-Scale Wind Renewable Energy Development)
The County may consider a phasing scheme for wind renewable energy development based on possible changes in military instrumentation and/or wind energy technology that lowers the impact on the military's Research, Development, Acquisition, Test and Evaluation (RDAT&E) activities within the County's boundary and on potential changes in the military's mission as it relates to County airspace.

- New Land Use Implementation Measures:

1. *The County shall coordinate with the Department of Defense, the United States Navy China Lake, and Edwards Air Force Base personnel on the siting of renewable energy facilities in a manner that does not significantly impact military readiness. Issues to be addressed in the coordination include: activities that produce electromagnetic and frequency spectrum interference, light and glare, dust and smoke, heat generation and the effects on military equipment testing and operations, including proposed development heights, personnel training, and flight activities.*

New Mineral and Energy Resources Policy:

1. *Policy MER-2.5 (Phasing of potential development) Development within the REDA includes phasing schemes for solar and wind energy development as follows:*
    - *Solar Phase I – requires less intensive upgrades to existing transmission facilities.*
    - *Solar Phase II – requires more intensive upgrades in transmission to facilitate.*
    - *Wind Phase I – development possible with current military radar technology and/or requires less intensive upgrades in transmission to facilitate.*
    - *Wind Phase II – requires new military radar technology and/or requires more intensive upgrades in transmission to facilitate*

Center for Biological Diversity

Range of Light Group, Toiyabe Chapter, Sierra Club

PO Box 1973
Mammoth Lakes, CA 93546
Via email and USPS

February 19, 2014

Planning Commission
c/o Inyo County Planning Department
168 North Edwards Street
Post Office Drawer L
Independence, California 93526

RE: GPA 2013-02/ Renewable Energy General Plan Amendment

Dear Commissioners,

P1 These comments are submitted on behalf of the Center for Biological Diversity's 675,000 staff, members and on-line activists in California and throughout the United States, and the Sierra Club's 2.1 million members and supporters in the U.S., including the Range of Light Group's 380 members in Inyo and Mono counties, regarding pre-scoping issues for the GPA 2013-02/ Renewable Energy General Plan Amendment.

P2 The development of renewable energy is a critical component of efforts to reduce greenhouse gas emissions, avoid the worst consequences of global warming, and to assist California in meeting its climate goals. The Center for Biological Diversity (the "Center") and the Sierra Club strongly support the development of renewable energy production, and particularly support planning efforts to ensure that projects are sited appropriately to protect wildlife and other natural resources. Like all types of development, renewable energy projects should be thoughtfully planned to minimize impacts to the environment. In particular, renewable energy generation and transmission projects should avoid impacts to sensitive plant and animal species and habitats

P3 We strongly support Inyo County seeking and acquiring state funding to implement effective renewable energy planning in the County. The Desert Renewable Energy Conservation Plan (DRECP) provides a unique opportunity to effectively plan for both renewable energy and conservation at a landscape level in parts of Inyo County. We thank the County for their active involvement in the DRECP process to date. We believe the DRECP will play a valuable role in identifying those lands most appropriate for renewable energy development and those actions most important for protecting sensitive plant and animals and their habitat. Further coordination with the DRECP will provide a cohesive strategy for Inyo County's unique resources.

P4

The preferred Renewable Energy Development Areas (REDAs) appear to be very similar to the "overlay" areas from 2011. We attach our original comments on the overlay areas from 2011 which identify issues in these currently proposed REDAs (Attachment 1 (Center comments) and Attachment 2 (Sierra Club comments)).

P5

Although we are pleased to see the County develop an Environmental Impact Report (EIR), we are concerned that the County is beginning this process relying on an outdated proposal that is unrealistic and ignores information provided to the Planning Department in response to the outreach to the community and stakeholders, in which we participated. For example, we, the community and other stakeholders expressed overwhelming support for excluding Areas of Critical Environmental Concern, Desert Wildlife Management Areas, Wilderness Areas, Sensitive Species Habitat, Cultural and Historical Resources, and Scenic Resources[1] as part of the Draft Exclusion Areas; but these areas remain within the proposed development areas. In addition, public input identified other key resources to be avoided including the Old Spanish Trail and visual impacts to it, viewsheds, Manzanar historic landscape viewshed, open lands that surround Tribal Land, Wildlife corridors including avian and insect migration corridors, BLM Wilderness Study Areas, and Seeps and springs[2]; but the proposal does not reflect this input either. Additionally the popular draft Inclusion Criteria included existing transmission, degraded lands, brownfields and mines[3]; none of which are addressed in the proposal. In the Policy Concepts, the overwhelming community/stakeholder input supported "The proximity to existing transmission corridors to export energy without the development of new transmission lines should be a key consideration of the location of renewable energy facilities"[4].

P6

Rather than addressing this input, the preferred REDAs overstep existing transmission identifying hundreds of miles of new transmission and fail to identify degraded lands, brownfields and mines. We have concerns that including this overly broad set of areas within the range of alternatives considered by the County will essentially flaw this process from the outset, and waste County resources that would be more effectively spent analyzing those areas *without* protective land use designations, known habitat and known occurrences of special status species or other key resources. Including these areas with known resource conflicts are likely to lead to permitting complexity, project delays and controversy, making them unattractive locations for development. We *strongly* urge the County to start with a more realistic set of REDAs as a basis for the preferred alternative for the environmental review rather than a "straw man" proposal which will not provide a useful basis for CEQA review and will require extensive analysis in the EIR. The currently proposed "less intensive" alternative could be improved to be a more realistic starting point to identify the preferred REDAs and moving forward in the CEQA process. We do not support the recommendation to start with the preferred alternative as currently defined, which is unrealistic and will waste

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[1] REGPA Planning Commission Staff Report February 262014 at pdf pg. 5-6
[2] IBID
[3] REGPA Planning Commission Staff Report February 262014 at pdf pg. 4-5
[4] REGPA Planning Commission Staff Report February 262014 at pdf pg. 26

valuable County and administrative resources, and fundamentally designate areas which are unrealistic for development.

The preferred REDAs and even the REDAs of the "less intensive" alternative include significant areas identified by the community and stakeholders as exclusion areas. For example, the Pearsonville, Rose Valley, Darwin/Centennial Flats, Trona REDAs under the "less intensive" alternative include significant portions of the Mohave Ground Squirrel Conservation Area designated by the BLM in the West Mojave Plan. This Conservation area has an admissible 1% development cap[5], which even the "less intensive" REDAs appear to fully surpass.

P7

Portions of the Laws and Owens Valley REDAs contain irrigated lands and groundwater dependent vegetation that are protected by the Inyo-Los Angeles Long Term Water Agreement. Additionally, portions of the Owens Valley and Owens Lake REDA's are within the Lower Owens River Project area, an important mitigation area for impacts due to the Second Los Angeles Aqueduct and a project provided for in the Inyo-Los Angeles Long Term Water Agreement and the 1997 Memorandum of Understanding (MOU) that allowed that agreement to be implemented. Sierra Club is a party to the 1997 MOU, as are Inyo County, LADWP and others. It appears that renewable energy development would conflict with these existing commitments to environmental protection in portions of these Owens Valley REDAs.

P8

Phasing of the REDAs appears to be an appropriate approach, based on on-going renewable energy technological improvements, efforts to increase energy efficiency and reduce energy consumption, and increasing distributed energy generation at the site of consumption. It is likely that the new clean energy economy will use all of these and more solutions.

P9

Language in the Draft Policy Concepts is confusing. For example, "Solar and wind energy facility location should be limited to areas with a renewable energy land use designation overlay or in an appropriate zoning district"[6]. The proposal should include clear definitions and differences between "renewable energy land use designation overlay" and "appropriate zoning district".

P10

Language in the "New Land Use Implementation" stating "The County shall consider seeking compensation for the loss of revenues from potential renewable energy facilities that are not developed due to possible impacts on military readiness, special status species, and aesthetics, and/or other barriers to development of appropriate renewable energy facilities. Methods of compensation include but are not limited to Payment-in-lieu of Taxes (PILT) or similar programs"[7] is confusing. First, if a proposed site would have such impacts it is not an "appropriate" site for development. Second, it appears antithetical to the community/stakeholder feedback (15 in support, 1 needs more information, none opposed) which indicates that "Disturbance to critical habitats of plants

P11

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[5] http://www.blm.gov/ca/pdfs/cdd_pdfs/wemo_pdfs/plan/wemo/Vol-1-Chapter1_Bookmarks.pdf
[6] REGPA Planning Commission Staff Report February 262014 at pdf pg. 26
[7] REGPA Planning Commission Staff Report February 262014 at pdf pg. 39

and animals, and to important historical and cultural sites and landscapes, should be minimized"[8]. While we are sensitive to the County's desire for additional revenue, the REDAs need to be designed to appropriately accommodate renewable energy development – they should not include inappropriate areas for development simply to support a later claim that the County should be compensated for "lost" revenue.

P12

Although we are pleased to see the County recommend prioritizing Development Focus Areas within the DRECP, we would not recommend including BLM Solar Energy Program variance lands within this category. Variance lands have *not* necessarily been vetted as optimal for renewable energy facility development.[9]

Additional issues that need to be analyzed and addressed:

- Minimal water usage: water usage is addressed but language is not adequate. Excessive water usage should disqualify a project even if they are minimizing water usage to the extent possible – especially given current and likely future problems with ground water availability and draw down in much of Inyo County.
- In general, preference should given to the least disruptive technology even if not most profitable. Technology will change so the REGPA and associated maps, etc. should have a mechanism for ongoing adaptive revision based on new/additional information and technology (not just wait for possible overall revision of REGPA at some possible future date).
- Cultural resources especially as related to tribes and as raised by tribal representative on the November call who asked for development of a cultural resources overlap (exclusion) map. The response that this would be addressed at specific project level is inadequate as the whole purpose of the REGPA is to save county and developers time and money by indicating areas that are not suitable for renewable energy development.
- Cumulative effects: at the webinar last week questions were raised about the MW cap per REGPA, how this cap was arrived at, MW vs. acreage cap, etc. Josh Hart (county planner) gave a partial answer but these issues need to be clarified. In general an acreage cap is preferable.
- Small scale projects outside of the REDA's will not be allowed. Roof top, etc. is allowed, but only if used by the homeowner, etc. generating the power. This definition impedes smaller renewable energy projects. Under this definition, a homeowners association would not seem to be able to have a roof top or local solar panel facility supplying multiple users. There is no reason that roof top should essentially be limited to individual users. Small scale co-op projects are being now developed in some states. For example, a commercial park would potentially have significant rooftop area which could be used to supply power to all entities in the commercial park. The limitation to roof top as written needs to be reconsidered.
- Item 8, p. 43, of county report: "Encourage mitigation for renewable energy projects to be located in Wilderness." Given the restrictions of what can legally be

P13

[8] REGPA Planning Commission Staff Report February 262014 at pdf pg. 26
[9] REGPA Planning Commission Staff Report February 262014 at pdf pg. 46

done in wilderness, this proposal is inappropriate and an issue that is outside the County's jurisdiction.

- p. 43, reclamation planning: The REGPA should require adequate bonding requirements.
- p. 25, one of draft policy concepts says: "The County should work with renewable energy developers and other agencies involved with the development site to minimize impacts". This should be expanded to include "other stakeholders" (i.e., public, NGOs etc.
- p. 26, another draft policy concept that was rejected by majority of public and stakeholders says: "Transmission facilities and related infrastructure should be allowed to locate and operate within any land use designation and zoning district, provided the facilities operate under valid approval and appropriate environmental review. This draft policy is much too broadly written. Transmission projects, like generation projects, should be sited and developed to avoid and minimize impacts to wildlife, wildlands and other resources.

P13

- One of the suggestions submitted to the November process was that renewable energy shouldn't be considered simply in terms of yes (available for RE) and no. Rather appropriate levels of intensity should be incorporated – e.g., an area might be suitable for some low intensity development but for not for high.
- Another draft policy concept (p. 126 of pdf cited in prior comment): "The County should promote or encourage the use of public lands for renewable energy development over private lands to the maximum extent feasible." In responses to the November meetings this draft policy concept received 5 yes (agree), 2 maybe, & 11 "no's". It was pointed out that if the county is concerned about tax revenue, it gets assured tax revenue only from development on private land, and that the REGPA should not disadvantage private landowners. As written, this draft policy concept could be weighed against other criteria in order to downgrade them (conservation, etc.).
- p. 125 of the pdf draft policy concept says "The capacity to generate enough energy to make renewable energy financially feasible should be a key consideration of which areas are suitable for renewable energy development." While financial viability is important this criteria should not outweigh other considerations. It is also subjective and difficult to substantiate, particularly as energy demand and technologies are shifting and fairly hard to predict into the future. November responses were 5 yes (agree), 2 maybe, and 5 "no". Comments included: "Many other policy considerations should precede this. Financially feasible but also in accordance with the character of surroundings adding design assessments. Independent analysis of what constitutes "financially feasible." needs to be included.
- p. 124 of the pdf, , draft policy concept says "The siting of renewable energy facilities should minimize significant changes to the visual environment, including minimizing light and glare and screening facilities." As written "minimize" would still allow significant and extreme impact. Language such as "avoid significant impact" should be used or viewshed and some other criteria become meaningless when it comes to a specific proposal.

P13

- p. 118 of the pdf, draft policy concept says: Another concern concerns draft policy concepts for wind power - both whether the national and other maps used to indicate potential wind projects were sufficiently up to date (both as to data and as to current wind technology), and also that the draft policy criteria did not reference impacts to avian species (relevant also for solar tower projects).
- Cumulative effects shall be considered: current proposed project, other approved projects, and proposed future projects. MW (or acreage) caps for REDAs do not fully address cumulative effects.

In moving forward with renewable energy planning, we encourage the County to begin with a realistic initial proposal and alternatives for the REGPA. The County should more accurately address the community/stakeholder perspectives as well as addressing the established environmental protections in the Inyo-Los Angeles Long Term Water Agreement and 1997 MOU, and existing regulations for species conservation on public lands in the initial proposal.

We appreciate the opportunity to comment on this pre-scoping phase of the REGPA, and look forward to working with the County to develop a reasonable planning strategy to implement renewable energy in Inyo County while protecting its world class resources from degradation.

Sincerely,

Ileene Anderson
Center for Biological Diversity

Sarah Friedman
Senior Campaign Representative,
Sierra Club, Beyond Coal Campaign

/s/
Mark Bagley
Sierra Club Range of Light Group,
Owens River Watershed Conservation
Chair

Malcolm Clark
Range of Light Group
Toiyabe Chapter, Sierra Club chair

cc: via email
Karen Douglas, California Energy Commission, KLdougla@energy.ca.gov
James Kenna, Bureau of Land Management; jkenna@blm.gov

February 19, 2014

Cathreen Richards
Inyo County Planning Department
Via email: Crichards@inyocounty.us

RE: Proposed Action, Inyo County Renewable Energy General Plan Amendment (REGPA)

Dear Cathreen,

We are writing with regard to Inyo County's proposed action for its Renewable Energy General Plan Amendment (REGPA), which we understand will be considered at a planning commission workshop on February 26. Representatives from our organizations cannot attend the workshop in person and are unable to submit detailed comments on the proposed action before the workshop, due to the volume of REGPA material Inyo County has shared with the public and the short timeframe available for review. We are instead submitting these brief "preliminary" comments, and will submit more detailed comments when the issue is considered by the Board of Supervisors at its meeting on March 18.

P1

First, we would like to express our appreciation for Inyo County sharing its proposed action in advance of initiating the California Environmental Quality Act (CEQA) process, and for hosting last week's webinar to provide clarification and answer questions on the proposed action materials.

P2

We thank Inyo County for proposing to incorporate important policies into its general plan, such as those related to promotion of small-scale renewable energy development, avoidance and minimization of the impacts of development, and promotion of solar photovoltaic placement along the Los Angeles aqueduct.

P3

We also have some general comments on the proposed action (recommend preferred alternative). As expressed in comments we have previously provided to Inyo County, there are biological conflicts with many of the proposed Renewable Energy Development Areas (REDAs). These areas were first identified during Inyo County's 2011 process to establish a renewable energy overlay and the comments we submitted at that time are still relevant considering the REDAs appear very similar to those

P4

previously identified. We have attached our comments from 2011 that highlight biological conflicts within the REDAs.

P5 Additionally, we are concerned that portions of the proposed REGPA that are within the planning area for the Desert Renewable Energy Conservation Plan (DRECP) appear to be in conflict with the most recent publicly available preliminary conservation strategy for the DRECP (see http://drecp.org/documents/docs/preliminary_conservation_strategy/index.php). Many of the areas identified as REDAs are in conflict with areas identified in the preliminary conservation strategy. We urge the County to include an alternative that minimizes biological conflicts and takes into account the conservation goals of the DRECP, and provides a sound blueprint for potential future development of renewable energy within the County. We believe that a modification of the proposed "Less Intensive Alternative" (see staff report, p. 24) would be a good starting point. Our hope is that the County's efforts and those of the DRECP agencies will ultimately be consistent with one another.

P6 Thank you very much for your work on the REGPA and your efforts to engage the public in the process. We look forward to working with Inyo County to identify appropriate locations for large-scale (and small-scale) renewable energy development while also preserving key areas of importance for desert-dwelling species as well as recreation and scenic destinations that are valued by residents and visitors.

Sincerely,

Stephanie Dashiell
California Representative
Defenders of Wildlife
P.O. Box 2131
Joshua Tree, CA 92252
sdashiell@defenders.org

Helen O'Shea
Director, Western Energy Renewable Project
NRDC
111 Sutter St., 20th floor
San Francisco, CA 94104

hoshea@nrdc.org

Sally E. Miller

Sally Miller
CA Senior Conservation Representative
The Wilderness Society
P.O. Box 22
Lee Vining, CA 93541
sally_miller@tws.org

Attachment: Comments of Defenders of Wildlife, NRDC and The Wilderness Society, Initial Study of Environmental Impact and a Draft Mitigated Negative Declaration of Environmental Impact for General Plan Amendment No. 2010-03 (Renewable Solar and Wind Energy) Inyo County, CA.

United States Department of the Interior

NATIONAL PARK SERVICE
Pacific West Region
333 Bush Street, Suite 500
San Francisco, California 94104-2828

February 19, 2014

Joshua Hart
Director, Inyo County Planning Department
P.O. Drawer L
Independence, CA 93526

Dear Mr. Hart:

We are writing to provide comment on Inyo County's Renewable Energy General Plan Amendment (REGPA). The National Park Service (NPS) supports the efforts of Inyo County to define where and how renewable energy would be permitted in the County. We appreciate being invited to participate in the planning process as a stakeholder. At the November 13th and February 13th stakeholder meetings, we were presented a number of potential development scenarios based upon criteria presented in the 2013 REGPA Background Report. We have studied the Staff Report and Attachments provided on February 13th, and provide preliminary comments below.

The NPS fully supports renewable energy projects so long as such projects 1) do not adversely affect National Park units, 2) can be constructed and operated in an environmentally responsible manner, 3) protect natural and cultural resources and 4) protect our treasured landscapes. It is the role of the NPS to contribute to the planning process and to help ensure that renewable energy projects are "Smart from the Start." Our goal is to provide expertise and practical and specific feedback in order to avoid significant adverse impacts to the resources and visitor experiences of Death Valley National Park, the Old Spanish National Historic Trail, and Manzanar National Historic Site. Comments are organized as general comments and NPS unit-specific comments below. Please contact me at (415) 623-2205 for further clarification or information.

Sincerely,

Lara Rozzell

Lara Rozzell
Renewable Energy Coordinator
Pacific West Region, National Park Service

General Comments

P1 Because of the brief review period, not all NPS subject area experts were available and our comments are not exhaustive. We look forward to commenting in more detail throughout the stakeholder involvement process and the Programmatic Environmental Impact Report process. The NPS team is continuing analysis of the proposed policies and designations, and welcomes opportunities to work with staff and decision makers throughout the process.

P2 The NPS thanks the County for proposing new visual resource policies that reflect the importance of tourism and recreation in continuing economic development of the County.

The currently proposed Plan Amendment contains a Land Use Implementation Measure as follows:

P3 *The County shall coordinate with the Department of Defense, the United States Navy China Lake, and Edwards Air Force Base personnel on the siting of renewable energy facilities in a manner that does not significantly impact military readiness. Issues to be addressed in the coordination include: activities that produce electromagnetic and frequency spectrum interference, light and glare, dust and smoke, heat generation and the effects on military equipment testing and operations, including proposed development heights, personnel training, and flight activities.*

The NPS requests that a similar paragraph be included for National Park Service coordination. The NPS would like to work with the County planning staff on language. Suggested language for discussion would be:

P4 *The County shall coordinate with the National Park Service, Death Valley National Park, Manzanar National Historic Site, and Old Spanish National Historic Trail personnel on the siting of renewable energy facilities in a manner that does not significantly impact Congressionally designated National Park Service resources. Issues to be addressed in the coordination include but are not limited to: wildlife habitat and corridor impacts, invasive species, light and glare, air quality, night sky resources, and visual resource impacts including proposed development heights, traffic impacts, and renewable energy construction personnel training regarding preservation of cultural resources.*

The currently proposed Plan Amendment contains a new Water Resource Policy as follows:

P5 *Policy WR-3.5 (Sustainable Renewable Energy Development) - The County shall require renewable energy facility development to incorporate measures to minimize water consumption and use of potable water and encourage the use of reclaimed water.*

The NPS commends the County for establishing policy to protect increasingly constrained water resources. The NPS requests further information on the specifics of how water consumption will be minimized, and recommends the adoption of best practices from the BLM Solar PEIS in the PEIR.

Alternatives proposed in the Staff report include a recommended alternative to encourage renewable energy development on BLM Solar PEIS variance areas, which are characterized as "fully studied and vetted as optimal for renewable energy." In contrast, the BLM Solar PEIS

Record of Decision (ROD) states that "A variance process was established to allow development outside of SEZs on an exceptional basis" and also states that:

> "The BLM will consider ROW applications for utility-scale solar energy development in variance areas on a case-by-case basis based on environmental considerations; coordination with appropriate Federal, state, and local agencies and tribes; and public outreach. The responsibility for demonstrating to the BLM and other coordinating parties that a proposal in a variance area will avoid, minimize, and/or mitigate, as necessary, sensitive resources will rest with the applicant. The modification of variance areas would involve planning-level decisions and require the BLM to amend applicable land use plans."

P5

The NPS recommends that Inyo County maintain the distinctions applied by BLM between lands recommended for renewable energy development and the variance lands. The variance lands, as stated in the Solar PEIS ROD, require considerable study, interagency cooperation, tribal consultation, and BLM land use planning amendment before an application can be approved.

Currently, only wilderness lands within NPS units are listed as Areas to be Considered for Exclusion. Please add NPS units, in their entirety, as Areas to be Considered for Exclusion from REDA's.

The BLM Las Vegas/Pahrump Draft Resource Management Plan and Environmental Impact Statement proposes intensive renewable energy development areas in Nevada directly adjacent to the Inyo County Planning area. Cumulative effects from the proposed Nevada developments will need to be considered in the Inyo County PEIR. Cumulative effects on groundwater withdrawals are of particular concern to the NPS. The NPS recommends early analysis of cumulative effects to inform the designation of REDA's along the Nevada state line.

Death Valley National Park

Renewable energy development within some of the proposed REDA's, particularly in the more intense development alternative, raises concerns about impacts to resources within Death Valley National Park.

P6

The Death Valley Junction REDA is located within the Amargosa Desert, the location of the detached Devils Hole unit of Death Valley National Park that provides the sole habitat for the federally listed Devils Hole pupfish. Water in the Amargosa Desert Hydrographic Basin is already over-appropriated, causing declining water levels at Devils Hole. Given the scarcity of water in that basin and the potential for adverse impacts to the endangered Devils Hole pupfish, the NPS does not believe that water-intensive commercial solar facilities should be permitted in this area. For the proposed Death Valley Junction REDA, we request that the County apply its criteria for exclusions from renewable energy development, in particular criterion D identified in stakeholder worksheets: "Sensitive Species Areas." The sensitive species is the Devils Hole

P6 pupfish, and intensive water drawdown from adjacent commercial energy development would have a direct negative impact on this critically endangered species. Commercial energy facilities should not be permitted in this area unless they can demonstrate that they would have a net neutral or beneficial impact on water levels at Devils Hole. For this reason, we recommend removing Death Valley Junction from the list of development focus areas.

P7 The Panamint Valley REDA is located in an area that is highly visible from Surprise Canyon, Telescope Peak, and other very popular visitor use destinations in Death Valley National Park. Commercial scale renewable energy development would vastly alter the viewshed, the scenic resources, and the experience of visitors to that part of Park. We suggest that the County apply its own criteria for exclusions from renewable energy development, in particular criterion 1 identified in stakeholder worksheets: "Scenic Resources." Based on the County's criteria for exclusion, we encourage you to consider excluding the Panamint Valley DFA from consideration.

P8 The Centennial Flat/Darwin REDA, particularly in the larger designation of the more intense development alternative, raises concerns about groundwater and possible visual effects for Death Valley National Park as well. The NPS will need more time to analyze the proximity and potential effects and will comment more extensively soon.

P9 The Staff Report contains suggested language for the Plan Amendment as follows:

Policy VIS-1.8 (Utility-Scale Renewable Energy Development, Light and Glare, Night Skies) – The County shall encourage siting and screening to avoid or minimize significant changes to the visual environment from renewable energy facility development, including avoiding or minimizing light and glare, and impacts to Death Valley National Park's International Night Skies designation.

The NPS appreciates the inclusion of visual resource concerns throughout the plan, and particularly this recognition and protection for Death Valley National Park's internationally significant night sky resource. We suggest the addition of the words "during construction and operations of the facility" at the end of the paragraph. The NPS requests the opportunity to continue working with the County and applicants to ensure that future development has minimal impacts to the night skies.

Manzanar National Historic Site

P10 The Owens Valley and the Sierra Wind REDA's are of particular concern for potential impacts to the Manzanar National Historic Site.

Manzanar is a California Registered Historic Landmark (1972), Los Angeles Historic-Cultural Monument (1976), listed on the National Register of Historic Places (1979), and a National Historic Landmark (1985). It was designated a National Historic Site by Congress in 1992. In 2004 the National Park Service opened a visitor center in the adaptively restored historic high school auditorium. Annual visitation averages 82,000 per year.

Manzanar was established to preserve the stories of the internment of nearly 120,000 Japanese Americans during World War II and to serve as a reminder to this and future generations of the fragility of American civil liberties. As the Japanese American internees discovered, Manzanar feels like the middle of nowhere. Although Manzanar is only 814 acres, Manzanar is surrounded by some of the largest tracts of public lands in the country. This allows for the preservation of an important and invaluable cultural landscape appearing largely as it did when 11,070 Japanese Americans were confined here between 1942–1945.

Natural systems were historically important characteristics in the initial selection and development of the Manzanar War Relocation Center in 1942. At the largest scale, the natural landforms defining the valley—the Sierra Nevada, White, and Inyo Mountains—were the dominant structuring features that physically and perceptually contained the valley. They provide a strong visual context for the camp and all of the views and vistas from the camp. The topography of the valley and the low-growing vegetation allowed for expansive views of the mountain ranges on either side of the camp—reasons that the U. S. Army selected this site in 1942.

P10

Sue Kunitomi Embrey (1923-2006), Former Internee, Founder of the Manzanar Committee and Chair of the Congressionally established Manzanar Advisory Commission, reflecting about the power of this place stated:

"As the rock gardens, the pleasure parks and the ponds brought solace to the internees beneath the high majestic Sierras, so can the Manzanar National Historic Site be a healing source for the devastation of the human spirit which we all experienced, not only for the Japanese American community, but for America as well."

Since 1969 the Manzanar Committee, a non-profit educational organization, has sponsored an annual pilgrimage to Manzanar. Former internees, their families, friends, and a growing number of young people gather at the Manzanar cemetery to remember, to honor, and to carry the lessons of this experience into the future. The event takes place on the last Saturday of April each year. This past April 27th—the 44th Annual Manzanar Pilgrimage—an estimated 1,500 participants made the Pilgrimage. Many of the pilgrims remarked that the 2013 Pilgrimage was the most inspirational that they could recall.

The development of a utility-scale solar facility within the viewshed of Manzanar will have irreversible negative impacts to the authentic cultural experience for visitors and the cultural landscape associated with Manzanar.

If utility-scale energy generation projects were built in the Owens Lake and Sierra Winds REDA's, there would be significant adverse impacts to the scenic vistas and the culturally significant views from Manzanar. The setting, feel, and association of the area are of remote isolation. The construction of a utility-scale solar facility that will employ the use of large photovoltaic (PV) panels will add industrial intrusions to the natural landscape, impacting the

P10 cultural landscape and visual resources. In addition, facility lighting and the potential for glint and glare from the panels have a high potential for significant adverse impacts to the Manzanar's visual resources, visitor experience and night sky resources.

P11 Air quality in the Owens Valley is very good except in the category of inhalable particulates, where there are major deficiencies because of dust generated in the Owens Lake area. Owens Valley is subject to frequent high winds and inclement weather conditions that are dependent on the season. Fugitive dust as a result of construction activities and grading is a significant concern for human health and visual resource impacts. Utility-scale solar projects that utilize large-scale land clearing activities for the installation of PV panels severely damage existing vegetation cover and the fragile biological crust that stabilizes surface soils, creating problematic fugitive dust conditions.

P12 The junction of U.S. Highway 395 and Manzanar Reward Road is not a signalized intersection. The addition of significant construction traffic volume to the existing traffic volume at that intersection is likely to increase the hazards for all motorists and bicyclists passing through that intersection. Signalizing the intersection would drastically affect the historic landscape, changing its character from rural to urban. The NPS recommends consultation with the California Department of Transportation District 9 staff to analyze and to suggest mitigations for potential highway traffic hazards associated with potential utility-scale development in the Owens Valley REDA's.

Old Spanish National Historic Trail

P13 Designation of a National Historic Trail is a rigorous process. The National Park Service conducted exhaustive research—both documentary and in the field—to document the significance, integrity, and location of the Old Spanish NHT as part of the feasibility study for its designation. The language of the National Trails System Act of 1968 (as amended) states: (To be designated as a National Historic Trail…) "It must be a trail or route established by historic use and must be historically significant as a result of that use. The route need not currently exist as a discernible trail to qualify, but its location must be sufficiently known to permit evaluation of public recreation and historical interest potential." The trail was determined to be nationally significant (NPS 2001:23) in terms of National Historic Trail criteria.. Congress agreed, designating the Old Spanish NHT in 2002.

The NPS is concerned about the potential designation of the Charleston View, Chicago and Sandy Valley REDAs in close proximity to the cultural corridor that constitutes the Old Spanish NHT. In particular, there are High Potential Segments of the trail at Stump Springs and Emigrant Pass. The NPS would like to continue discussions with Inyo County regarding the potential impacts to the visitor experience on this nationally significant Historic Trail, and to find the best ways to avoid, minimize, or offset impacts to the visitor experience.

California Wind Energy Association

February 18, 2014

Cathreen Richards, Senior Planner
Inyo County Planning Department
Post Office Drawer L
Independence, California 93526
Via email: inyoplanning@inyocounty.us

Re: Comments on the Inyo County Renewable Energy General Plan Amendment Staff Report

Dear Cathreen:

P1 This letter presents the comments of the California Wind Energy Association ("CalWEA") on the Inyo County Renewable Energy General Plan Amendment update ("RGEPA") and staff report that will be presented to the Board of Supervisors on February 26, 2014.

P2 CalWEA is a non-profit corporation supported by members of the wind energy industry including turbine manufacturers, project developers and owners, component suppliers, support contractors, and others. CalWEA represents its members in California's policy forums, seeking to encourage and support the production of electricity through the use of wind turbines.

P3 California is a leader among the states in transitioning to a clean energy future; wind energy is well-positioned to help achieve that future. According to the National Renewable Energy Laboratory, California has sufficient wind resources to supply nearly 40% of the state's current electricity needs. Wind energy from within California and neighboring states currently accounts for over 6% of California's electricity supply. As one of the lowest cost renewable energy resources available, wind energy is a major contributor to achieving the state's clean energy goals set forth under AB 32.

P4 CalWEA appreciates the initiative of the County to adopt a renewable energy element into its general plan in order to adequately address the unique benefits and impacts of development and operation of renewable energy facilities. To achieve this goal, it will be important to foster growth and competition among developers of wind projects and other renewable energy technology developers to support the state's 2020 Renewables Portfolio Standard and greenhouse gas reduction goals under AB 32 to be met at least cost.

P5 As you consider the recommendations that Staff has provided to shape the Renewable Energy Development Areas ("REDAs") within the county and refine the policies that govern development, CalWEA would like to reiterate that the various renewable energy technologies have different, and often complementary, generation profiles such that, in combination, their impacts on the grid may be cost-effectively moderated. For this reason, and also to foster market competition, it is important that all types of renewables are available to the utilities for consideration. When evaluating the differences in renewable technologies, it is also important to consider the relatively limited footprint of wind energy

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facilities. Wind energy facilities offer an opportunity to decentralize energy generation, can be compatible with other land uses, and can preserve some areas from other types of development that could result in greater disturbance to the local landscape. Wind energy projects will bring numerous benefits to the region including the creation of green jobs and the development of clean, reliable energy sources. Wind energy produces electricity without emitting pollutants or greenhouse gases, requires no mining or drilling, and poses no threats to national security. Importantly also, as California contemplates a drought, wind energy uses no water, as do all thermal energy projects. The wind power installed in California today conserves 3 billion gallons of water annually.

P5

CalWEA recognizes that the County is actively involved in the Desert Renewable Energy Conservation Plan ("DRECP") as a stakeholder and, as of March 2013, via a Memorandum of Understanding with the California Energy Commission. As the final DRECP could significantly influence the future of renewable energy in the California desert and the state's ability to achieve its policy goals, CalWEA's comments largely focus on the potential overlap between the REGPA and DRECP.

P6

In sum, CalWEA urges the County's consideration of the following important points:

- Wind energy should not be categorically excluded from areas where existing information is inadequate to justify such exclusion. Presumed incompatibility with the resource(s) in question precludes developers from conducting site-specific studies that may demonstrate that the conflict does not exist or can be avoided, minimized, or mitigated.
- Metrics used to approximate terrestrial impacts of wind energy development and thus the allocation of development throughout the county must be adjusted to more accurately depict the relatively low intensity of wind energy development.
- The DRECP planning process is of critical importance to many stakeholders, including the County and CalWEA; to that end, the County should be aware that the wind industry does not support the current draft DRECP (December 2012). CalWEA encourages the County to take care not to endorse the use of draft documents.

Our specific comments follow, but given the brief review timeframe, these comments are not exhaustive.

1. Criteria for Identifying Renewable Energy Development Areas

P7

Numerous site-specific factors will determine whether, and to what extent, a wind energy project can be built at a particular site. Because the remaining undeveloped, high-quality wind resources in the state occur largely in the desert, and because as little as 10% of the land area that hosts commercially viable wind resources may ultimately prove to be developable, it is necessary to preserve <u>for exploration</u> as much of the commercially viable wind resource in the California desert as possible. Below we therefore elaborate on the care that needs to be taken before any lands are categorically excluded for potential wind energy development.

a. Lands with Special Designations

P8

Staff should provide specific evidence to support the exclusion of any acreage within specially designated areas (p. 5). Specifically, with regard to ACECs and DWMAs, wind energy is currently allowed within specified development caps, subject to compatibility with management prescriptions. There is currently a lack of scientific studies and literature on the compatibility of wind projects and the species

P8

of concern in each particular area – which may be a plant, the desert tortoise[1], Mohave ground squirrel or other species. The REDAs fail to account for biological impacts in the context of wind energy development, and the fact that habitat fragmentation and habitat loss concerns are species- and site-specific and can be avoided, minimized, and mitigated through appropriate siting techniques. A thorough evaluation of wind energy's compatibility with desert species is needed before limiting wind development to the areas identified in the REDAs.

P9

Therefore, CalWEA has suggested – in the context of the DRECP – that projects proposed in ACEC and DWMAs include a research plan for determining the compatibility of wind with the resource that the designation seeks to protect. This plan might include, for example, the goal of conducting a baseline survey of desert tortoise, jointly funded by industry and the DRECP, prior to the construction of a wind project in a DWMA area, followed by a post-construction study.

Where compatibility is determined, the ACEC/DWMA areas addressing that species should be considered for REDA status.

b. Military Zones

P10

CalWEA encourages Staff to consider the established mechanisms that are used to evaluate the potential compatibility of wind energy development with military assets and mission objectives (New Land Use Implementation Measures, 1., p. 39). The Background Report states that Staff "made note of height limitations for wind energy systems and solar thermal facilities" (p. 39). However, height limitations and use of airspace are the purview of other agencies, such as the Department of Defense and FAA, and shouldn't be used to broadly exclude wind energy development if site-specific analyses determine that the structures and operation of the facility are compatible with military operations. Creating exclusion areas (p. 5) based on presumed incompatibility potentially pre-determines the outcomes from site-specific review of projects in these areas by the Department of Defense Siting Clearinghouse via Section 358 of the Ike Skelton National Defense Authorization Act of 2011 (Public Law 111-383) as well as the FAA Obstruction Evaluation/Airport Airspace Analysis.

c. Data Used in Support of Inclusion/Exclusion

P11

CalWEA was pleased to see that it is the intention of staff to address out-of-date data and whether such data should be used to support the inclusion or exclusion of data. We note that it was recommended that Staff use the 80m NREL/AWS TrueWind data, which also served as the basis for the creation of CalWEA's Priority Wind Resource Areas (Background Report, Map 6, p. 14). And, we offer that, contrary to statements made in the Staff Report, these data are in fact available in GIS format, though at cost. Despite CalWEA's data not receiving overwhelming support for inclusion as a criteria to determine appropriate areas for wind development, Tiers 1-3 (Background Report, Map 6, p. 14) are, taken together, the best indicator of resource areas within which commercially viable resources are likely to be found through 2040. It should be noted, however, model-based resource maps are not always accurate – when meteorological equipment is installed to actually measure the wind in particular places,

[1] Though few studies have directly assessed the habitat fragmentation and species impacts in the specific context of wind energy development, a study of the desert tortoise (*Gopherus agassizii*), showed few differences in demographic and growth parameters between a population at a Palm Springs, California, wind facility and populations living in less disturbed areas. *See* Lovich, Jeffrey E. et al, 2011. "Effects Of Wind Energy Production On Growth, Demography, And Survivorship of a Desert Tortoise (Gopherus Agassizii) Population in Southern California With Comparisons To Natural Populations." Herpetological Conservation and Biology 6(2):161-174.

substantial differences are occasionally found (sometimes as much as a full wind resource class or more, which further underscores the need to have flexibility in where wind energy projects can be sited.

d. Allocation of Renewable Energy Megawatts (MW)

The failure to account for the limited ground-disturbance footprint of wind energy projects is seen in Attachment D (REDA Alternative Tables, p. 35), where the estimated acreages listed for direct and indirect impacts of wind energy development are 3 acres/MW and 40 acres/MW, respectively, despite the fact that the Opportunities and Constraints Technical Study ("OCTS") more accurately portrays the 40 acre/MW figure as a land use requirement with the statement "ground disturbance is much lower" (Table 3-1). That is, the analysis appears to assume that the entire *lease area* of a wind development is disturbed, rather than the 2-5% of that area (i.e., less than 2 acres/MW) that is actually impacted by access roads, turbine pads, maintenance facilities, etc. Such an assumption is inaccurate and would place wind energy at a distinct disadvantage as compared to a solar project, which the REDA Alternative Tables lists as 6 acres/MW (p. 35). Had the proper calculations been used, it is reasonable to expect that wind energy projects would be found to have fewer terrestrial wildlife and habitat impacts than other types of development, and that such impacts could be sufficiently low to justify wind development in broader areas.

P12

2. Integration with the DRECP

Though Staff acknowledges in its report that the current versions of the Draft DRECP Development Focus Areas (DFAs) and Reserve Design Areas are not yet available for public review, it seems clear that the intention is to fully incorporate the policies and land use designations into the RGEPA despite the fact that the DRECP is still *in draft form*[2].

P13

Staff recommends that renewable energy development be encouraged on DRECP DFAs "as these areas have been fully studied and vetted as optimal for renewable energy facility development by a multitude of agencies, scientists and citizens" (p. 46). This assertion is in stark contrast to the findings of the DRECP Independent Science Panel that stated "[deep concern] with the scientific quality of DRECP products", such that the panel "unanimously concluded that *DRECP is unlikely to produce a scientifically defensible plan without making immediate and significant course corrections*."[3]

P14

From CalWEA's perspective, the original impetus for the DRECP was a good one – namely to find a balance between conserving desert ecosystems and fostering prudent development areas, all within a vast planning area. This concept was an ideal one in that it would provide a framework and guidance for both the conservation and development communities to plan their own efforts for the next four decades. Unfortunately, as the process has unfolded, the DRECP has instead lost its original intended balance and leaves stakeholders without any sense of certainty. The most recent public draft of the DRECP Alternatives lacked explanation and scientific support for the prohibition of wind energy development from vast areas of the California desert.[2] Moreover, none of the December 2012 Alternatives properly balance the desire for reserve areas with the need to preserve California's

P15

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[2] Description and Comparative Evaluation of Draft DRECP Alternatives. REAT Agencies. December 2012. *Available at:* http://drecp.org/documents/docs/alternatives_eval/index.php

[3] Independent Science Review for the California Desert Renewable Energy Conservation Plan (DRECP). DRECP Independent Science Panel. November 2012. *Available at:* http://drecp.org/documents/docs/independent_science_2012/Independent_Science_Panel_2012_Final_Report.pdf

P15 potential for renewable energy development to support the state's 2020 Renewables Portfolio Standard ("RPS") goals and its policy of transitioning away from the fossil fuels causing climate change under AB 32.

To that end, we would like to share some of CalWEA's specific concerns with the DRECP for Staff's consideration:

P14

- The Alternatives plan only for 2040 renewable energy needs and fail to account for the *doubling* of renewable energy that will be required between 2040 and 2050.
- The Alternatives do not preserve sufficient access to California's best wind energy resources to meet even the very limited amount of wind development purportedly planned for.
- The Renewable Energy Action Team ("REAT") has not provided any assurances that areas outside of the DFAs will be available for development, or what criteria projects proposed in those areas will have to meet.
- The December 2012 document asserts conflicts between wind energy development and various terrestrial species and wildlife connectivity areas while admitting that an evaluation of wind compatibility has not been done. Instead, the Alternatives should presume that areas with potential wildlife conflicts will be further studied to determine compatibility with wind development before such development is authorized.
- Like Staff, the REAT never accounted for the limited ground-disturbance footprint of wind energy projects, apparently presuming impact over the entire lease area of a wind project (see 1.d. above).

The wind and solar industries have made clear that the DFAs identified during the DRECP planning process to-date are woefully inadequate for wind and solar development.[4,5]

We appreciate the opportunity to provide comments to the County and will continue to participate in discussions and decisions regarding renewable energy development.

Sincerely,

Ashley R. Richmond
Director of Siting Policy

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[4] Comments on the Description and Comparative Evaluation of Draft DRECP Alternatives. California Wind Energy Association. January 23, 2013. *Available at:* http://drecp.org/documents/docs/comments-evals/California_Wind_Energy_Association_comments.pdf

[5] Enabling Solar Development Under the Desert Renewable Energy Conservation Plan. Center for Energy Efficiency and Renewable Technologies and the Large-Scale Solar Association. January 15, 2013. *Available at: http://drecp.org/documents/docs/comments-evals/LSA_CEERT_SEddy_VWhite_comments.pdf*

BIG PINE PAIUTE TRIBE OF THE OWENS VALLEY
Big Pine Paiute Indian Reservation

February 19, 2014

Planning Commission
~~168 N. Edwards St.~~
Post Office Drawer L
Independence, CA 93526

RE: Request for continued Government to Government Consultation (per SB 18) on the draft Renewable Energy General Plan Amendment (REGPA) (GPA 2013-02) and comments on the draft REGPA.

Dear Planning Commission:

P1 The Big Pine Paiute Tribe of the Owens Valley (Tribe) held its first SB 18 consultation meeting regarding the latest proposed Renewable Energy General Plan Amendment (REGPA) with Supervisor Tillemans and Inyo County (County) planning staff Josh Hart and Cathreen Richards on February 13, 2014. As a part of the SB 18 consultation, Inyo County hired Shelly Davis-King to facilitate appropriate consultation between the Tribe and County. With public comment due for the Planning Commission packet in a few days, Ms. Davis-King has not completed recommendations for appropriate measures in moving forward with consultation. It is premature for the Planning Commission to proceed with a recommendation on the draft REGPA at its February 26, 2014, meeting because consultation obligations have not been fulfilled. The county set an unrealistically short timeline for receiving comments on the staff recommendations for the REGPA before the scheduled Planning Commission meeting.

P2 Although the Tribe has had only a limited amount of time to review the information, the Tribe notes that all three REGPA alternatives in the staff report adversely impact Cultural and Historic Resources as well as Scenic Resources. Native American traditional cultural landscapes will be desecrated by industrial solar and wind projects if any of the proposed alternatives are adopted or pursued.

P3 The Tribe recommends the Distributed Generation Alternative *(Distributed Generation - facilities that generate less than 20 megawatts)* be explored further as a possible preferred alternative in ongoing consultation between the County and Tribe. The Distributed Energy Alternative was not recommended by planning staff (Alternative 13 [page 47 in the Staff Report for the REGPA]) despite the strong support this approach received from stakeholders and Inyo County citizens. Typically, distributed generation solar facilities would be built for local use and benefit, and they have the potential to provide many more job opportunities for local residents than industrial solar projects.

P4 The Tribe respectfully requests the Planning Commission postpone action on the latest proposed REGPA and continue to engage in meaningful government to government consultation with the Tribe until it is agreed that the consultation obligation has been fulfilled.

Sincerely,

Jacqueline Gutierrez
Tribal Vice Chairperson

cc: Inyo County Board of Supervisors

Big Pine Tribal Office
P.O. Box 700 • 825 South Main Street • Big Pine, CA 93513
Phone: 760-938-2003 • Fax: 760-938-2942

Ms. Cathreen Richards
Inyo County Planning Department
P. O. Drawer L
168 N. Edwards Street
Independence, California 93526

February 19, 2014

Dear Ms. Richards:

RE: Renewable Energy General Plan Amendment (REGPA)

Planning Staff and consultants have produced well-reasoned documents and plans allowing Inyo County to move forward with less ambiguity in planning for renewable energy development. The solar resource alone is "awesome." Annually, near Independence, each square mile receives about 5 terra watt hours of energy. That's a lot. Terra is a big number! As the LADWP Feed In Tariff bids for the Owens Valley have shown investor-developers recognize this. Planning for renewable energy is prudent.

P2 I support both the Intensive and Preferred Renewable Energy Development Areas. *Setting a cap on production (or area)* and identify "preferred" areas for potential development within the Intensive areas has some advantages. You might (or should) consider caps although they require some additional analysis. This would give maximum flexibility in location, and obviate concerns over very large developments. For example in Owens Valley 4,000 acres might be a cap for development in the entire REDA.

P3 I support *no restrictions on technology*. For example solar systems with storage (molten salt seems to be popular now) have many advantages over systems without storage and are preferred by the California Energy Commission and CA Public Utilities Commission. In addition they have advantages for the local economy such as more jobs, and some property tax advantages to the county as not all the system infrastructure is property tax exempt.

Planning staff and consultants did a great job of reaching out to stakeholders and the public. As a participant in that process I saw strengths and weaknesses. The strength was the pubic got a say. The weakness is it is very easy to co-opt the process making the results strongly skewed.

I hope to attend the Planning Commission meeting February 26 2014.

Sincerely yours,

James Stroh
Independence, CA

Cathreen Richards

From: Fox, Timothy H CIV NAVFAC SW, OPDK3/242 <timothy.h.fox@navy.mil>
Sent: Wednesday, February 19, 2014 4:46 PM
To: Cathreen Richards
Subject: RE: Inyo County Renewable Energy General Plan Amendment (REGPA)
Attachments: ipyo-gpa-letter.PDF; R-2508 Complex Sustainability Office Response Letter - Inyo County Gener....pdf; DOD-WIND-ISSUES-2.pdf

Cathreen,

Please provide the attached to your Planning Commission in regards to the REGPA.

Included are:
-Letters we submitted on the previous REGPA which are still relevant
-An updated revision of the presentation we gave to your Planning Director in 2010.

We may provide additional information concerning military coordination regarding the DRECP Development Focus Areas at a later date.

Thanks for the opportunity to provide info concerning military compatibility; and if you have any questions don't hesitate to contact me.

V/R,

Tim Fox, CPLO
NAWS China Lake
429 E. Bowen Rd. Stop 4001
China Lake, CA 93555
(760)939-9438

-----Original Message-----
From: Cathreen Richards [mailto:crichards@inyocounty.us]
Sent: Friday, February 07, 2014 4:30 PM
To: Cathreen Richards
Subject: Inyo County Renewable Energy General Plan Amendment (REGPA)

Hello to all,

I hope the Holidays and the New Year have found you well.

Below is a link to the Staff Report and all of the Attachments for the Planning Commission Workshop on the REGPA that will be held February 26, 2014.

These documents are all of the work that has been done to date on the County's 2013 REGPA and is too large of a collection to email to you.

We are hoping that you can review them before the Stakeholder Webinar next Thursday, February 13th at 2:00 p.m., so we can answer any questions you may have to enable you to provide us with comments.

http://inyoplanning.org/projects/REGPA/Documents.htm

The Stakeholder Webinar will be for questions and clarifications, we will not be taking comments.

Comments should be sent to the Planning Department at: inyoplanning@inyocounty.us

or by mail to:

Inyo County Planning Department

PO Drawer L

Independence, CA 93526

R-2508 COMPLEX SUSTAINABILITY OFFICE

Naval Air Warfare Center Weapons Division

8 February 2011

Sustainability Office, Code 52F00ME
575 I Avenue, Suite 1
Point Mugu, California 93042-5049

Mr. Joshua Hart
Director
Inyo County Planning Department
P.O. Box L
Independence, CA 93526

Dear Mr Hart:

I am writing on behalf of the R-2508 Complex and in regard to the Solar and Wind Renewable Energy Draft General Plan Amendment number 2010-03.

Your staff has been working hard with the military in this region to insert language into Policy LU-1.17 (Solar and Wind Renewable Energy Development) that ensures coordination with the Department of Defense on all renewable energy facility sitings in Inyo County that have the potential to significantly impact our mission. Such coordination is critical to the protection of military readiness and specifically the operations we conduct in the R-2508. We will review these projects and provide our input in a timely manner.

I would like to extend our gratitude for their efforts in drafting this language and also the pleasure we've encountered working with the staff. Please pass along my sincere gratitude and feel free to contact me if you have any questions at (805) 989-9209, or email anthony.parisi@navy.mil.

A. M. Parisi, PE
Complex Sustainability Officer

Copy to:
BLM Ridgecrest Office (Mr. Hector Villalobos)
Naval Air Warfare Center Weapons Division (Mr. Dwight Deakin)
Naval Air Weapons Station China Lake (Mr. Tim Fox)
Air Force Flight Test Center (Mr. Scott Kiernan)

DEPARTMENT OF THE NAVY
NAVAL AIR WEAPONS STATION
1 ADMINISTRATION CIRCLE
CHINA LAKE CA 93555-6100

IN REPLY REFER TO:
5726
Ser ARE2P/107
January 26, 2011

Mr. Joshua Hart
Director
Inyo County Planning Department
P.O. Box L
Independence, CA 93526

Dear Mr. Hart:

SUBJECT: GENERAL PLAN AMENDMENT NO. 2010-03 (RENEWABLE SOLAR AND WIND ENERGY)

Thank you for providing the opportunity for my staff to brief you, Ms. Richards and Mr. Carunchio on potential operational conflicts with certain types of renewable energy technology. I would also like to thank you for inserting language into the General Plan Amendment that reflects Inyo County's intent to coordinate with Naval Air Weapons Station (NAWS) China Lake to site renewable energy facilities in a manner that does not significantly impact military readiness.

Because NAWS China Lake is a vital national asset for the advancement of technology that allows our sailors to be successful when they are called upon for duty, it is imperative that development is done in such a way that does not diminish the mission capabilities of the base.

We realize the importance of renewable energy development in Inyo County. My staff is committed to actively participating in the review process for projects and looks forward to working with you in the future. If you have questions, please contact Mr. Tim Fox, Community Plans and Liaison Officer at (760) 939-9438, or email timothy.h.fox@navy.mil.

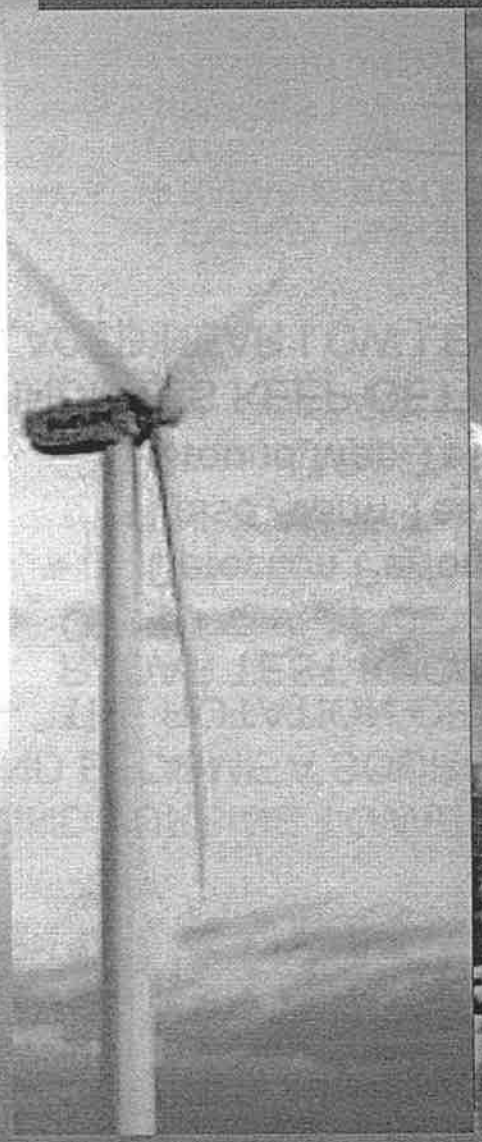
JEFFREY A. DODSON
Captain U.S. Navy
Commanding Officer

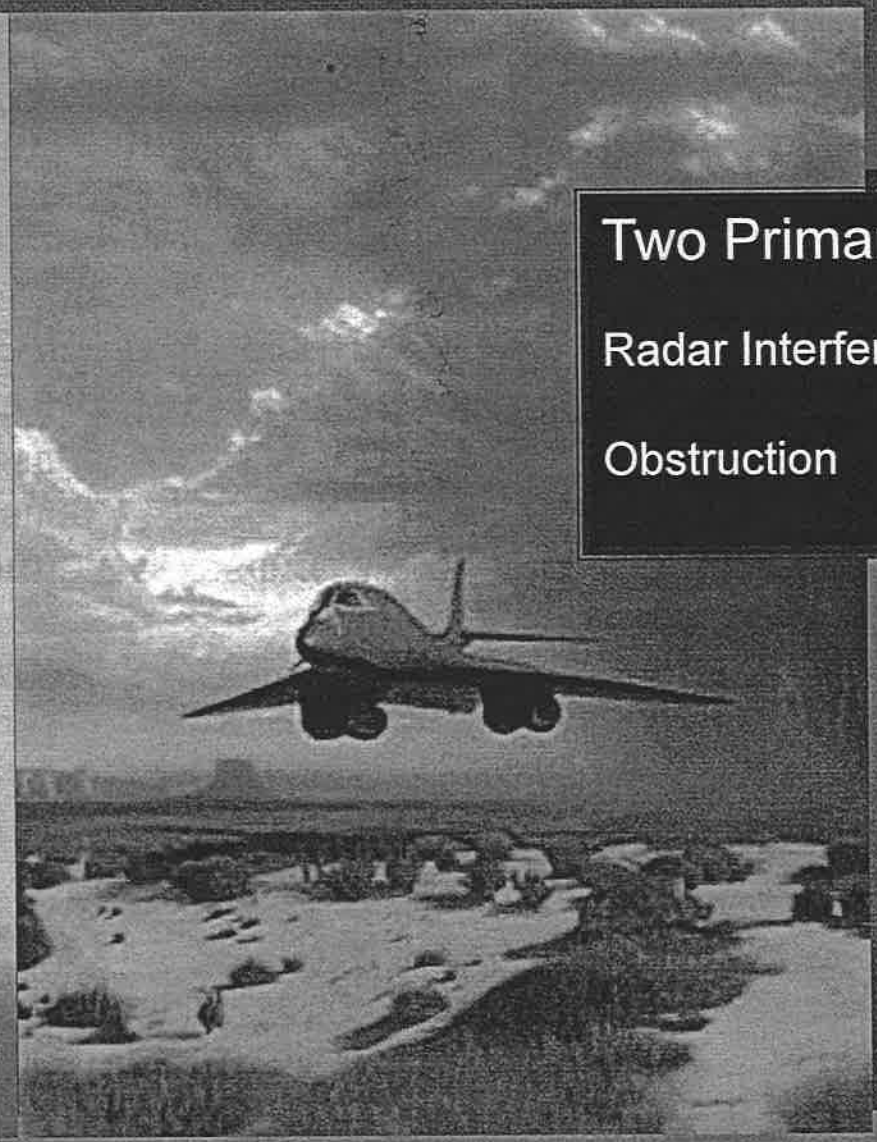
Copy to:
NAWCWD
BLM Ridgecrest Office (Mr. Hector Villalobos)

Blind copy to:
N0000WN-1003 (Ser File) 2 copies
RR2-4001 (CDR Kloss)
ARE2P-4003 (Fox)

Writer: T. Fox, 939-9438, ARE2P
Typist: M. Barbosa, 939-3412, 20 Jan 11

Wind Farms and Military Ops





Two Primary Issues

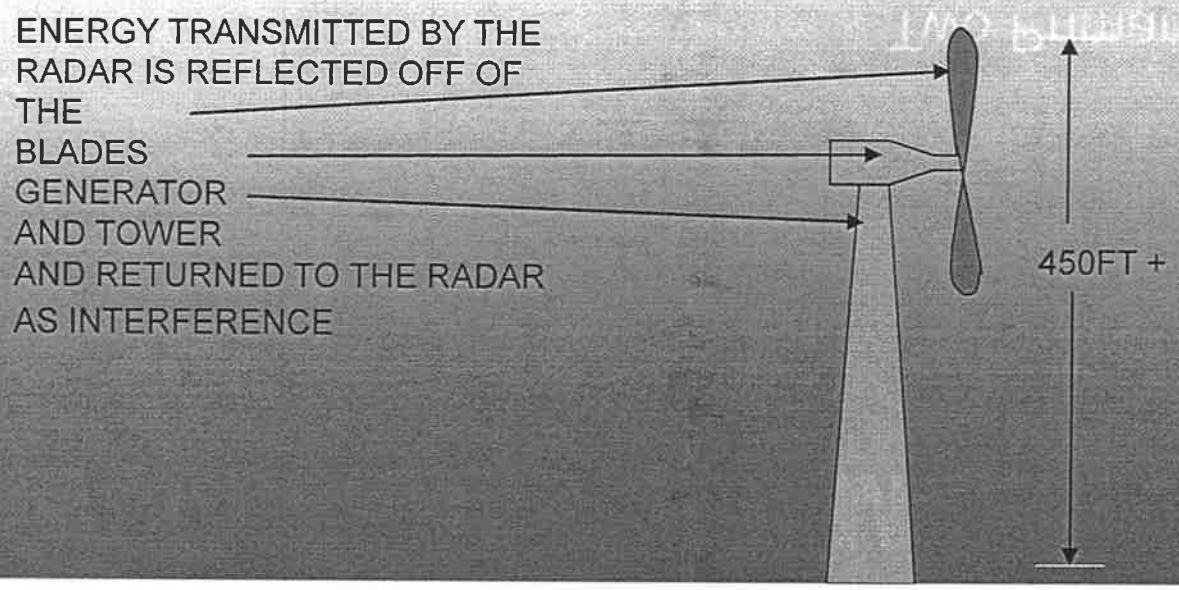
Radar Interference

Obstruction

Radar Interference

HOW DO WIND TURBINES CAUSE PROBLEMS FOR RADAR TESTING ?

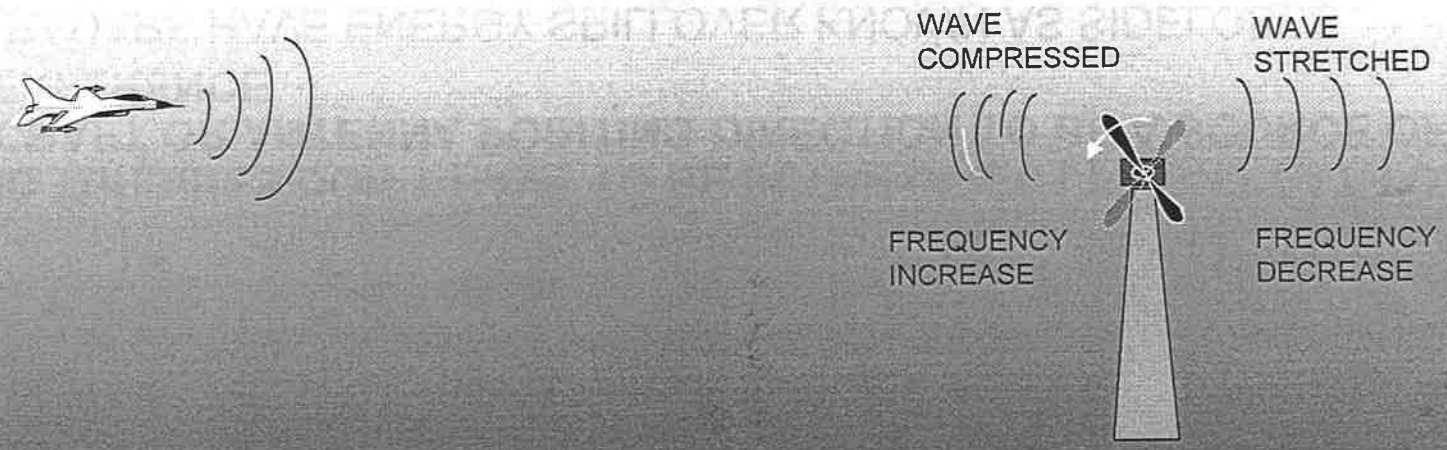
- WIND TURBINE TOWERS, GENERATORS, AND PROPS REFLECT RADAR ENERGY AND BECOME A SOURCE OF INTERFERENCE TO RADAR
  - THE ROTATION OF WINDMILL BLADES IS A SOURCE OF INTERFERENCE TO RADAR TEST KNOWN AS DOPPLER CLUTTER LEADING TO THE DEGRADATION OF :
    - Detection Performance Testing
    - False Alarm Testing
    - Ground Map Testing
- WINDMILLS KEEP GETTING TALLER AND BECOME A SAFETY HAZARD WHEN PLACED NEAR LOW LEVEL TEST ROUTES



Radar Interference

WHAT IS DOPPLER AND HOW DO WIND TURBINES CAUSE IT ?

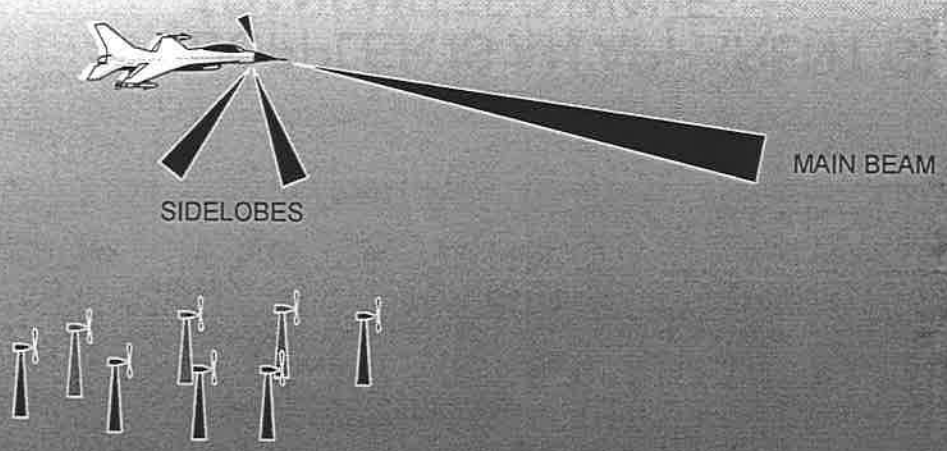
- DOPPLER IS AN APPARENT CHANGE IN FREQUENCY TO A TRANSMITTED WAVE
- IT'S THE REASON WHY THE PITCH OF AN AMBULANCE SIREN SOUNDS HIGHER WHEN APPROACHING AND LOWER WHEN LEAVING
- WHEN A RADAR WAVE STRIKES A ROTATING BLADE THE EFFECT IS A SLIGHT COMPRESSION OR EXPANSION OF THE WAVE CAUSING AN APPARENT FREQUENCY CHANGE

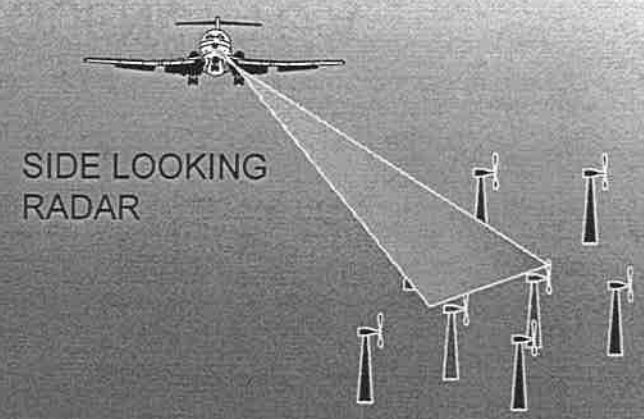


Radar Interference

HOW DO WIND TURBINES CAUSE PROBLEMS FOR RADAR TESTING ?

- **WIND TURBINES DON'T HAVE TO BE IN THE DIRECT FLIGHT PATH OF THE AIRCRAFT OR ANTENNA POINTING DIRECTION TO BE A SOURCE OF INTERFERENCE**
  - RADARS HAVE ENERGY SPILLOVER KNOWN AS SIDELOBES
  - WIND TURBINE REFLECTIONS FROM THE SIDELOBES CREATE INTERFERENCE
  - RADARS SCAN LEFT/RIGHT UP/DOWN AND CAN ALSO BE AFFECTED BY WIND TURBINES NOT IN THE ANTENNA POINTING DIRECTION THROUGH JUST NORMAL SCANNING
  - SYNTHETIC APERTURE RADAR (SAR) IS A TYPE OF RADAR THAT CREATES A HIGH RESOLUTION GROUND MAP WHILE LOOKING TO THE SIDE OF THE AIRCRAFT FLIGHT PATH. SAR RADARS AND CAN ALSO BE AFFECTED BY WIND TURBINES NOT IN THE DIRECT FLIGHT PATH





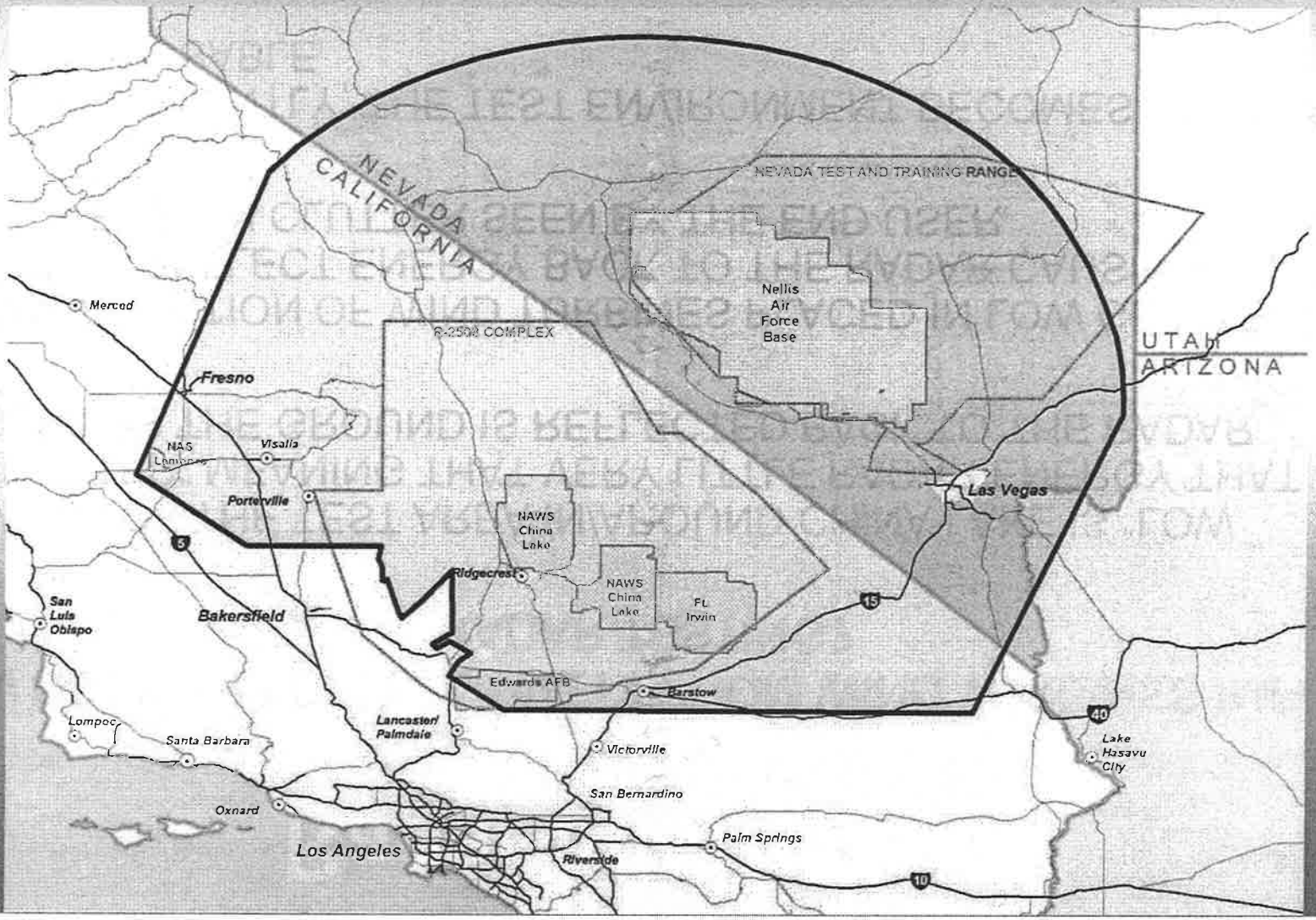
Radar Interference

HOW DOES THE REFLECTIVETY FROM WIND TURBINES IMPACT RADAR TESTING?

- MUCH OF THE TEST AREA IN/AROUND CHINA LAKE IS "LOW CLUTTER" MEANING THAT VERY LITTLE RADAR ENERGY THAT STRIKES THE GROUND IS REFLECTED BACK TO THE RADAR
- THE ROTATION OF WIND TURBINES PLACED IN LOW CLUTTER AREAS REFLECT ENERGY BACK TO THE RADAR CAUSING AN INCREASE IN CLUTTER SEEN BY THE END USER
- CONSEQUENTLY, THE TEST ENVIRONMENT BECOMES CORRUPTED AND UNUSABLE
- FLIGHT SAFETY NOTE: SOME TARGETS OF INTEREST MAY NOT BE DETECTABLE TO THE OPERATORS OF THE AIRCRAFT DUE TO A HIGHER CLUTTER ENVIRONMENT (Example)

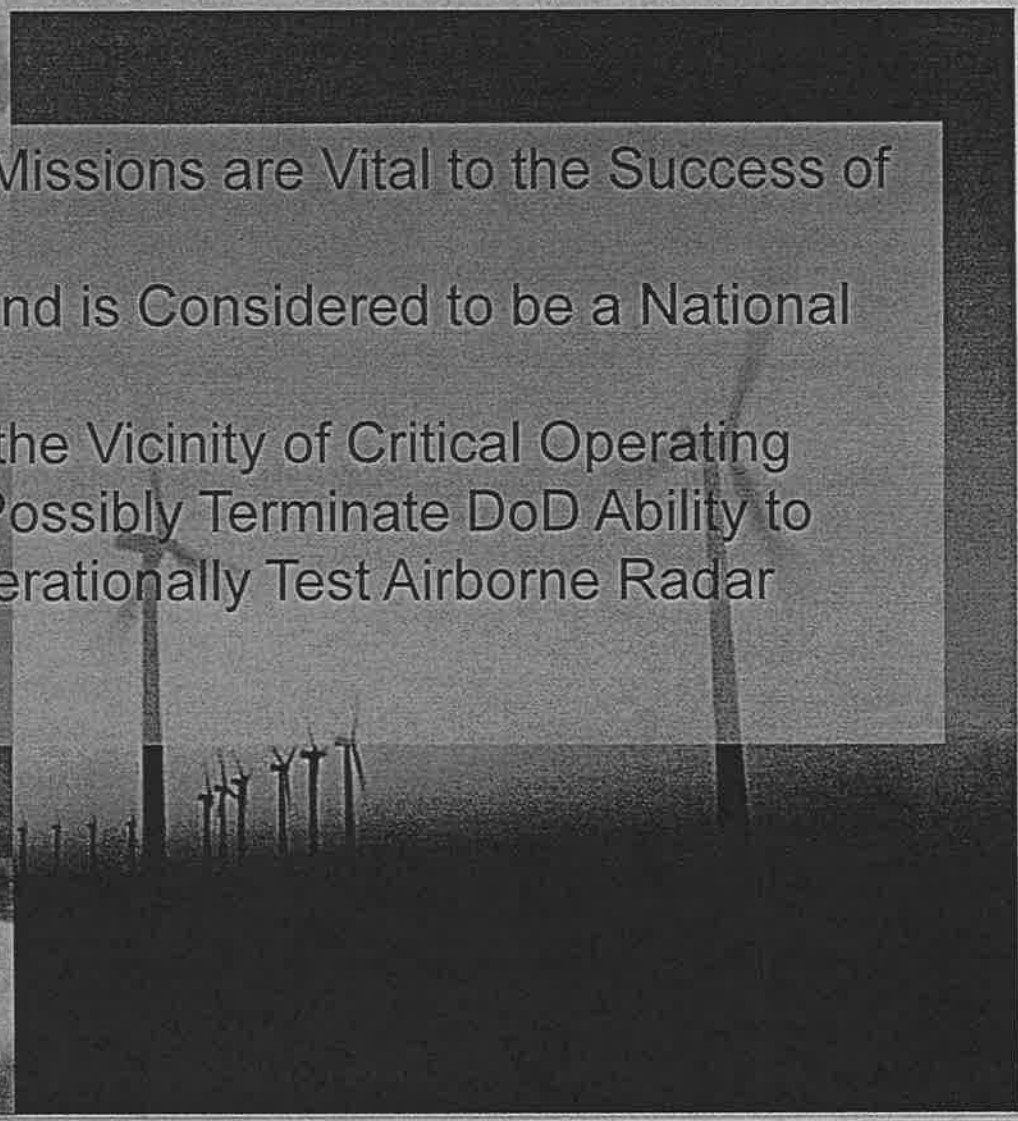
Wind Farms and Military Ops

The map below depicts the area of interest for China Lake Ranges and Edwards AFB regarding wind turbine development as it relates to the Airborne Radar Test (ART) mission. If wind turbines are built in this area, there is a high likelihood of an unacceptable risk to national security, and might impact military operations, testing and training. Potential mitigation actions may alleviate the risk; however, if mitigation is not possible, then DOD may be required to object to the project.



Summary

- Navy and Air Force Test Missions are Vital to the Success of Tomorrows' Warfighter
- R-2508 is Irreplaceable and is Considered to be a National Security Asset
- Wind Turbines Placed in the Vicinity of Critical Operating Areas will Degrade and Possibly Terminate DoD Ability to Developmentally and Operationally Test Airborne Radar Systems.



Attachment 2

MEMO

To: Cathreen Richards, Inyo County
Josh Hart, Inyo County

From: Andrea Nelson, PMC

Cc: Robert Edgerton, Helix Environmental Planning
Emily Capello, Aspen Environmental Group
Jeff Henderson, PMC
Pat Angell, PMC

Date: February 17, 2014

Re: Renewable Energy General Plan Element – Stakeholder Question and Answer Webinar Summary

This memorandum summarizes the stakeholder questions and answers from the Webex webinar conducted on February 13, 2014, between 2:00 and 3:00 PM by Inyo County, Aspen Environmental Group, and PMC staff to support preparation of the Renewable Energy General Plan Amendment (REGPA).

Presenters:

- Josh Hart, Inyo County
- Cathreen Richards, Inyo County
- Emily Capello, Aspen Environmental Group
- Andrea Nelson, PMC

Participants:

- Aimee Howard
- Amman Desai
- Anne Ardillo
- April Zrelak
- Ashley Richmond
- Bill Christian
- Charlie Kuffner
- Colin Smith
- David German
- Eli Harland
- Greg Suba
- Ileene Anderson
- Jane McDonald
- Jeff Aardahl
- Jim Stroh
- Kathy Billings
- Larry Turner
- Lisa Belenky
- Lorraine Masten
- Malcolm Clark
- Mike Elliot
- Pablo Gutierrez
- Richard Friese
- Robert Edgerton
- Sally Manning
- Saly Miller
- Sarah Friedman
- Scott Kiernan
- Stephanie Dashiell
- Tina Woodbury
- Tom Hockin
- Yamen Nanne

OVERVIEW

Inyo County conducted a stakeholder webinar to provide a forum for stakeholders to ask questions relating to the public drafts of the staff report, REGPA policies, and Opportunities and Constraints Technical Study (OCTS). The webinar included two brief overviews by Cathreen Richards and Emily Capello regarding the Renewable Energy Development Area (REDA) development process and the OCTS, respectively. The majority of the hour-long webinar was devoted to answering questions by stakeholders delivered orally as well as over the Webex written questions feature.

The County requested that written comments regarding the staff report and OCTS be delivered to the Planning Department via e-mail on February 19 to be presented at the Planning Commission meeting on February 26. The County recognized that limited time was provided for review of documents before the deadline to have them included in written comments to the Planning Commission. County staff encouraged participants to submit comments after the deadline.

Below is a summary transcription of the questions and answers provided by County and Aspen staff.

- Question (Q) from April Zrelak: Page: 27 "within this body of work…plans for upgrade…" which documents state there is an upgrade planned? SOVSR specifically states there are no plans for an upgrade.
    - *Answer (A): Transmission section. Phasing. Phase I, what's available now, mostly already taken. Phase II is based on the assumption that more capacity will be available in the county.*
    - *A: OCTS Section 4 provides detailed data on current capacity and cites reports of plans and potential to increase it. The Phase II assumptions in some cases are beyond any planned upgrades stated by SOVSR or transmission providers.*
- Q: Lisa Belenky: Concerned with starting development of the REDAs in the same place as last round. Why does it look so similar to 2011?
    - *A: Because the criteria are mostly the same. We had public participation and asked people what they thought of the proposed criteria, got mostly positive feedback, and adjusted some of those criteria and policies where input came in.*
- Q: Ilene Anderson: Looked through the public input process results report. Feel like the resulting REDAs don't reflect what public input said regarding exclusionary criteria. Mohave ground squirrel conservation and sensitive species areas are included in the REDAs even though the public overwhelmingly said they wanted sensitive species areas excluded.
    - *A: Need more specificity about what particular input was not addressed, since we thought we reflected the major ideas.*
    - *A: Mohave squirrels and sensitive species, I believe, are eliminated in the lower intensity alternative. Let us know in comments if that does not appear to be correct.*
- Q: Jim Stroh: Given the Aspen Group's favorable ratings for Owens Valley—why the 600 MW limit in the Allocations Table?
    - *A: Owens Valley got narrowed down based on conservation areas and assumptions about the megawatts per acre which are possible for that area.*

- Q: Stephanie Dashiell: "REDA" - What does this designation mean in terms of project permitting? Will project applications be rejected outside of REDAs?
    - *A: Do not plan to allow any permits outside of the REDA areas. Projects within the REDAs will go through environmental and project review, but the details as to whether there will be streamlining or similar are not entirely decided. However, the PEIR does provide for a certain degree of streamlining based on the EIR review. Additional streamlining may be useful.*
- Q: Lisa Belenky: Can you clarify background and schedule going forward on the EIR process?
    - *A: County staff reviewed the project's next steps.*
    - Q: But what do these alternatives mean during this process? Are we assuming the commission will move forward with the preferred alternative or possibly other alternatives?
    - *A: We don't want to assume any alternative. Have to wait to see what the commission wants.*
- Q: Lorraine Masten: What are the known projects Josh mentioned earlier in Owens Valley?
    - *A: DWP, Northland, two projects in Owens Valley.*
- Q: April Zrelak: Will small-scale projects be rejected outside of the REDAs?
    - *A: Private on-site roof installations would not be restricted, but other distributed generation projects would be.*
- Q: April Zrelak: Page 39. Implementation Measure 2 – Please explain what this means. Seems contradictory to the CEQA process.
    - *A: Since the county is constrained on private land and tax money, we are very limited on this kind of income. Want to ensure that if development cannot occur, a route is preserved for the County to be compensated should loss occur.*
    - Q: But there are lots of conservation areas in that area. Concern that County could go well beyond CEQA allowances for this.
    - *A: Please provide a comment about how this policy language might be altered to alleviate concerns about how the policy could be leveraged; as you say, it is not the intent.*
- Q: Bill Christian: Can we extend the comment period?
    - *A: Comments are needed by February 19 to be in the published packet to the commission, but we will continue to receive and review comments after that.*
- Q: Richard Friese: Can you explain the relationship between DRECP and REGPA REDAs? How will differences between these zones be resolved?
    - *A: Our timing will not line up directly with the DRECP process. We did look at the DFAs as they were when we were mapping, but they are changing. We were given the data used by the DRECP process, and they were incorporated into the OCTS. Most of the REDAs and current DFAs (as they look now) match up. The same criteria and mapping areas were used for the most part.*
- Q: Anne Ardillo: How will this process be integrated with NEPA-specific projects?
    - *A: We are working within CEQA, not NEPA. However, the EIR could be used to inform federal agencies for those projects at that level, and we are in conversations with the federal agencies. The process can be utilized to a certain degree for NEPA purposes.*
    - Q: Often NEPA and CEQA are integrated in one document.
    - *A: Yes, but we haven't done that in this case.*

- Q: Will you consider changing the level and measurement of the capping from MW to acreage, considering changing technologies? And, can you review the phasing a bit more?
    - *A: Criteria we have were vetted in the outreach process and those criteria led to REDA acreages, which we use as the basis for figuring out the totals for the MW caps. Since acreages are the basis of the calculation, they can be utilized later to change caps. Please provide your suggestion about changing the caps to acreage in a written comment to the County.*
    - Q: How did you come up with phases?
    - *A: Based on MW that would be possible based on the acreages; then we assessed the potential need for transmission to serve that amount of MW.*
- Q: Ileene Anderson: Why such an aggressive deadline for the commission hearing?
    - *A: Because we are working within the timeline established by the CEC grant and their deadlines.*
- Q: Jim Stroh: Question about non-REDA area renewable development. For example, what if a project has 300 kW of solar from PV to serve the local area, and a few dozen residences, or businesses. Would solar be considered an off-site use, and if so, how could it be permitted?
    - *A: Yes, if energy is used off-site (as would be the case if serving multiple residents with different properties), as written now, this would not be permitted outside a REDA area. Private on-site use only will be allowed outside REDA areas.*
- Q: Ashley Richmond: I would like to know the disturbance metric for wind energy.
    - *A: Solar acreage is 6 acres per MW. Wind is 2 acres per, direct is 3 acres per, and indirect is 40 acres per.*
- Q: Ann Ardillo: Usually when we review a NEPA document, we look at the CEQA document for the project under consideration. Will another CEQA document be used for that purpose?
    - *A: That depends on a number of factors we don't know yet. We will be using the CEQA document for project approval for CEQA purposes through the County. Project-level EIRs will tier from it as much as possible. Another CEQA document may ultimately be prepared, depending on those other factors.*
- Q: Lorraine Masten: The LAA is mentioned as a site for solar but is not in the Allocations Table. Why not, and what is its impact on the cap?
    - *A: Any potential development of aqueduct panels is not counted within REDAs.*
    - Q: Would that MW be included as part of the cap for the county?
    - *A: Not currently, but you could make a comment suggesting that it should.*
- Q: Ileene Anderson: Phasing of the REDAs has been proposed. Please explain how that would work.
    - *A: The phasing is based on what we're anticipating as available transmission. So for Phase I is limited to what can be done with very limited upgrades. Phase II would only happen if a much greater amount of work was done.*
    - Q: Some of the REDAs don't even have transmission lines.
    - *A: Actually we think all have at least a local feeder. We think in these cases that these could be upgraded enough to meet Phase I.*

Inyo County Renewable Energy General Plan Amendment Stakeholder Webinar

Meeting Time and Information

Thursday, February 13, 2014
2:00-3:00PM

- Call in number is: 1-866-476-8702
  The participant PIN is: 476031
- Reserve your Webinar seat now at:
  https://www1.gotomeeting.com/register/730297537

Meeting Purpose

To provide the opportunity for stakeholders to ask questions and to clarify the Staff Report and Opportunities and Constraints Technical Study (OCTS).*

Meeting Agenda

2:00-2:05PM	**Introductions, Purpose of Webinar, and Ground Rules** *Cathreen Richards, Inyo County; Emily Capello, Aspen Environmental; Andrea Nelson, PMC*
2:05-2:15	**Presentation: Overview of Staff Report and Opportunities and Constraints Technical Study (OCTS)** *Cathreen Richards, Inyo County; Emily Capello, Aspen Environmental*
2:15	**Discussion: Questions and Answers** *All*
3:00	**Adjourn**

Comments

*Do you have comments on the Staff Report or OCTS?

- Please **email comments before February 19th** to: **inyoplanning@inyocounty.us**
- To provide comments in person, please attend the **Planning Commission Meeting on February 26th at 10:00AM** at the Board of Supervisors Hearing Room, 224 North Edwards Street, Independence.

Attachment 6

Planning Department
168 North Edwards Street
Post Office Drawer L
Independence, California 93526

Phone: (760) 878-0263
(760) 872-2706
FAX: (760) 878-0382
E-Mail: inyoplanning@inyocounty.us

AGENDA ITEM NO. **6 Renewable Energy General Plan Amendment (REGPA) – Workshop**

PLANNING COMMISSION MEETING DATE: **February 26, 2014**

SUBJECT: **GPA 2013-02/ Renewable Energy General Plan Amendment.**

EXECUTIVE SUMMARY

Inyo County adopted a REGPA in April, 2011 to address the growing interest in renewable energy development in the County. It was subsequently rescinded in November 2011 due to litigation from environmental groups that the County did not have the funding to defend. In July 2013 the County was awarded a grant from the California Energy Commission (CEC) to work on a new REGPA and conduct a Programmatic Environmental Impact Report (PEIR) on it. Staff has begun this work and is asking the Planning Commission to review the draft REGPA and provide input to the Board of Supervisors.

PROJECT INFORMATION

Supervisorial District:	County-wide
Applicants:	Inyo County
Landowners:	Multiple
Address/	
Community:	County-wide
A.P.N.:	County-wide
Existing General Plan:	All General Plan designations.
Existing Zoning:	All Zoning designations
Surrounding Land Use:	Various
Recommended Action:	**Receive a presentation from staff:**

1.) Review the draft REGPA and provide input to the Board of Supervisors.

Alternatives:

1.) Refer to alternatives section
2.) Continue to future date and request staff provide additional information. This is not recommended due to scheduling constraints**.**

Project Planner: Cathreen Richards, Senior Planner

BACKGROUND

Inyo County adopted a REGPA in April, 2011 to address the growing interest in renewable energy development in the County. It was subsequently rescinded in November 2011 due to litigation from environmental groups that the County did not have the funding to defend. During this time, and since its inception, the County has been actively involved in the Desert Renewable Energy Conservation Plan (DRECP). The DRECP was established in May 2010, by an agreement between the California Department of Fish and Wildlife (CDFW), the California Energy Commission (CEC), US Bureau of Land Management (BLM), and the US Department of Fish and Wildlife Service (USFWS) to guide renewable energy development in tandem with a multispecies conservation plan for the Mojave and Colorado Desert regions in California. In March 2013 the County entered into a Memorandum of Understanding (MOU) with the CEC. The MOU provides the framework for a cooperative relationship between the CEC and Inyo County that focuses on effective planning and promotion of renewable energy development. Because of the MOU the county was eligible to submit an application to the CEC for renewable energy planning work and was awarded a grant to prepare an REGPA as well as prepare a Programmatic Environmental Impact Report (PEIR) on it. These efforts include updating the General Plan with policies designed to facilitate the development of eligible renewable energy resources and will focus on solar and wind as geothermal and hydro-electric generation is already adequately addressed in the County's General Plan and the Zoning Code.

Staff began work on the 2013 REGPA by preparing a background report (Attachment A - Background Report: Renewable Energy General Plan Amendment) that includes the County's long history with renewable energy development; California's ambitious renewable energy goals; the economic benefits that renewable energy might provide the County; a primer on General Plans in California; a description of the most common solar and wind energy generation types; and, it reviewed the renewable energy and transmission planning work that has been done by a multitude of agencies with jurisdiction over land in Inyo County and its surrounding jurisdictions. The background report also provides a discussion and maps of the series of criteria that was used to develop the renewable energy overlay areas as defined in the 2011 REGPA and are being used as the basis for the 2013 work. It also contained the policies that were developed in 2011, some of which might also carry forward into the 2013 REGPA.

A series of stakeholder meetings and one public workshop, held by the Board of Supervisors, for the DRECP work and the County's REGPA were conducted in November 2013. In December 2013 three public meetings were held in Bishop, Independence and Tecopa. Both series of meetings and workshops included a staff review of General Plans, and the background report

with special emphasis on the criteria and policies from the 2011 REGPA. During the meetings and workshops the attending stakeholders and general public were given handouts and/or provided large posters to vote on how appropriate each criterion and policy idea is for the 2013 REGPA efforts, as well as given the opportunity to comment. The information was compiled and put into a report by the County's consultant team from PMC (Attachment A: Background Report, Appendix C).

After the first series of public outreach meetings, the County's consultant team from Aspen, sub-consultant to HELIX Environmental began the Opportunities and Constraints Technical Study (OCTS) (Attachment B - Renewable Energy General Plan: Opportunities and Constraints Technical Study). The OCTS took the criteria from the County's 2011 REGPA work and the early comments from the public outreach efforts to refine and expand each criterion as presented by County staff and used it to evaluate the County for renewable energy facility development by varying levels of constraints.

Also after the public outreach effort, staff took the ideas, concerns, and comments collected at the meetings and workshops, along with the policies developed during the 2011 REGPA effort, and created draft REGPA policies for review and comment. The policies primarily focus on updates to the:

- Land Use Element
- Economic Development Element
- Conservation/Open Space Element, especially with regard to Mineral and Energy and Visual Resources
- Public Safety Element

STAFF ANALYSIS

Background Report

The background report was written to illustrate the 'what' and 'why' the County is preparing a REGPA. It also contained a discussion of the work that had already been done for the 2011 REGPA, as well as for the many other renewable energy plans and programs directed at or near the County. It was also used as a tool to gauge what people thought worked and did not work regarding the 2011 REGPA and provided a foundation of work that would not need to be repeated during the 2013 REGPA process. The Background Report was shared with stakeholders prior to the November meetings and then again during them and was shared with those in attendance at the public outreach meetings in December. Overall, it was well received as most people found it a helpful tool for understanding the issues involved in California General Plans, renewable energy planning and what the County is trying to achieve. The list of criteria for establishing REDAs, along with policy ideas for the 2013 REGPA, that were voted on by stakeholders and the attending public, was taken directly out of the background report. A public outreach section for both criteria and policy voting results has been added to the Background report summarizing what was learned from the stakeholder and public outreach meetings. The information contained in the report was also used by the consultant team as a foundation for the subsequent Opportunities and Constraints Technical Study (OCTS). The updated version

(Attachment A) is the Final Background Report that will become a part of the entire body of work being done for the 2013 REGPA.

Public Outreach

County and consultant staff conducted a series of seven stakeholder meetings and one public outreach meeting in coordination with the DRECP outreach between November 12th and 14th, 2013, and three public workshops between December 3rd and 5th, 2013. The stakeholder meetings included groups from: county, state and federally elected and appointed officials; the military; renewable energy developers; local business and community organizations; staff from state and federal level; nongovernmental organizations representing various environmental issues; local Tribes; and, local civic, chamber of commerce, and environmental groups. Approximately 45-people attended the stakeholder meetings and around 60-people attended the DRECP public outreach meeting. The public workshops were held in Independence, Bishop and Tecopa; about 40-people attended (Attachment A: Background Report, Appendix C).

Criteria for identifying Renewable Energy Development Areas (REDA)

During the stakeholder and public outreach meetings staff presented the criteria that was used in 2011 to identify renewable energy overlay areas and the updates to the criteria as the REGPA planning moved into the 2013 effort. Each criterion map included in the background report was shown and explained to the people attending. After question, comment and answer periods, staff asked the stakeholders and the attending public to vote on the criteria as presented. The voting was conducted by marking a handout or with stickers placed on a series of posters hung throughout the room listing each criterion (Attachment A: Background Report, Appendix C, pg. 34-39). For each criterion the question: "Is this an appropriate evaluation tool" was asked with the option of: Yes; Maybe, I need more information; and, No. There was also a space for comments where people could explain why or why not, or if they had proposed modifications, and/or additional criteria they thought should be added. The results of the voting are illustrated on the following table:

DRAFT Criteria - Inclusion	**Yes**	**Maybe, I need more information**	**No**
Concentration Solar Resources - NREL	10	1	3
Solar Energy Zones (SEZ) - BLM	9	4	1
Wind Power Resources - NREL	9	1	5
Wind Development Focus Areas - DRECP	4	1	6
Competitive Renewable Energy Zones - BLM	4	2	5
Existing Transmission Lines	11	1	2
California Independent System Operator (CAISO) Information	12	1	1

DRAFT Criteria - Inclusion	**Yes**	**Maybe, I need more information**	**No**
State of Nevada Transmission Plan	7	3	3
Los Angeles Department of Water and Power Transmission Lines	10		3
Inyo County Transmission Lines	11		1
DRECP Development Focus Areas (DFA)	15	3	1
Solar Programmatic Environmental Impact Statement (PEIS), Right of Ways on Private Land - BLM	11	2	7
PEIS Variance Areas - BLM	6	4	3
West-Wide Energy Corridor Programmatic Environmental Impact Report	7	1	
Slope	3	1	2
Degraded Land	11		5
Brownfields	10		
Mines	9		
Landfills	5	1	
DRAFT Criteria - Exclusion	Yes	Maybe, I need more information	No
Areas of Critical Environmental Concern (ACEC)	14		1
Desert Wildlife Management Areas (DWMA)	13	1	1
Wilderness Areas	16		
Sensitive Species Areas	14	1	3
China Lake Naval Air Weapons Station	15		1
Military Flight Zones	8	1	1

DRAFT Criteria - Exclusion	Yes	Maybe, I need more information	No
Tribal Lands	11	1	1
Cultural and Historic Resources	16	1	1
Scenic Resources	15	1	
Private Lands Development vs. Public Lands Development	1	5	1

The stakeholders and attending public also had the opportunity to add their own ideas for criteria. These additional ideas are as follows:

Additional Criteria - Inclusion

- Built environment/Parking Lots
- Highway divider areas
- Aqueducts
- Lands with minimal visual impact

Additional Criteria - Exclusion

- Old Spanish Trail – visual impacts
- Viewsheds
- Agriculture mapping
- Manzanar historic landscape viewshed
- Tie in with economy that is based on non-industrial landscape
- Open lands that surround Tribal Land
- Wildlife corridors including avian and insect migration corridors
- Cultural resource mapping
- BLM Wilderness Study Areas
- Seeps and springs

Other factors

- Dust
- Decentralized approach – use CEC money to put solar panels on Inyo roofs
- Benefit to effected communities

Overall, the stakeholders and attending public were in favor of using the criteria presented to them as evaluation tools for developing REDAs. Many did comment that some of the data was out-of-date and staff has worked to replace the outdated data with newer updated versions (addressed in the OCTS). With regard to criteria for inclusion, two of the criteria had more negative votes than positive. These are the Wind Development Focus Areas, done for the DRECP work by the Wind Energy Association, and Competitive Renewable Energy Zones, created for the Renewable Energy Transmission Initiative. The people who voted were very

favorable to using the DRECP development focus areas and the studies by the California Independent System Operator (CAISO) for the State's transmission planning; siting near existing local serving and through County transmission lines; and, using already degraded lands. Staff received several suggestions about criteria during the comment conversations and tried to include them. One suggestion was for the County to use 80-meter wind data along with the 50-meter. This data is unavailable in a format that staff can use in a Geographic Information System for analysis, but staff did get a map of it (it is now included in the Background Report – Map 5). It illustrates the areas with good wind potential very well, but does not vary, with regard to the areas actually mapped, much from the 50-meter data. Staff was also encouraged to take out north facing slopes, as they are not optimal for solar energy generation. Staff has been unable to provide this analysis but this factor can be considered on a site specific basis.

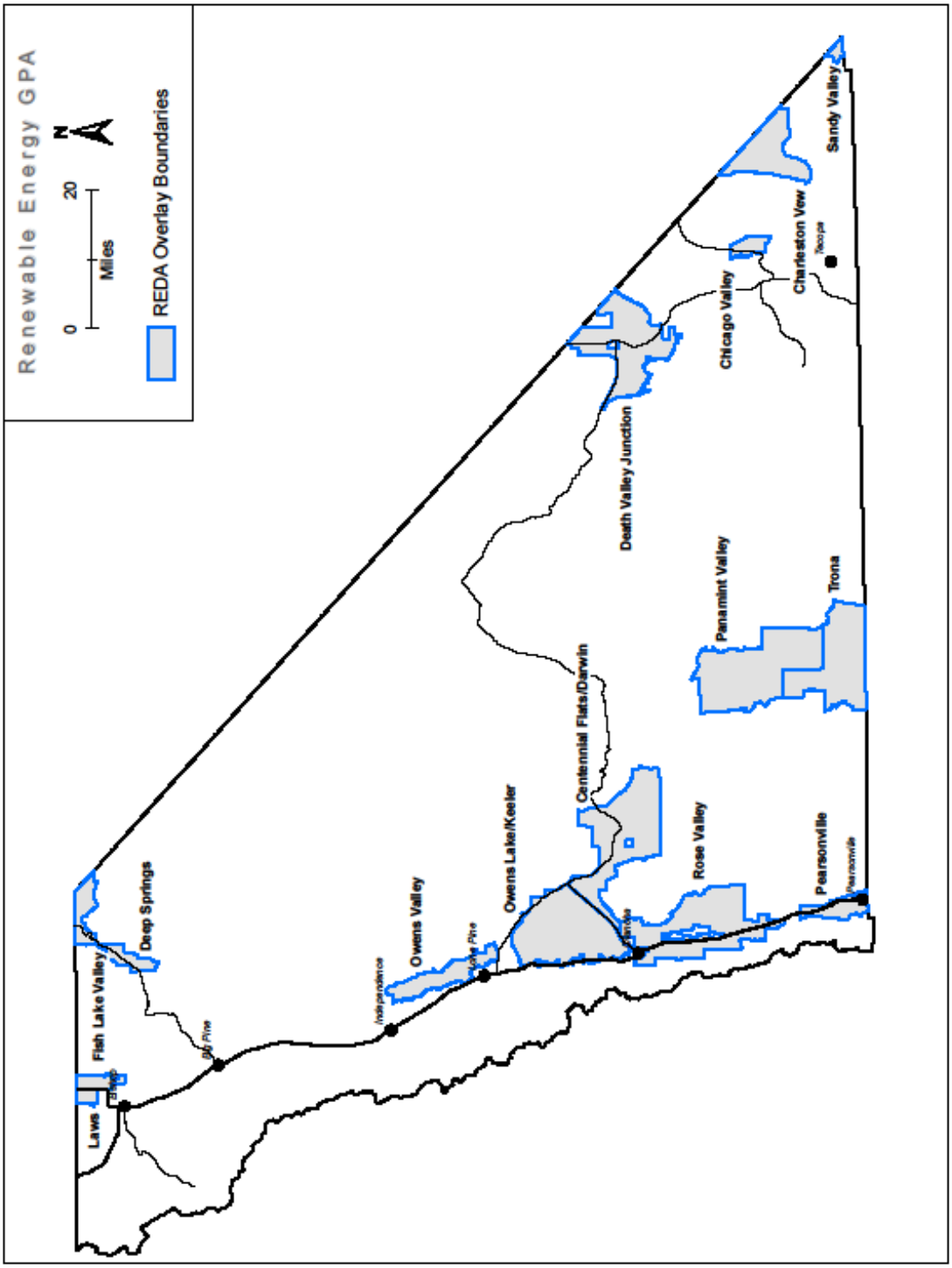
All but one of the criteria presented for exclusion received positive votes. One criterion, focusing on public lands for renewable energy development over private lands, had more 'Maybe, I need more information' votes, than 'Yes' or 'No' votes. This is likely due to the difficulty in understanding the nature of LADWP land: is it private or is it public? Jurisdictional issues regarding LADWP land are consistently difficult to understand and process. LADWP land is, on most accounts, treated as public land by the County, but any development proposals LADWP has in the County do need to address existing County plans, including the General Plan. Exclusionary criteria with the most positive votes were: wilderness areas, cultural and historic resources, China Lake Naval Air Weapons Station and scenic resources.

County staff took this information and used it to create a first draft of potential preferred, intensive and less intensive REDAs. Each of the REDAs was also given allocations of potential development in megawatts for each alternative. Staff developed these megawatt caps in an iterative process taking into account needed renewable energy generation, characteristics of each REDA, potential disturbance from wind and solar development,[1] transmission requirements, and stakeholder/public input and illustrated them in allocations tables. Phasing was selected to accommodate nearer-term less-intensive and longer-term more significant transmission upgrades, as well as military compatibility issues associated with wind energy generation. In order to accommodate future uncertainties but provide assurances about development totals, a transfer mechanism was crafted that caps regional development, but permits limited reallocation of development potential between REDAs within the same region. A Preferred Alternative was developed that would result in a moderate level of disturbance, and reduced and enhanced alternatives were developed to provide context and assist in refining the Preferred Alternative.

The REDAS have been mapped to illustrate what areas in the County are potential REDAs based on the criteria, ordered north to south the Preferred REDAs are as follows:

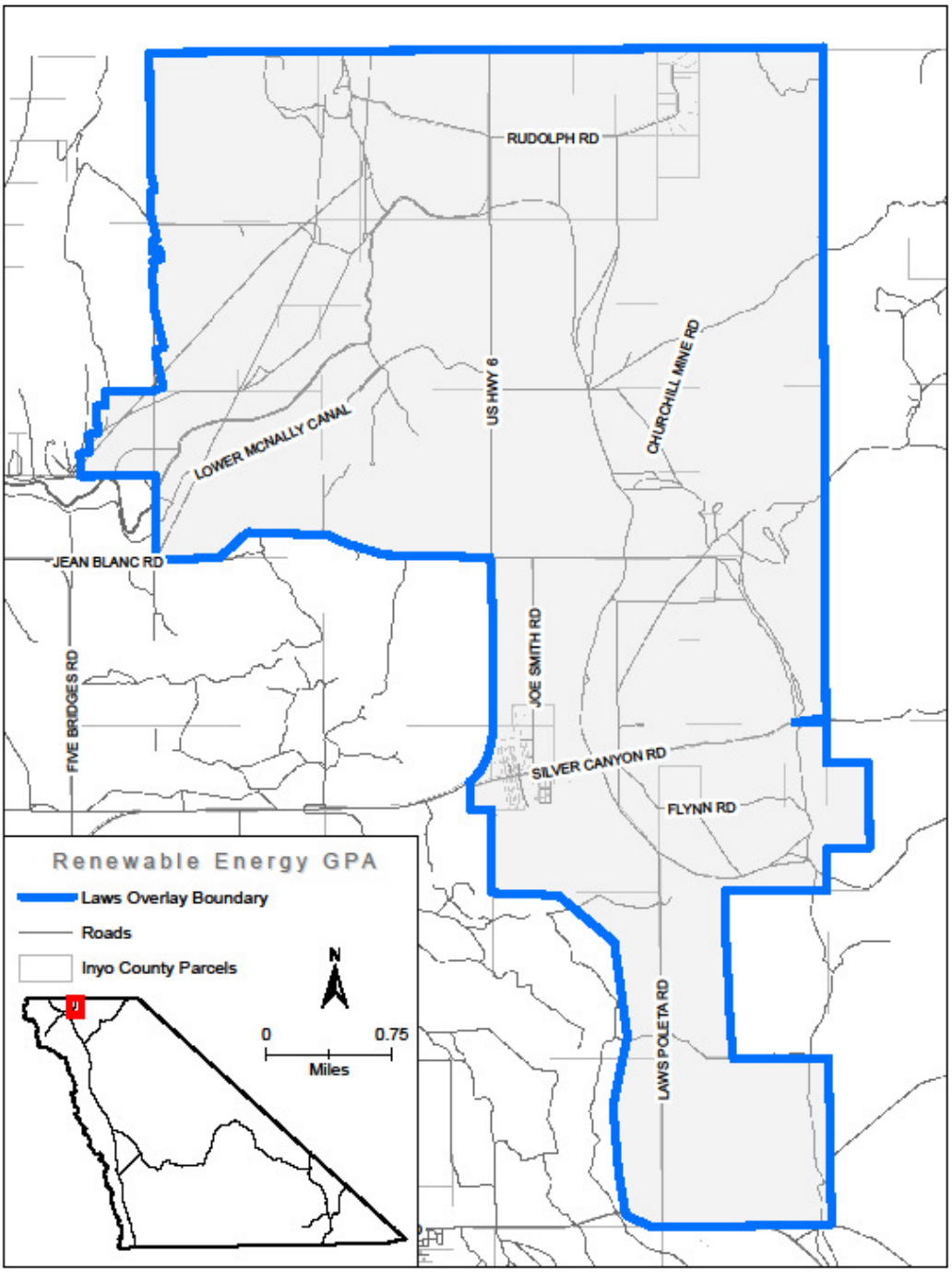
[1] Estimated disturbance areas were based on discussions for the Desert Renewable Energy Conservation Plan.

Countywide Preferred REDAs



Laws

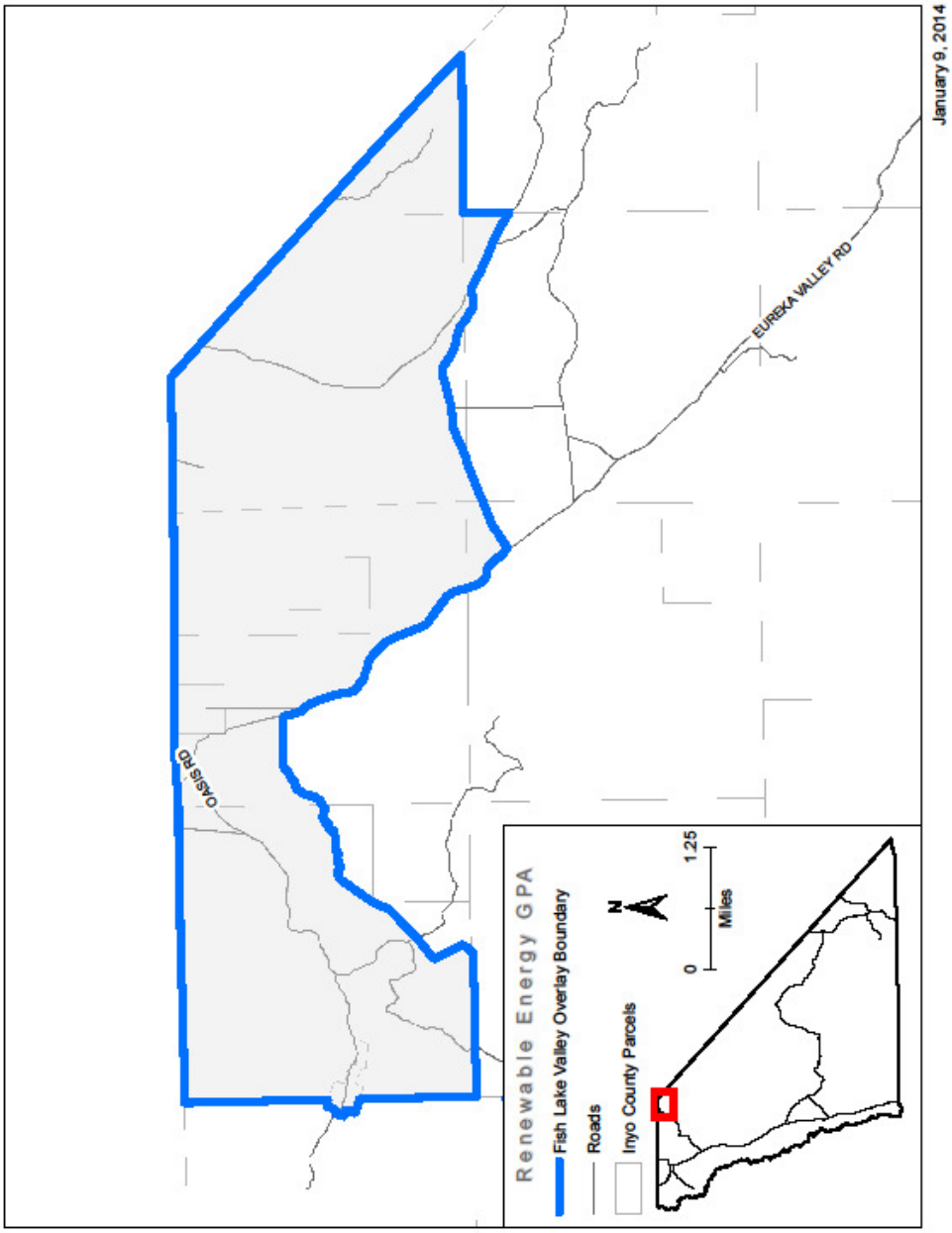
The Laws REDA is located directly to the north of the town of Bishop and extends northerly to the border between Mono County and Inyo County. This REDA is west of the White Mountains and east of the Volcanic Tablelands. The approximate size of the Laws REDA is 11,655 acres (18 sq. miles). The majority of this REDA is managed by public agencies.



January 9, 2014

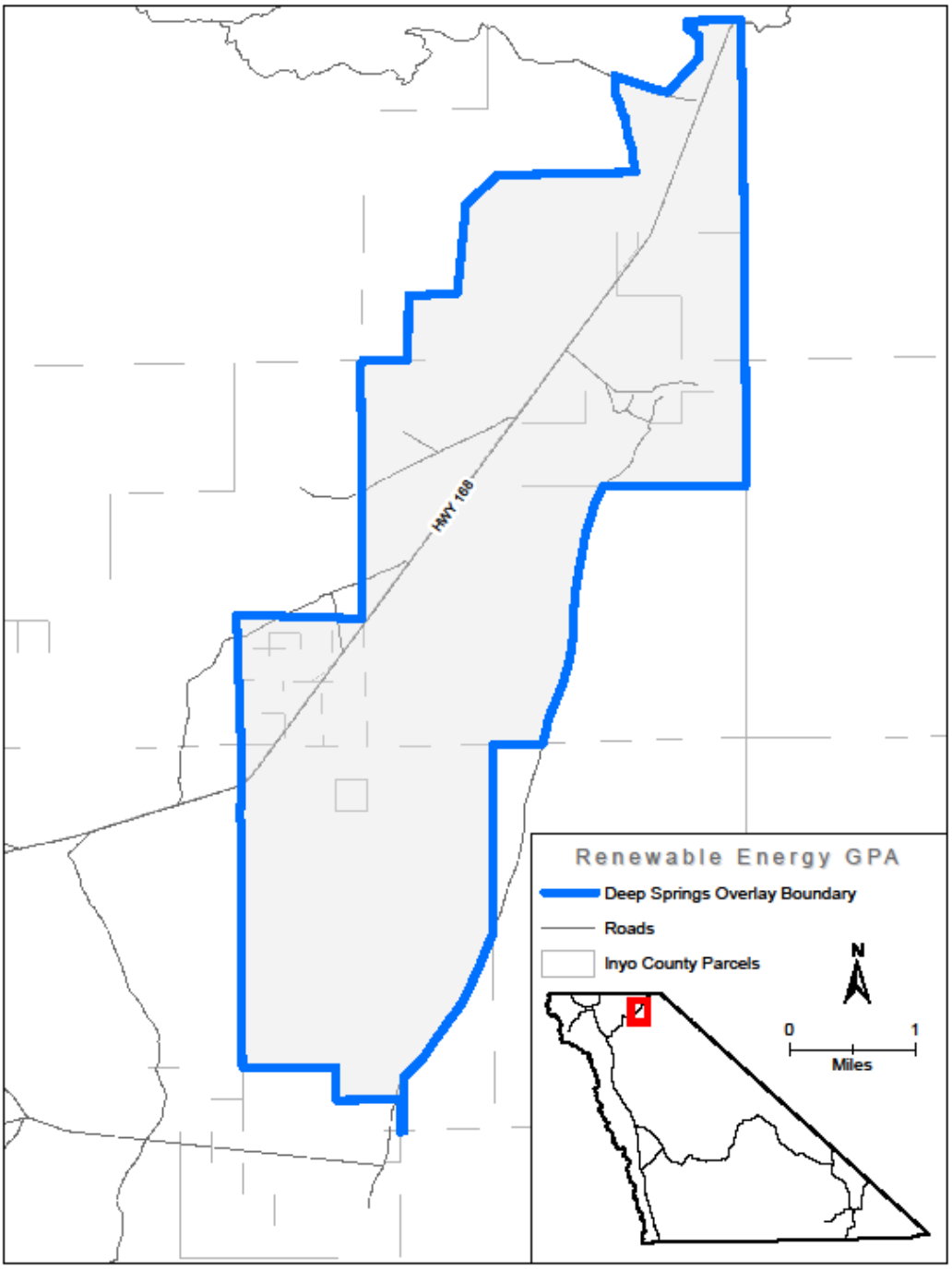
Fish Lake Valley

The Fish Lake Valley REDA is located in the northeast corner of Inyo County, east of the White Mountains in Fish Lake Valley. The REDA's northern boundary borders Mono County and the eastern boundary borders the California Nevada Stateline. State Highway 168 runs through the REDA and is approximately 25 miles northeast of Big Pine. The approximate size of the Fish Lake Valley REDA is 14,719 acres (23 sq. miles). Approximately 93% of the land within this REDA is managed by public agencies and 7% is privately owned; the primary land use of the privately owned land is agriculture.



Deep Springs

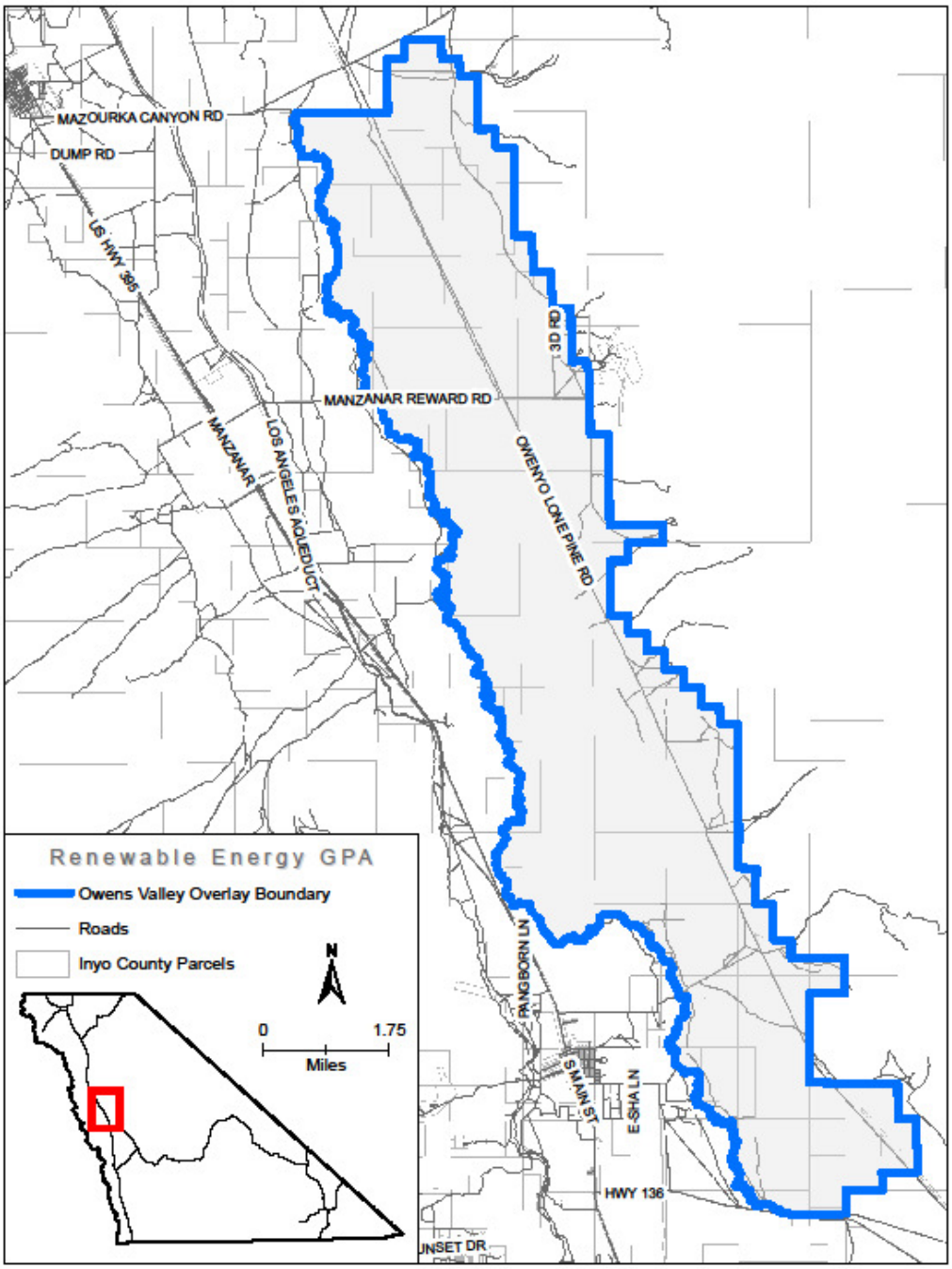
The Deep Springs REDA is located approximately 15 miles northeast of Big Pine along State Highway 168 in the Deep Springs Valley, east of the White Mountains and West of the Inyo Mountains. The approximate size of the REDA is 10,793 acres (17 sq. miles). Approximately 25% of the land within this REDA is privately owned and 75% is managed by public agencies; the majority of the private land is used for agriculture.



January 9, 2014

Owens Valley

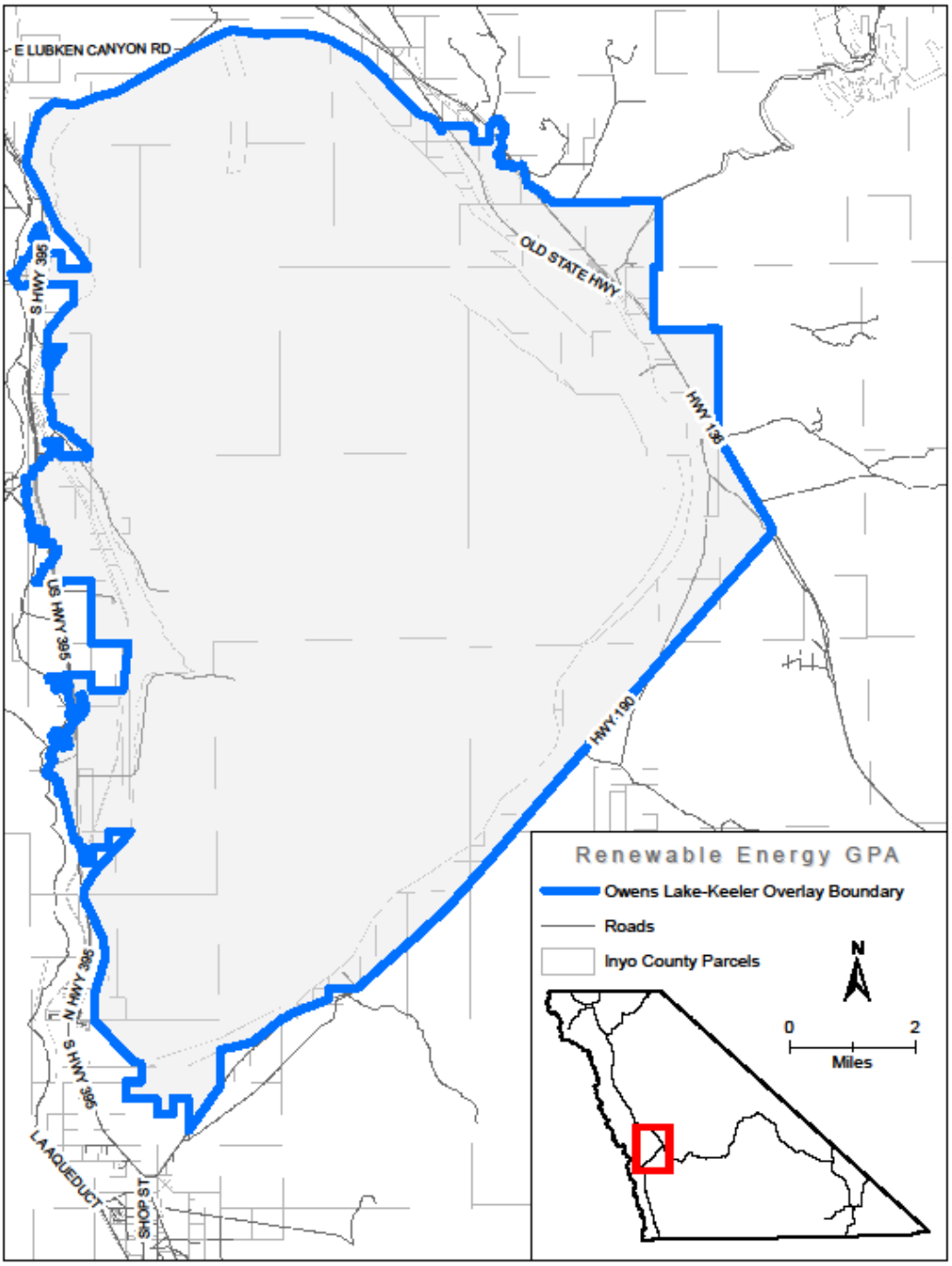
The Owens Valley REDA is located east of US Highway 395, southeast of Independence and northeast of Lone Pine in the Owens Valley, west of the Inyo Mountains. The approximate size of the REDA is 26,750 acres (42 sq. miles). Approximately 95% of this REDA is owned by LADWP and the remaining 5% is privately owned.



January 9, 2014

Owens Lake

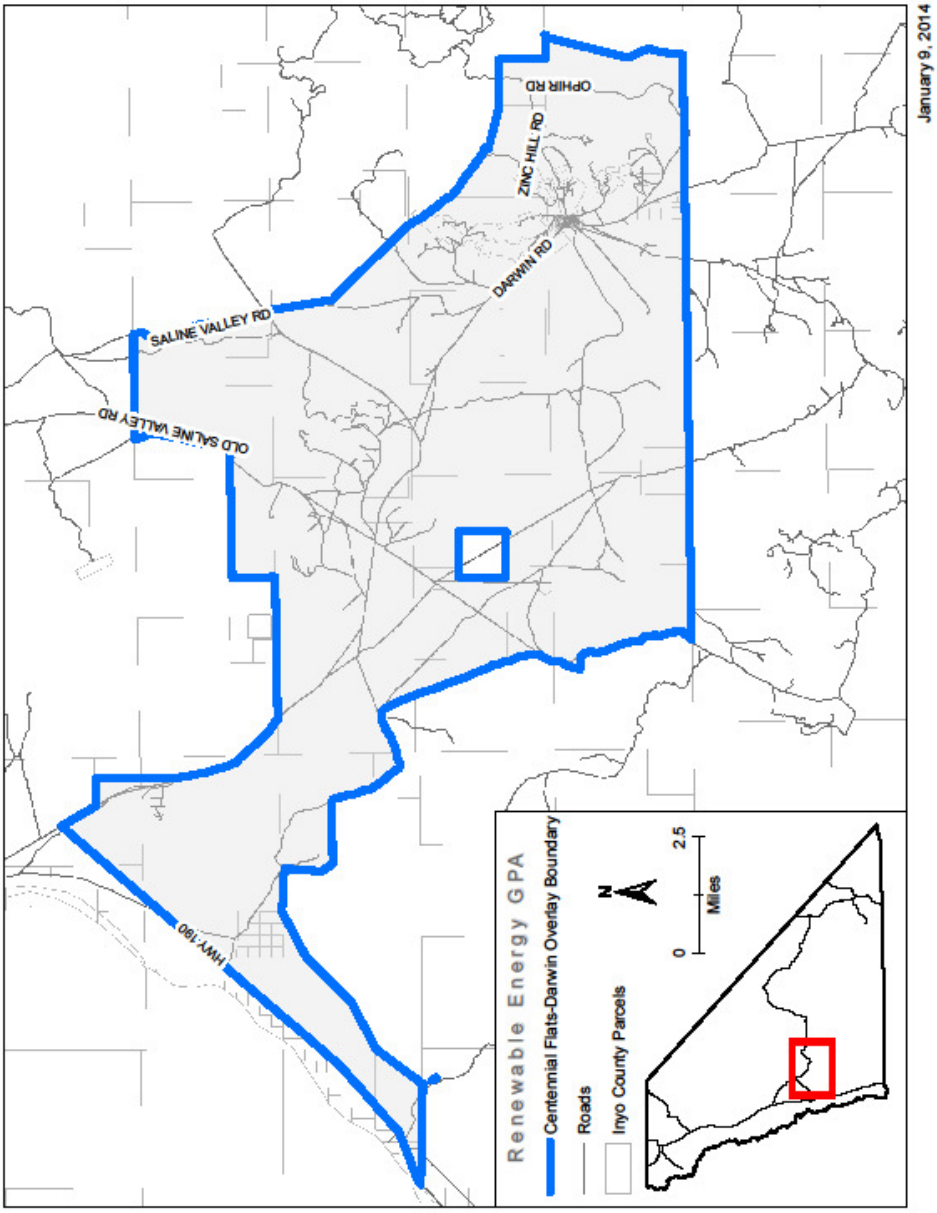
The Owens Lake REDA is located 5 miles south of Lone Pine on the dry lake bed in the Owens Valley, west of the Inyo Mountains. The approximate size of the REDA is 83,720 acres (131 sq. miles). The CA State Lands Division manages approximately 93% of the land within this REDA and LADWP owns the remaining 7%.



January 9, 2014

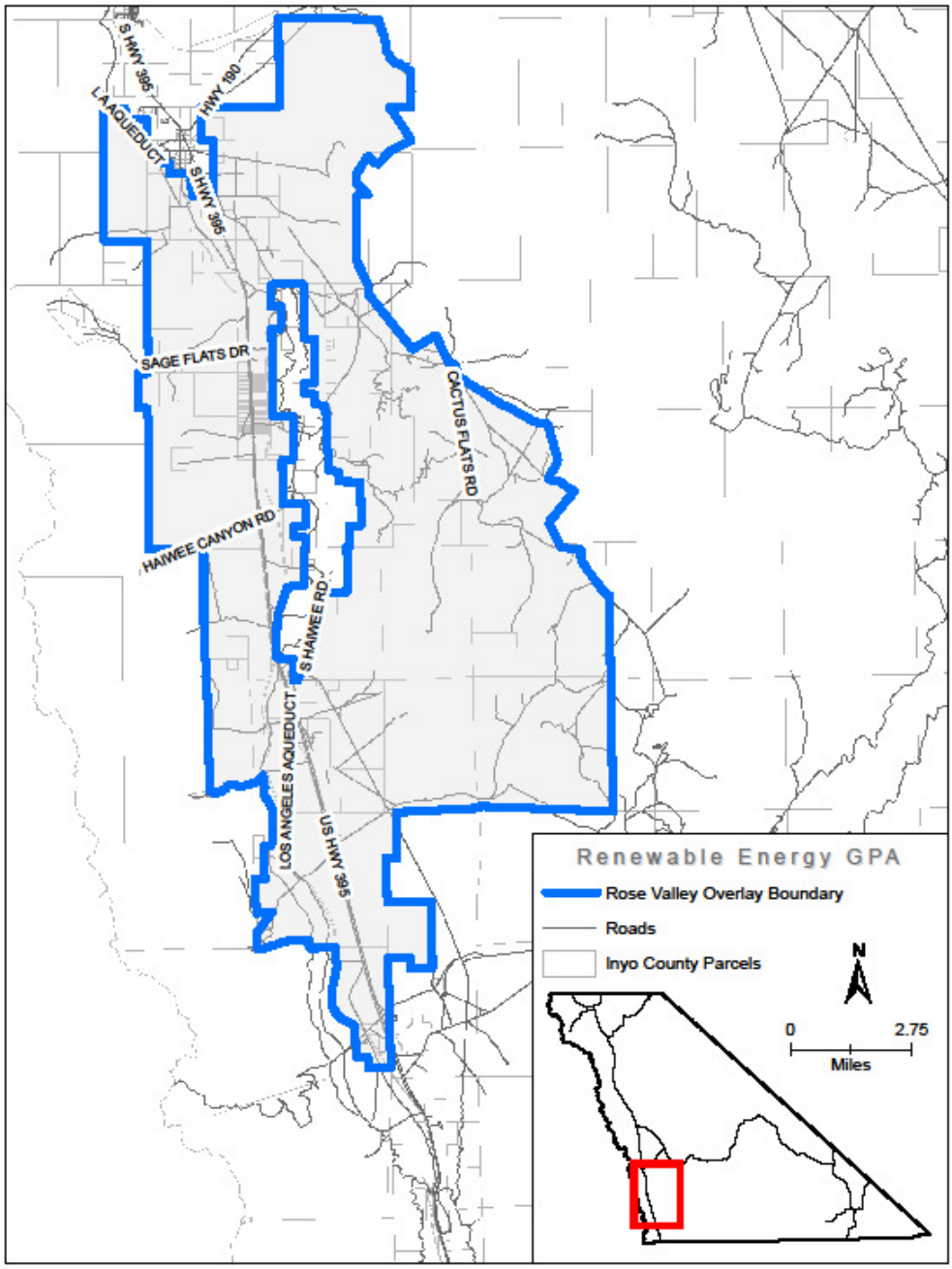
Centennial Flat/Darwin

The Centennial Flat/Darwin REDA is located approximately 20 miles southeast of Lone Pine, east of the Coso Range and South of the Inyo Mountains. The southern boundary of this REDA borders the China Lake Naval Weapons Center. The majority of the REDA is in the Lower Centennial Flat, but a small portion extends to the northwest and borders the Owens Dry Lake and State Highway 190 runs through this REDA. The approximate size of the REDA is 86,816 acres (136 sq. miles); a 640-acre area of land owned by the Death Valley Timbi-Sha Shoshone Band is cutout from this REDA. The majority of the land within this REDA is managed by public agencies, but there are some small areas of private land near the Community of Darwin in the southeastern portion of this REDA.



Rose Valley

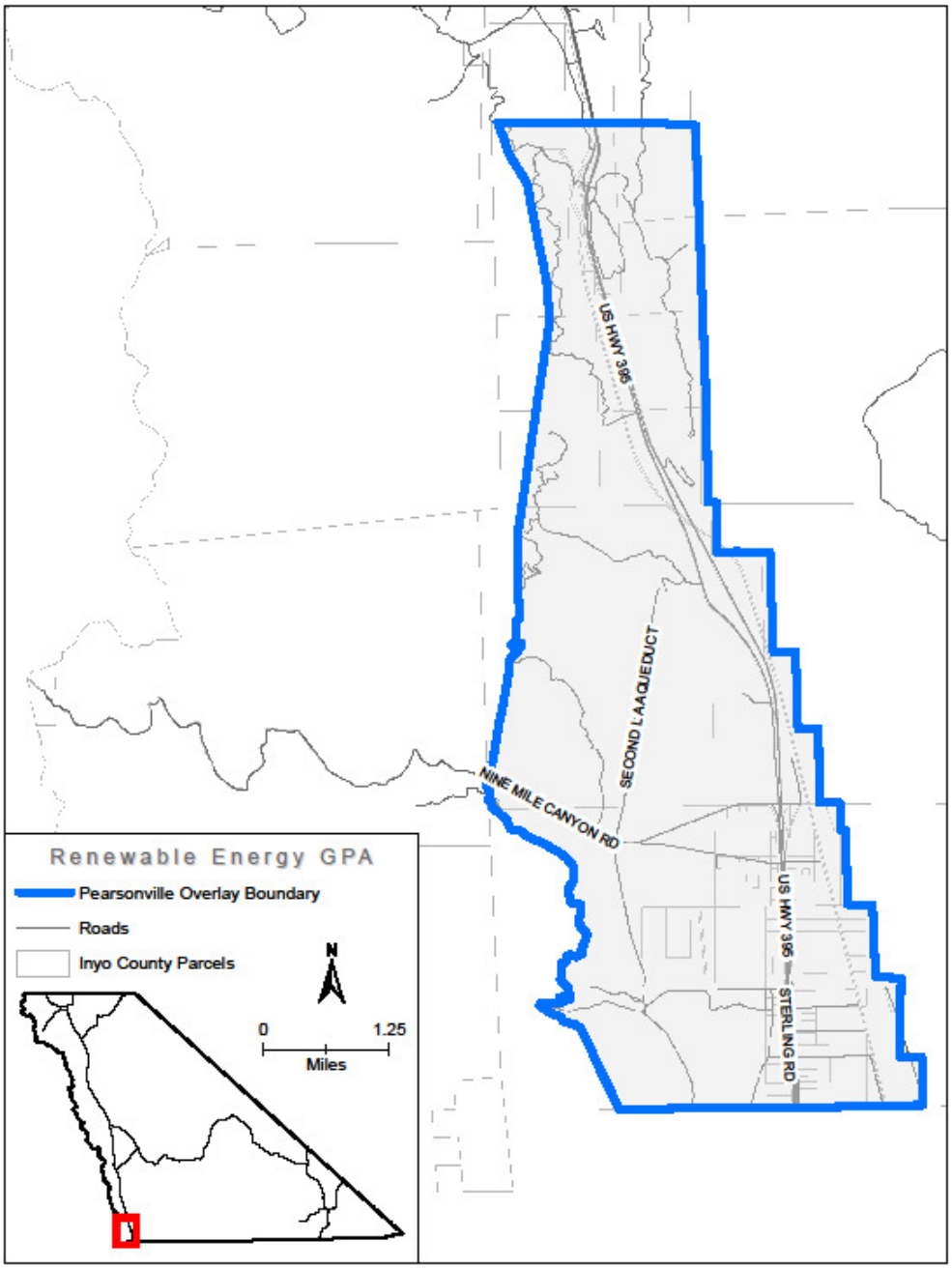
The Rose Valley REDA is located between the Communities of Olancha and Coso along the US Highway 395 corridor, west of the Coso Range. This REDA borders the China Lake Naval Weapons Center along the southeastern edge and the Inyo National Forest along the northwestern edge. The approximate size of this REDA is 84,337 acres (132 sq. miles). The majority of the land within this REDA is managed by public agencies, but there are some areas of private land, primarily around Olancha.



January 9, 2014

Pearsonville

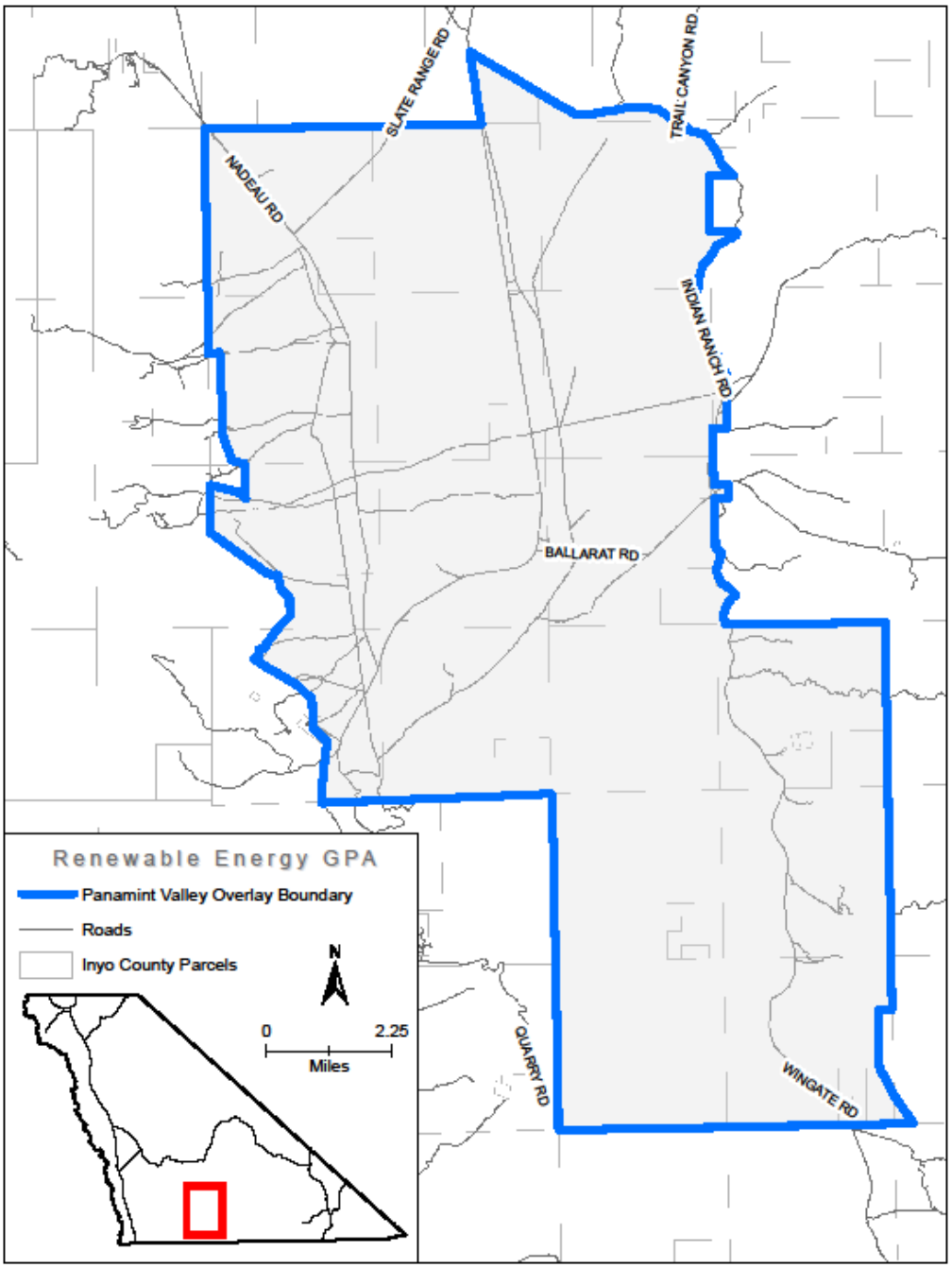
The Pearsonville REDA is located in the southwestern corner of Inyo County between Little Lake and the Inyo-Kern County boundary along the US Highway 395 corridor, east of the Sierra Nevada Mountains. The China Lake Naval Weapons Center borders this REDA along the eastern edge. The approximate size of this REDA is 15,209 acres (24 sq. miles). The majority of the land within this REDA is managed by public agencies, but there is some private land around the community of Pearsonville.



January 9, 2014

Panamint

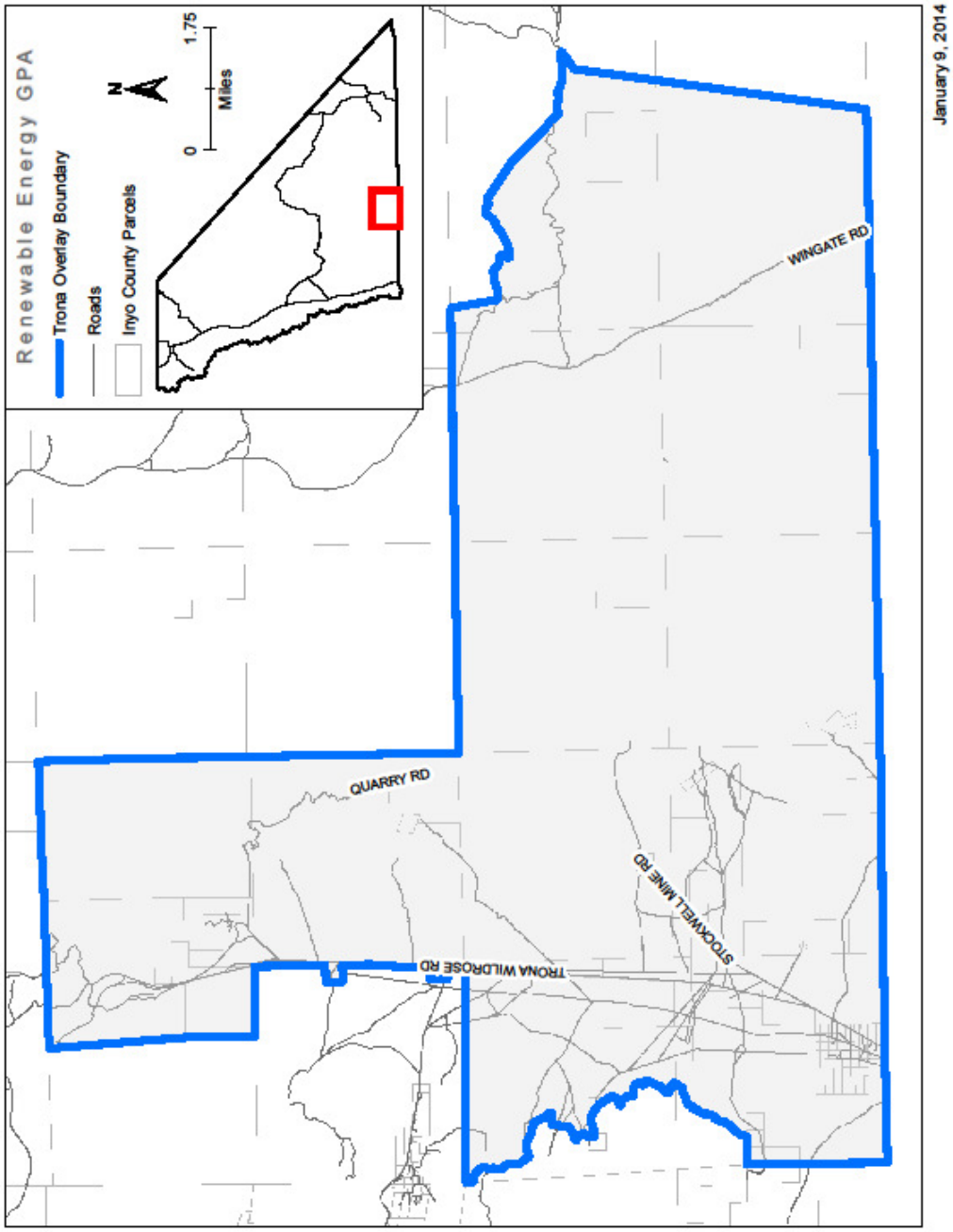
The Panamint REDA is located in the Panamint Valley between the Argus Range and the Panamint Range, approximately 7 miles north of the Inyo-San Bernardino County boundary. The China Lakes Naval Weapons Center is to the west of this REDA and Death Valley National Park is to the east. The approximate size of this REDA is 94,833 acres (148 sq. miles). The majority of the land within this REDA is managed by public agencies.



January 9, 2014

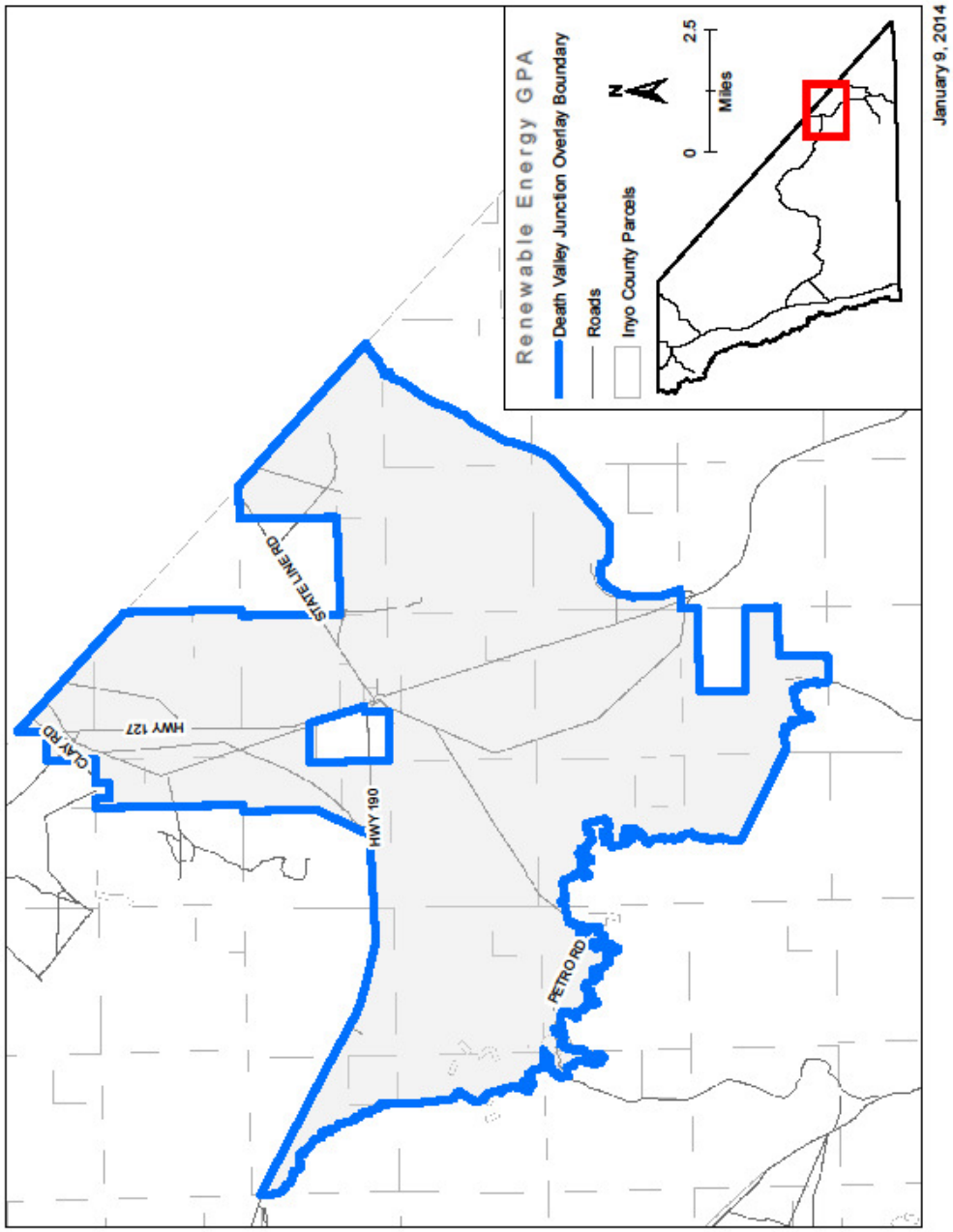
Trona

The Trona REDA is located in the southern central portion of the County in the Panamint Valley between the Argus Range and the Panamint Range. The southern boundary of this REDA is along the Inyo-San Bernardino County boundary. The China Lakes Naval Weapons Center is to the west of this REDA and Death Valley National Park is to the east. The approximate size of this REDA is 69,677 acres (109 sq. miles). The majority of the land within this REDA is managed by public agencies, but there is some private land near the community of Trona.



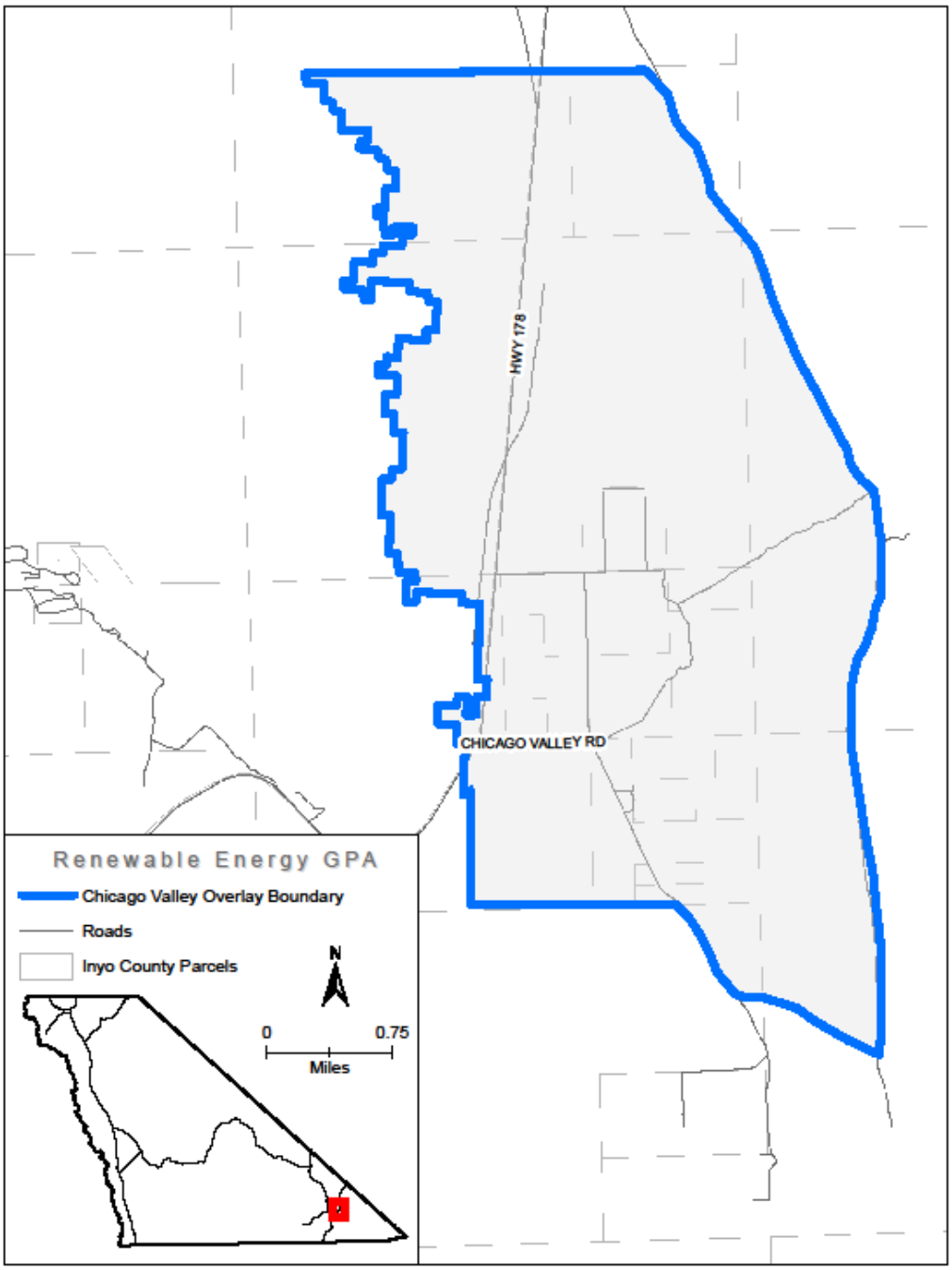
Death Valley Junction

The Death Valley Junction REDA is located in the eastern portion of Inyo County, northeast of the Greenwater Range and southeast of the Funeral Mountains in the Amargosa Desert. State Highway 190 runs along the northeastern edge and State Highway 127 runs through the center of this REDA going north to south. The approximate size of this REDA is 71,037 acres (111 sq. miles); a 987-acre area of land owned by the Death Valley Timbi-Sha Shoshone Band is cutout from this REDA. The majority of the land within this REDA is managed by public agencies, but there is some private land around Death Valley Junction.



Chicago Valley

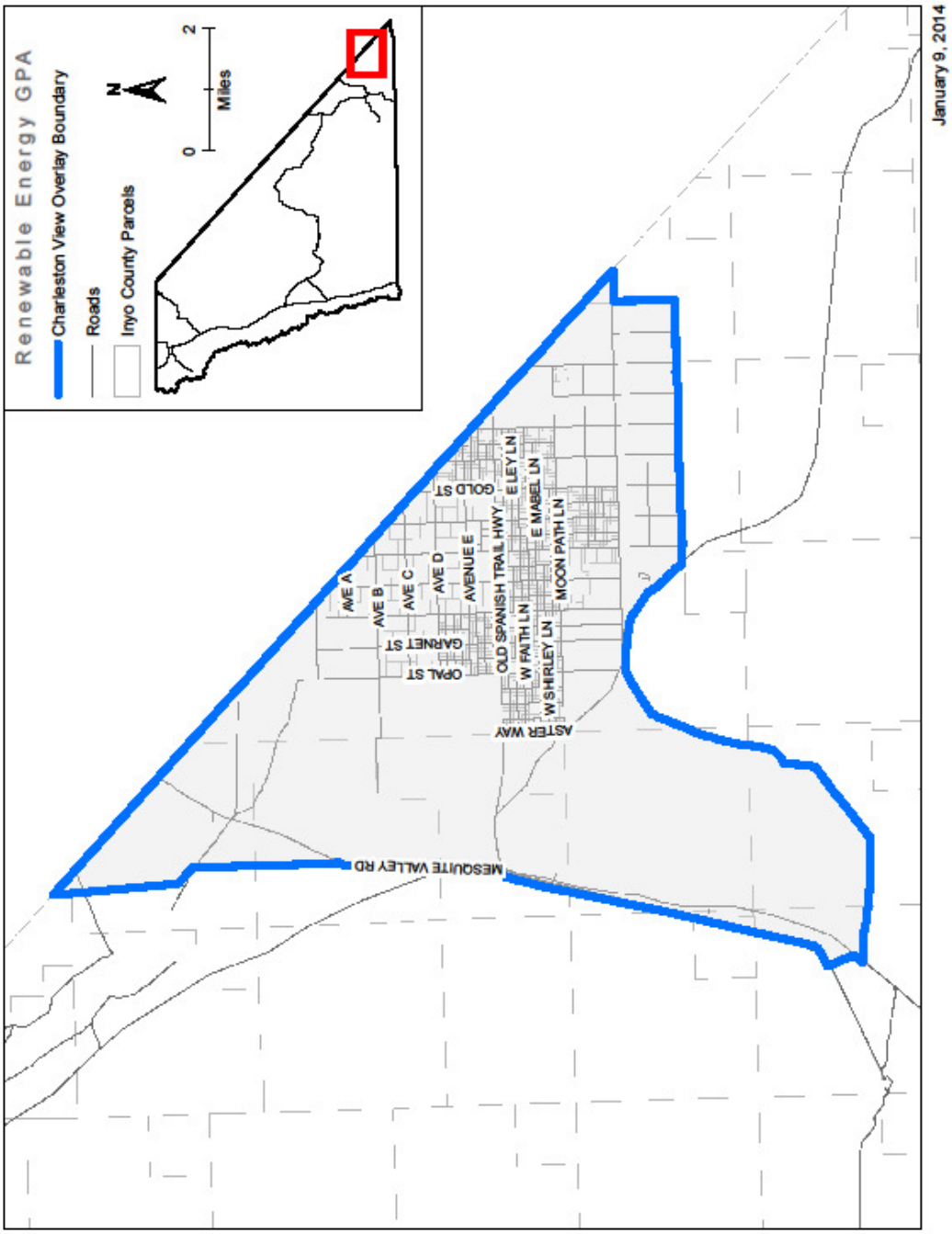
The Chicago Valley REDA is in the southeastern portion of Inyo County, east of the Resting Springs Range and west of the Nopah Range in the Chicago Valley; State Highway 178 runs through this REDA. The approximate size of this REDA is 7,959 acres (12 sq. miles). Approximately 25% of the land within this REDA is privately owned and the other 75% is managed by public agencies.



January 9, 2014

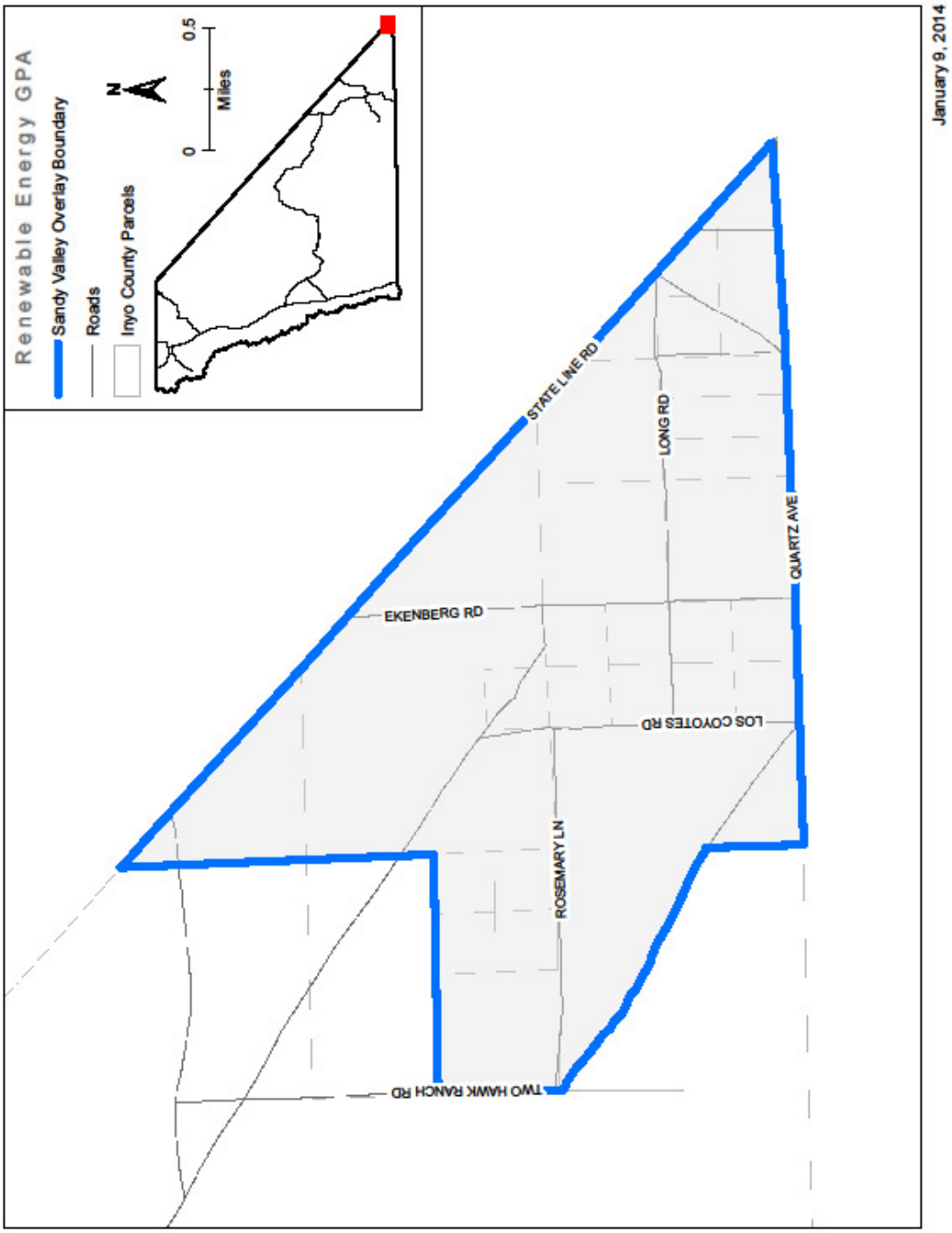
Charleston View

The Charleston View REDA is located in the southeastern portion of Inyo County, east of the Nopah Range and west of the Califronia-Nevada Boundary in the California Valley and Pahrump Valley. The eastern edge of this REDA lies along the State border. The approximate size of this REDA is 39,697 acres (62 sq. miles). Approximately 60% of the land within this REDA is privately owned and the remaining 40% is managed by public agencies.



Sandy Valley

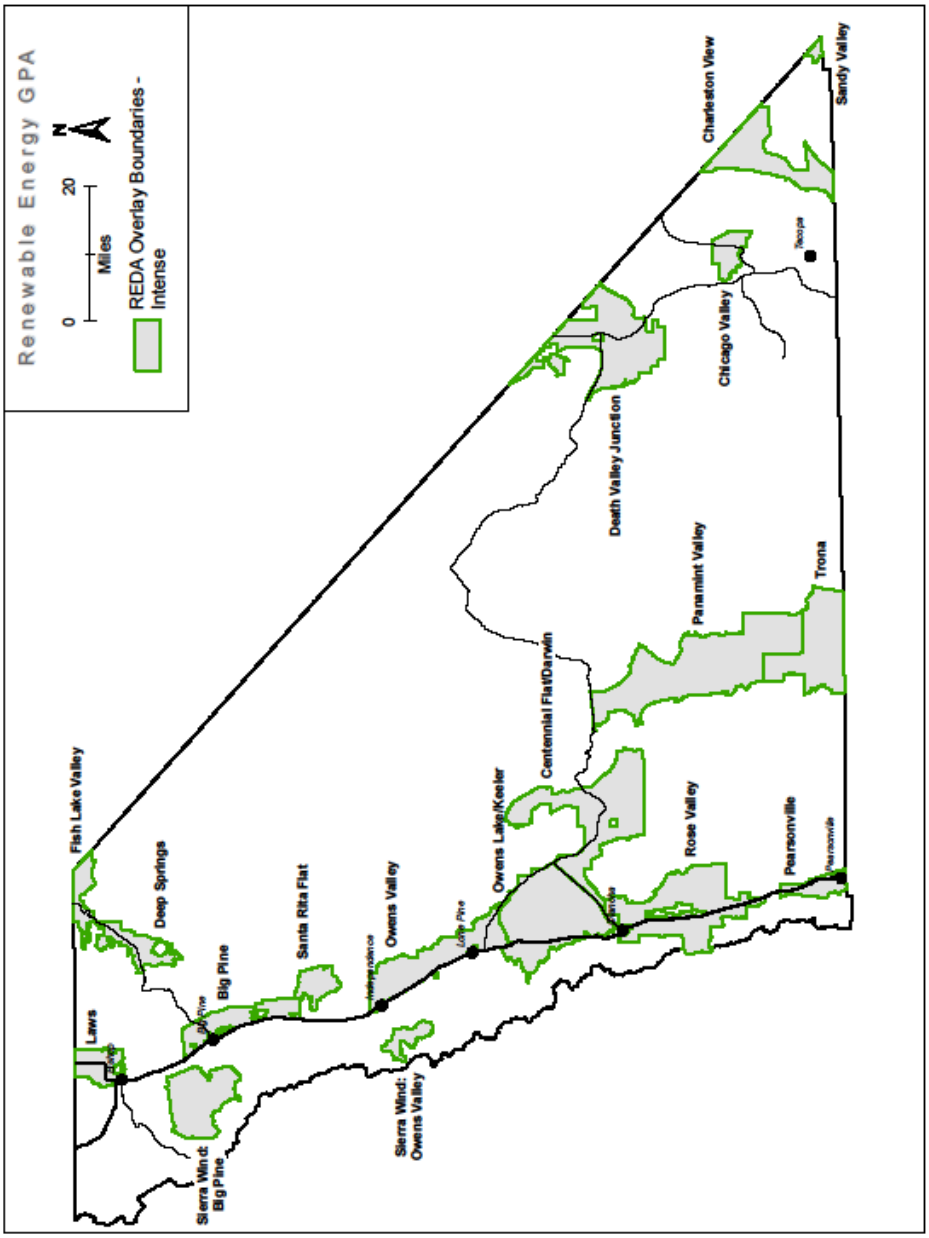
The Sandy Valley REDA is located in the southeastern corner of Inyo County in the Mesquite Valley. The eastern boundary of this REDA lies along the California-Nevada border and the southern boundary lies along the Inyo-San Bernardino County boundary. The approximate size of this REDA is 3,098 acres (5 sq. miles). Approximately 70% of the land within this REDA is privately owned and the remaining 30% is managed by public agencies.



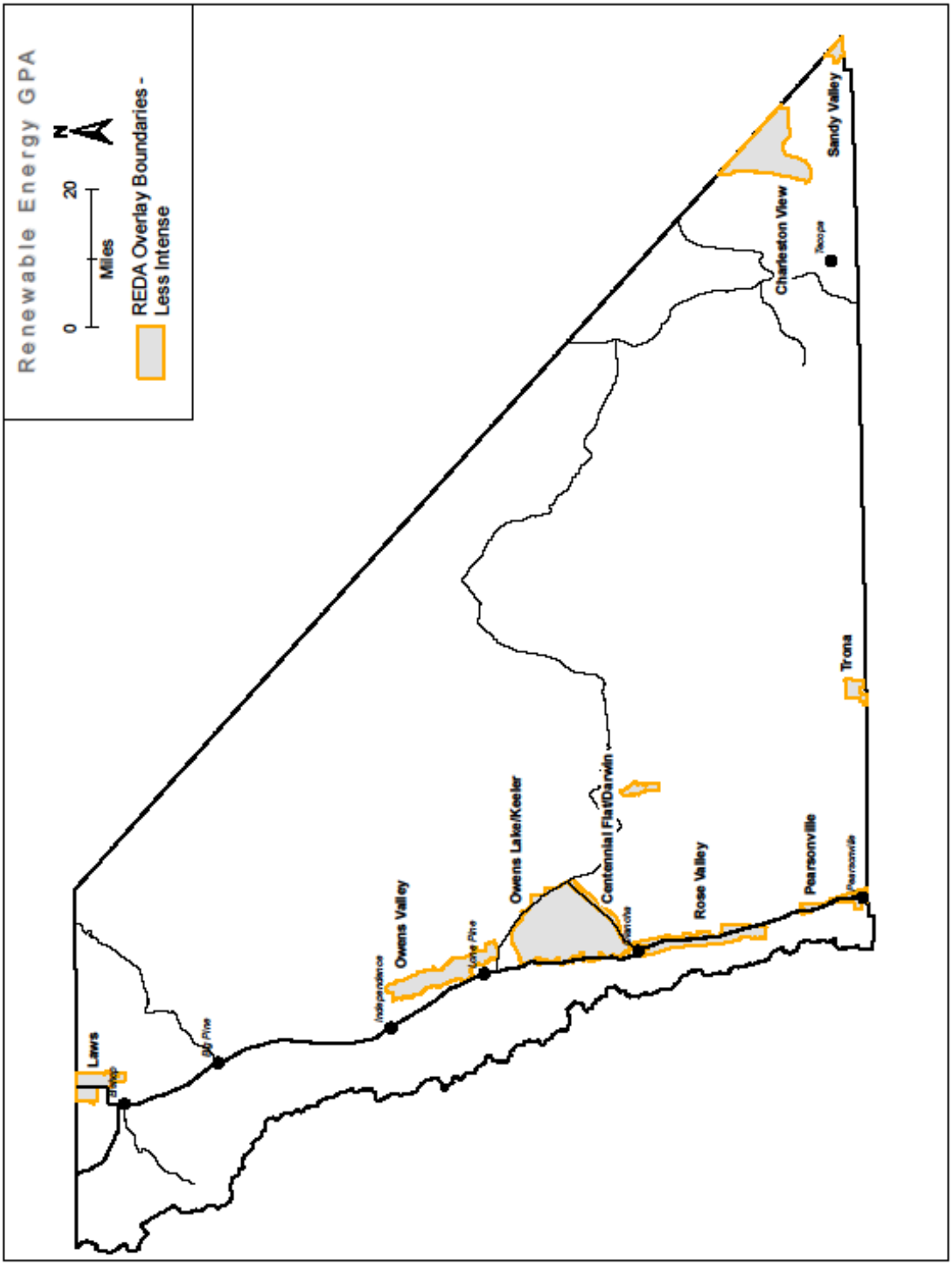
For more information on how the criteria was used on each REDA please see, Attachment C– Table of REDAs Associated Criteria.

County staff also used the information collected to evaluate an intensive and less intensive development scenario and created first draft REDAs for them (Attachment D: Alternative REDA maps development summary and allocation tables). Countywide maps of Intensive and Less Intensive REDAS are as follows:

Intensive Alternative



Less Intensive Alternative



The intensive alternative increases the size of the preferred REDAs with the exception of: Pearsonville, Trona and Sandy Valley. It also adds new REDAs, they are:

- Big Pine, this area is located to the east of, and follows Highway-395, from north of Big Pine to an area midway between Big Pine and Independence;
- Sierra Wind – Big Pine, this area is located along the Sierra escarpment west of Big Pine;
- Santa Rita Flat, is located northeast of Independence off Mazourka Canyon Road; and,
- Sierra Wind Owens Valley, this area is located west of Independence against the Sierra escarpment.

The less intensive alternative greatly reduces the size of all the preferred REDAs except for: Laws, Owens Valley, Owens Lake/Keeler, Charleston View, and Sandy Valley. It also completely eliminates: Fish Lake Valley, Deep Springs, Panamint Valley, Death Valley Junction and Chicago Valley.

Policy Concepts

Like the criteria, the policy developed in 2011 was presented to the stakeholder groups and to the public that attended the workshops in November and December 2013. The policies were taken out of the General Plan format and presented as general ideas to gauge the support for them. They were voted on exactly like the criteria with the question: "Are these appropriate for Inyo County?" and the options of: Yes; Maybe, I need more information; and, No. There was also a space for comments and/or new or modified policies they would like to see included (Attachment A: Background Report, Appendix C, pg.40-45). The results of the voting indicate that the stakeholders and attending public are mostly in agreement with the policy concepts identified by staff, with some exceptions (not everyone who attended voted on every criterion). The voting results for policy concepts are on the following table:

DRAFT Policy Concepts	**Yes**	**Maybe, I need more information**	**No**
Renewable energy development will help offset the costs to the County and the loss of other potential economic development. If there are economic impacts from renewable energy development, mitigation and offsets should be required that minimizes financial contribution commitments by the County.	14	1	4
The conversion of agricultural land for urban development should be discouraged and renewable energy development should avoid productive agriculture land.	13	1	1
The County should have a map of areas where solar or wind renewable energy facilities are appropriate.	13	2	1
The County should work with renewable energy developers and other agencies involved with the development site to minimize impacts.	8		1
Renewable energy development should take steps to minimize water consumption and the use of potable water.	17	1	
The siting of renewable energy facilities should minimize significant changes to the visual environment, including minimizing light and glare and screening facilities.	10	2	1

DRAFT Policy Concepts	Yes	Maybe, I need more information	No
The County should continue to be involved in large scale planning efforts with state and federal level organizations for renewable energy development, to promote better land use and transmission opportunities.	8	3	1
The capacity to generate enough energy to make renewable energy financially feasible should be a key consideration of which areas are suitable for renewable energy development.	5	2	5
The proximity to existing transmission corridors to export energy without the development of new transmission lines should be a key consideration of the location of renewable energy facilities.	16		2
Transmission lines that carry energy through Inyo County should allow future local tie in.	11		3
Future transmission line development should be limited to existing public right of way.	15		3
Disturbance to critical habitats of plants and animals, and to important historical and cultural sites and landscapes, should be minimized.	15	1	
Solar and wind energy facility location should be limited to areas with a renewable energy land use designation overlay or in an appropriate zoning district.	11	1	1
Transmission facilities and related infrastructure should be allowed to locate and operate within any land use designation and zoning district, provided the facilities operate under valid approval and appropriate environmental review.	3	3	10
Renewable energy development should be encouraged to locate on disturbed lands.	15	5	
Utilities and renewable energy developers should locate transmission and intertie facilities on the same site.	6	5	1
The overall size of a single renewable energy facility should be limited to minimize impacts on natural, cultural, historic or visual resources.	11	4	
The County should promote or encourage the use of public lands for renewable energy development over private lands to the maximum extent feasible.	5	2	11

The stakeholders and attending public also had the opportunity to add their own ideas for policy. These additional ideas are as follows:

- Endangered, threatened, and species of conservation concern areas should include necessary connectivity to sustain the species and recognize that habitats are variable over time.
- Cumulative effects shall be considered: current proposed projects, other approved projects, and proposed future projects.

- Reclamation and restoration requirements should be sufficiently bonded to assure completion, even in event the project owner no longer exists. There should be triggers as to when/how the project is to be regarded as no longer operational to facilitate restoration without undue delay. Degree to which meaningful restoration is possible should be considered in evaluation of the project proposal.
- Recognize that information gaps exist and that revisions may be necessary in order to maintain compliance with policy concepts and criteria.
- When alternative technologies exist, preference is for least disruptive technology (as related to the other policies and criteria).
- The County should develop a development impact fee that covers the cost of county services.
- Distributed generation, community solar, county solar facilities –etc.

The stakeholders and attending public voted positively for most of the policy concepts. The strongest negative votes were on the policy concepts allowing for transmission facilities on any zoning designation in the County and promoting the development of renewable energy facilities on public lands. This would indicate that the people who voted want restrictions on where transmission facilities can be built and they do not want them built on public lands over private lands. Public lands include the Inyo National Forest, Death Valley National Park, State Lands Commission, BLM and potentially LAWDP lands. There was a tie on financial feasibility being a key consideration for suitability of where renewable energy development may be built, indicating that half of the people who voted think there are more important considerations than financial ones when deciding where renewable energy facilities should be allowed. Staff used the foundation of policy drafted in 2011 with the comments collected during the stakeholder and public outreach, as well as comments provided during one-on-one meetings and conversations with additional stakeholders and citizens of Inyo County, and created the following draft policy. It covers each General Plan Element and shows if there is a change and if so, what that change is.

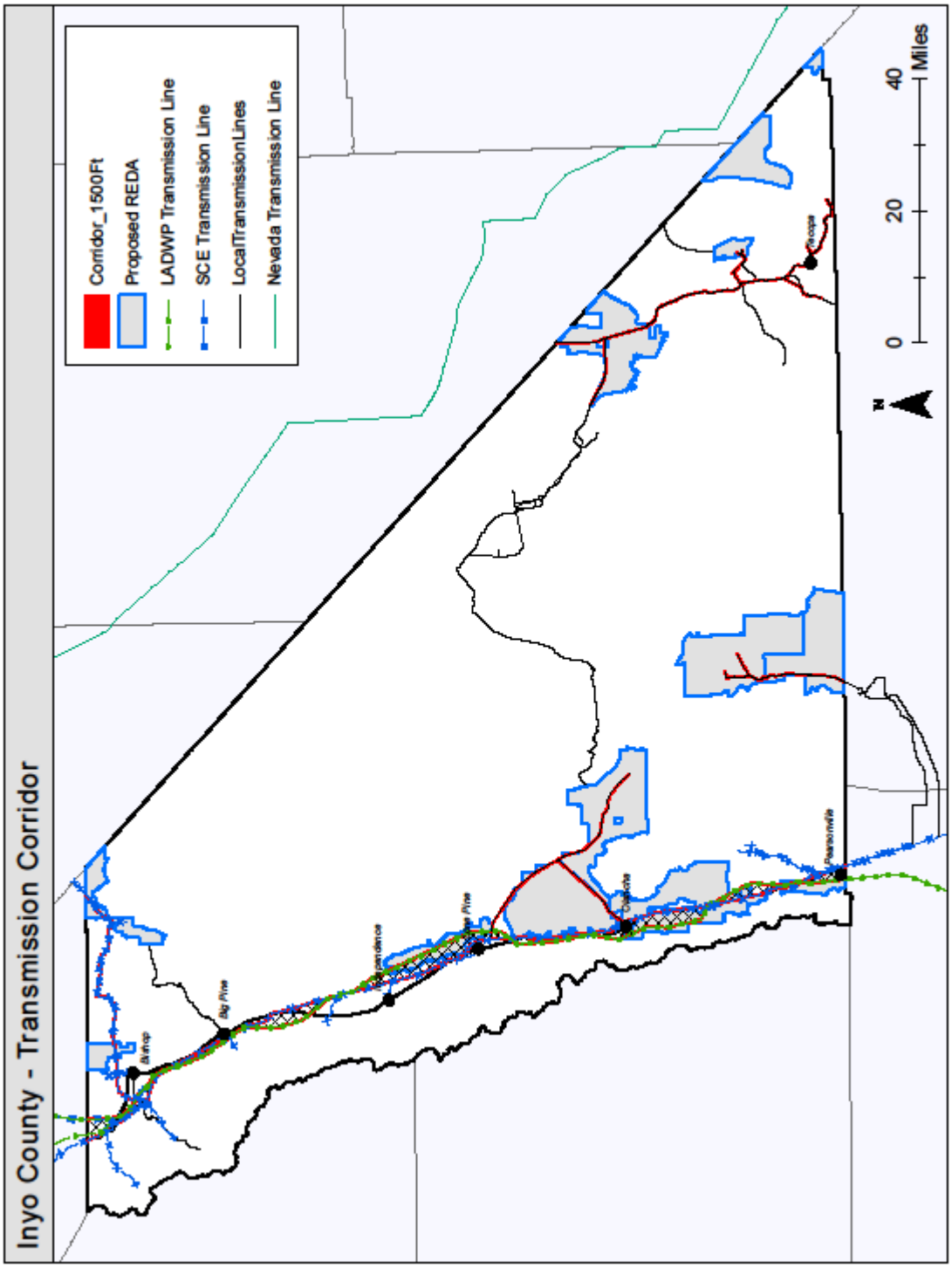
Transmission

Transmission was identified as a major component for renewable energy development potential in the County during the 2011 effort and this initial phase of the 2013 work. The background report outlined the many reports and plans that have been prepared evaluating the transmission needs for energy development within Inyo County as well as for transmission that might pass through. The consistent conclusion from this multitude of plans and studies is that there is very little transmission capability left on the existing transmission facilities located in the County. There are currently two major lines that run through the County, one is operated by Southern California Edison (SCE) and the other by the LADWP. The SCE line is at capacity and the LADWP line has additional capacity, but this capacity is already being targeted for projects in the planning stages in the Owens Valley, making it unavailable for additional development. All of the various reports regarding transmission conclude that substantial upgrades to the current transmission capacity in the County will be necessary for large-scale renewable energy facility development. Within this body of work, there are plans for upgrades to transmission capacity, none, however, are being planned for at the development level or for implementation. Transmission will continue to be a critical factor in renewable energy facility development in the County and will have to be addressed in tandem with all renewable energy facility plans and/or proposals.

Transmission Corridors
Upgrades to the County's high-voltage transmission capacity will require new lines. Although, the County has consistently encouraged co-location, it may not be feasible in all instances. In such cases the ROWs will be encouraged to site adjacent to the current lines and coincide with BLM lands, Section 368 federal transmission corridor alignment and the DRECP development areas. The County could also consider designating high-voltage transmission corridor zones that include, and are adjacent to, the existing north/south lines, through the CEC corridor designation process to ensure a certain level of control over location. To evaluate what this would look like staff mapped the existing lines along with potential new corridor zones and the draft REDAs. This was done by creating 1,500-foot wide corridor zones (the maximum allowed by the CEC). A 1,500-foot buffer was mapped around the existing lines (750-feet on each side) and then a new potential line was drawn, also with a 1,500-foot buffer. In sections where the existing power lines crisscross, the area between is highlighted and would also be considered for the corridor zone. Staff used this same methodology to illustrate upgrades to the local feeder lines that would also be needed for any substantial renewable energy development (see Transmission Corridor map on page 30). All of these potential transmission corridor zones could be subject to the same process as the REDAs. This would ensure that they are reviewed with the same level of scrutiny as the REDAs.

The DRECP
The County has been an active participant in the DRECP effort since its onset. The DRECP was initiated to conserve and manage plant and wildlife communities in the Mojave and Colorado Desert regions of California and provide a framework for the timely permitting of appropriate renewable energy projects. The DRECP is being developed under the California Natural Community Conservation Planning Act (NCCPA); the Federal Endangered Species Act (FESA); and, the Federal Land Policy and Management Act (FLPMA). When completed, the DRECP will provide a biological mitigation and conservation plan and a process to streamline permitting for renewable energy developments. The DRECP goals include:

- Provide for the long-term conservation and management of Covered Species within the DRECP Plan Area
- Preserve, restore, and enhance natural communities and ecosystems that support Covered Species within the DRECP Plan Area
- Build on the Competitive Renewable Energy Zones identified by the Renewable Energy Transmission Initiative (RETI)
- Further identify the most appropriate locations within the DRECP Plan Area for the development of utility-scale renewable energy projects, taking into account potential impacts to threatened and endangered species and sensitive natural communities
- Provide a means to implement Covered Activities in a manner that complies with the Natural Communities Conservation Planning Act (NCCPA), Federal Endangered Species Act (FESA), California Endangered Species Act (CESA), National Environmental Policy Act, California Environmental Quality Act, and other relevant laws
- Provide a basis for the issuance of Take Authorizations allowing the lawful Take of Covered Species incidental to Covered Activities
- Provide for issuance of Take permits for other species that are not currently listed but which may be listed in the future


Inyo County - Transmission Corridor
Corridor_1500Ft
Proposed REDA
LADWP Transmission Line
SCE Transmission Line
LocalTransmissionLines
Nevada Transmission Line
N
0
20
40
Miles

- Provide a comprehensive means to coordinate and standardize mitigation and compensation requirements for Covered Activities within the Plan Area
- Provide a framework for a more efficient process by which proposed renewable energy projects within the Plan Area may obtain regulatory authorizations and which results in greater conservation values than a project-by-project, species-by-species review would have
- Provide durable and reliable regulatory assurances, as appropriate, under the NCCPA and the FESA for Covered Activities that occur within the DRECP Plan Area
- Identify and incorporate climate change adaptation research, management objectives, and/or policies into the final plan document

Ultimately, the DRECP efforts will identify areas appropriate for renewable energy development (DFAs) and conservation areas that are off limits to renewable energy development. Staff included the first draft of the alternative DFAs all on one map in the background report (Map 12, page 26), the DRECP preliminary conservation areas alternatives maps, can be found on the following pages 32-39. The most current version of the DFAs and conservation areas are not available for public review and therefore staff was unable to include them within this first draft of evaluations or use them for REDA development. As the REGPA moves forward into the PEIR process the REDAs could be updated to incorporate the new DFAs.

Please note this comparative evaluation provides an illustrative view into the data, information and type of analyses that will be presented in the Draft DRECP and EIR/EIS. This document is not a substitute for or early version of the official Draft DRECP and EIR/EIS.

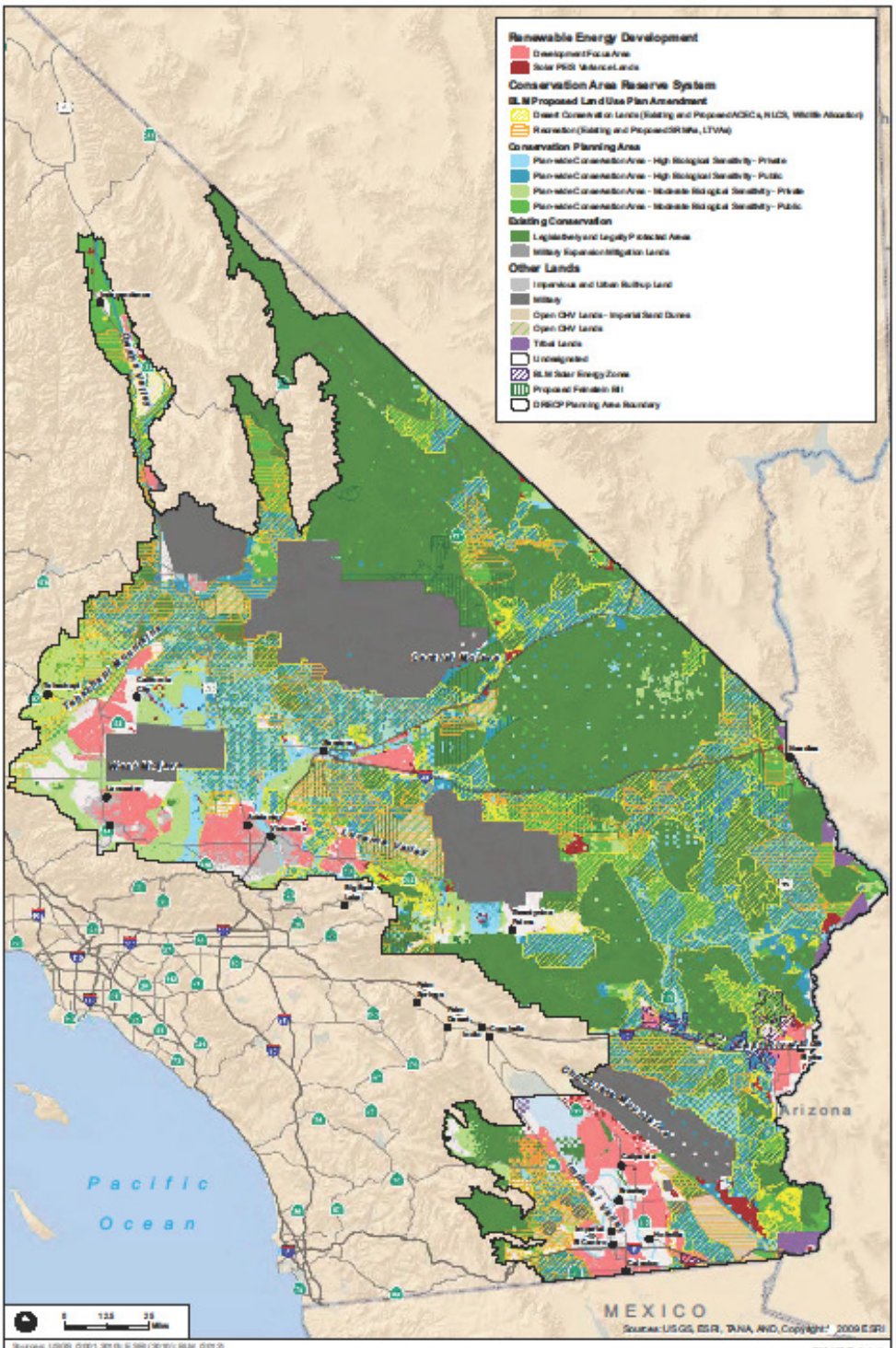


FIGURE 2.3-1

Alternative 1 - Disturbed Lands/Low Resource Conflict Alternative: Integrated

Desert Renewable Energy Conservation Plan (DRECP)

Please note this comparative evaluation provides an illustrative view into the data, information and type of analyses that will be presented in the Draft DRECP and EIR/EIS. This document is not a substitute for or early version of the official Draft DRECP and EIR/EIS.

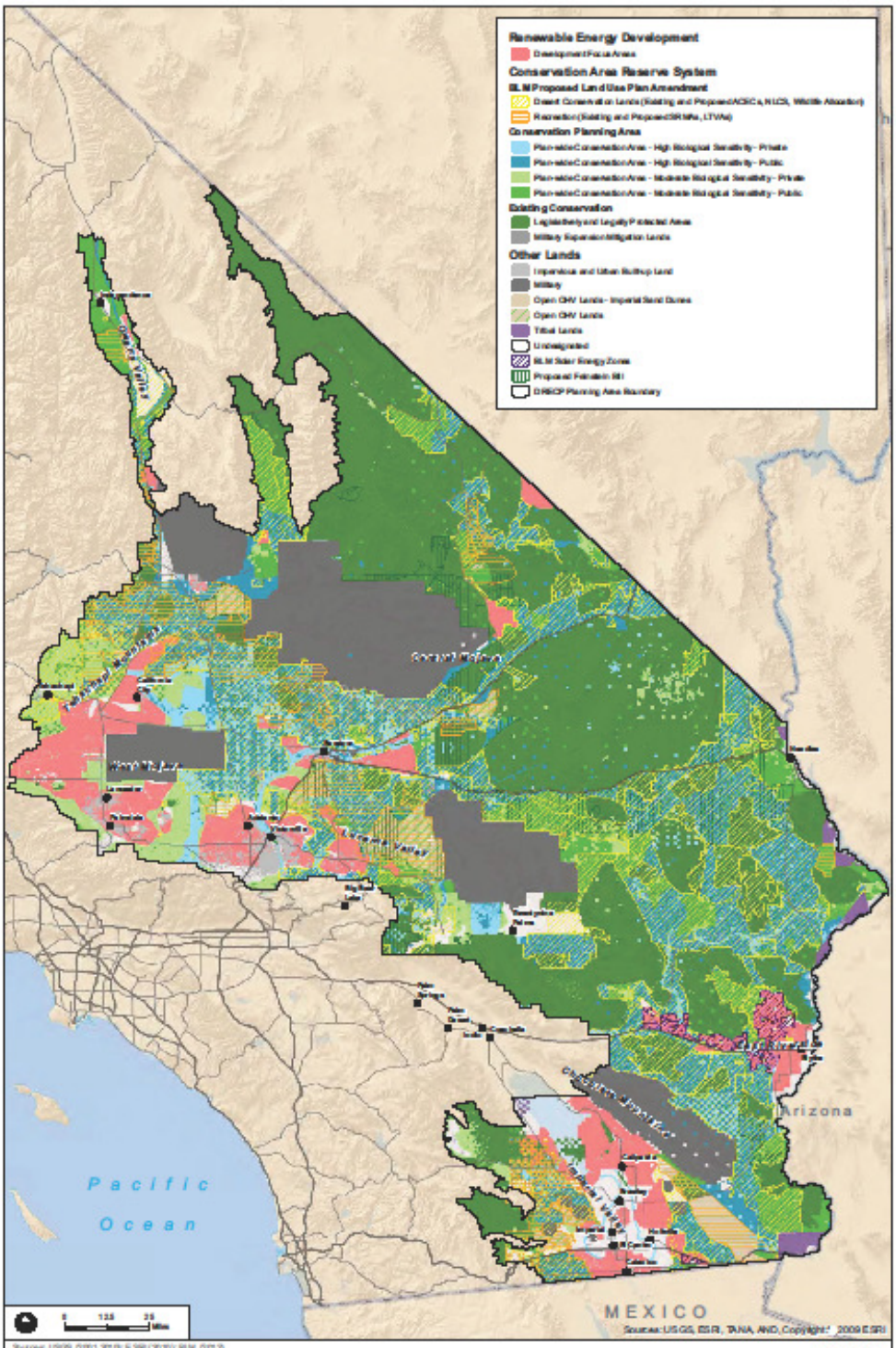


FIGURE 2.4-1

Alternative 2 - Geographically Balanced/Transmission Aligned Alternative B: Integrated

Desert Renewable Energy Conservation Plan (DRECP)

Please note this comparative evaluation provides an illustrative view into the data, information and type of analyses that will be presented in the Draft DRECP and EIR/EIS. This document is not a substitute for or early version of the official Draft DRECP and EIR/EIS.

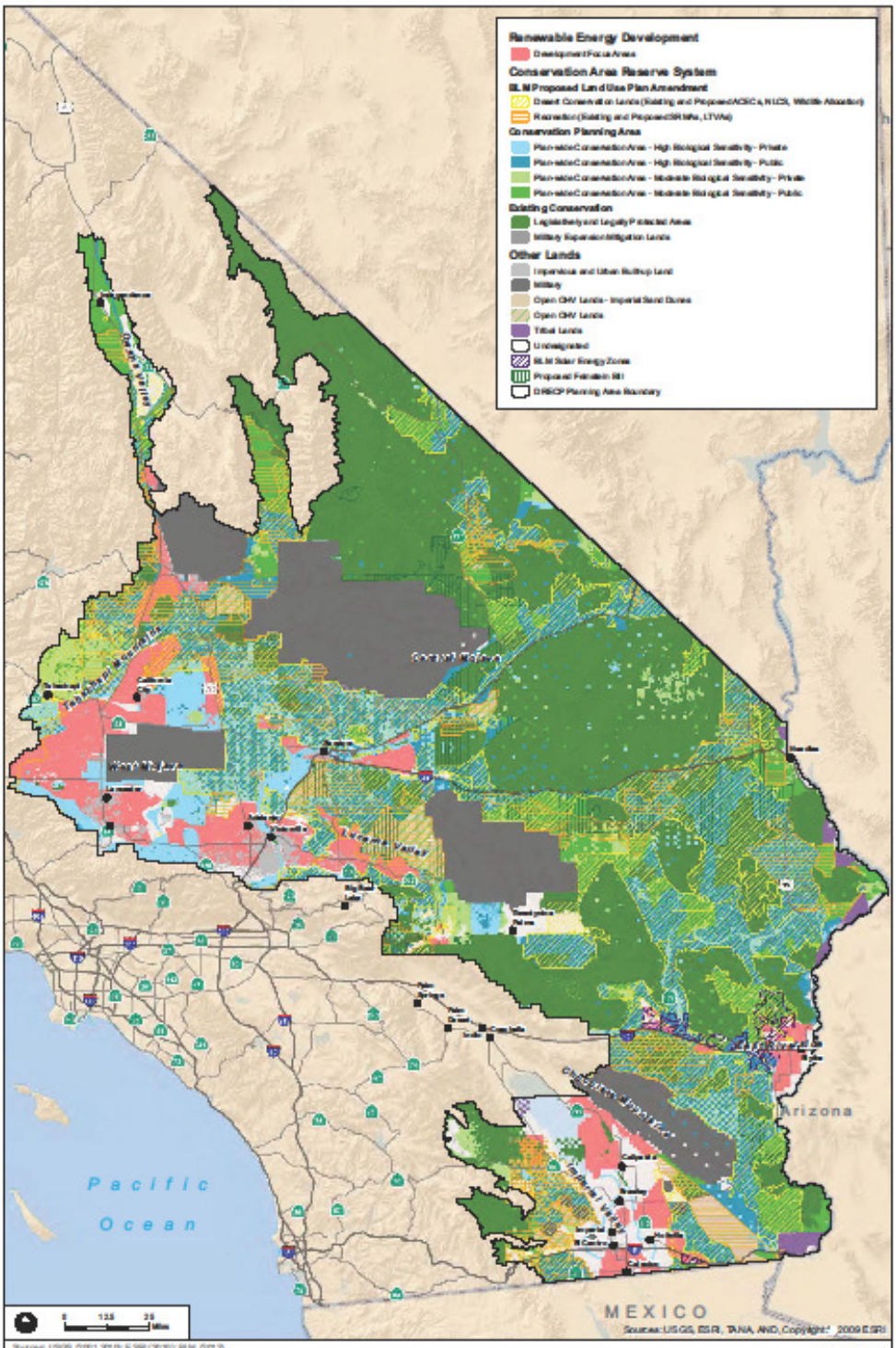


FIGURE 2.5-1

Alternative 3 - West Mojave Emphasis Alternative: Integrated

Desert Renewable Energy Conservation Plan (DRECP)

Please note this comparative evaluation provides an illustrative view into the data, information and type of analyses that will be presented in the Draft DRECP and EIR/EIS. This document is not a substitute for or early version of the official Draft DRECP and EIR/EIS.

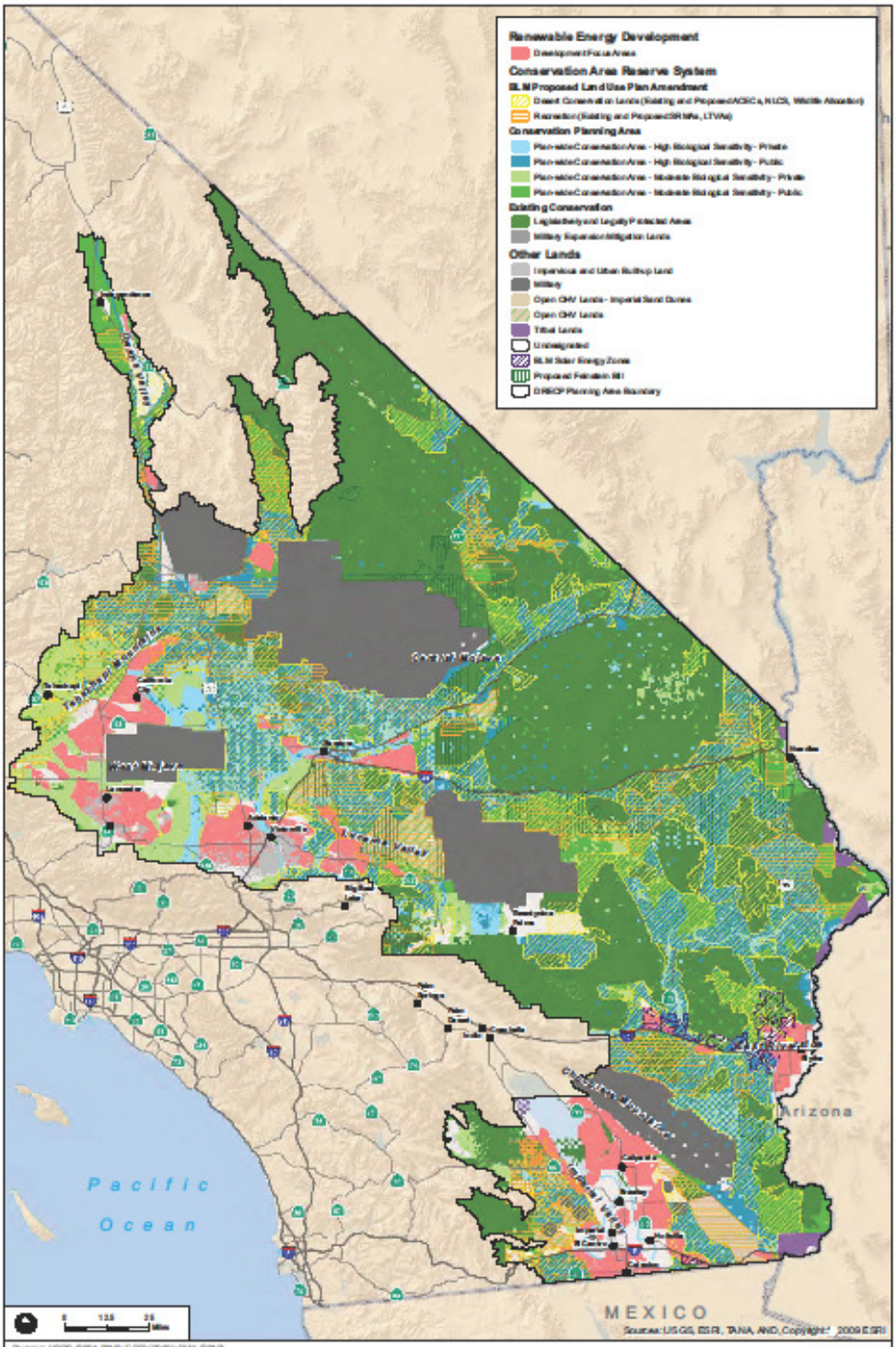


FIGURE 2.6-1

Alternative 4 - Geographically Balanced/Transmission Aligned Alternative A: Integrated

Desert Renewable Energy Conservation Plan (DRECP)

Please note this comparative evaluation provides an illustrative view into the data, information and type of analyses that will be presented in the Draft DRECP and EIR/EIS. This document is not a substitute for or early version of the official Draft DRECP and EIR/EIS.

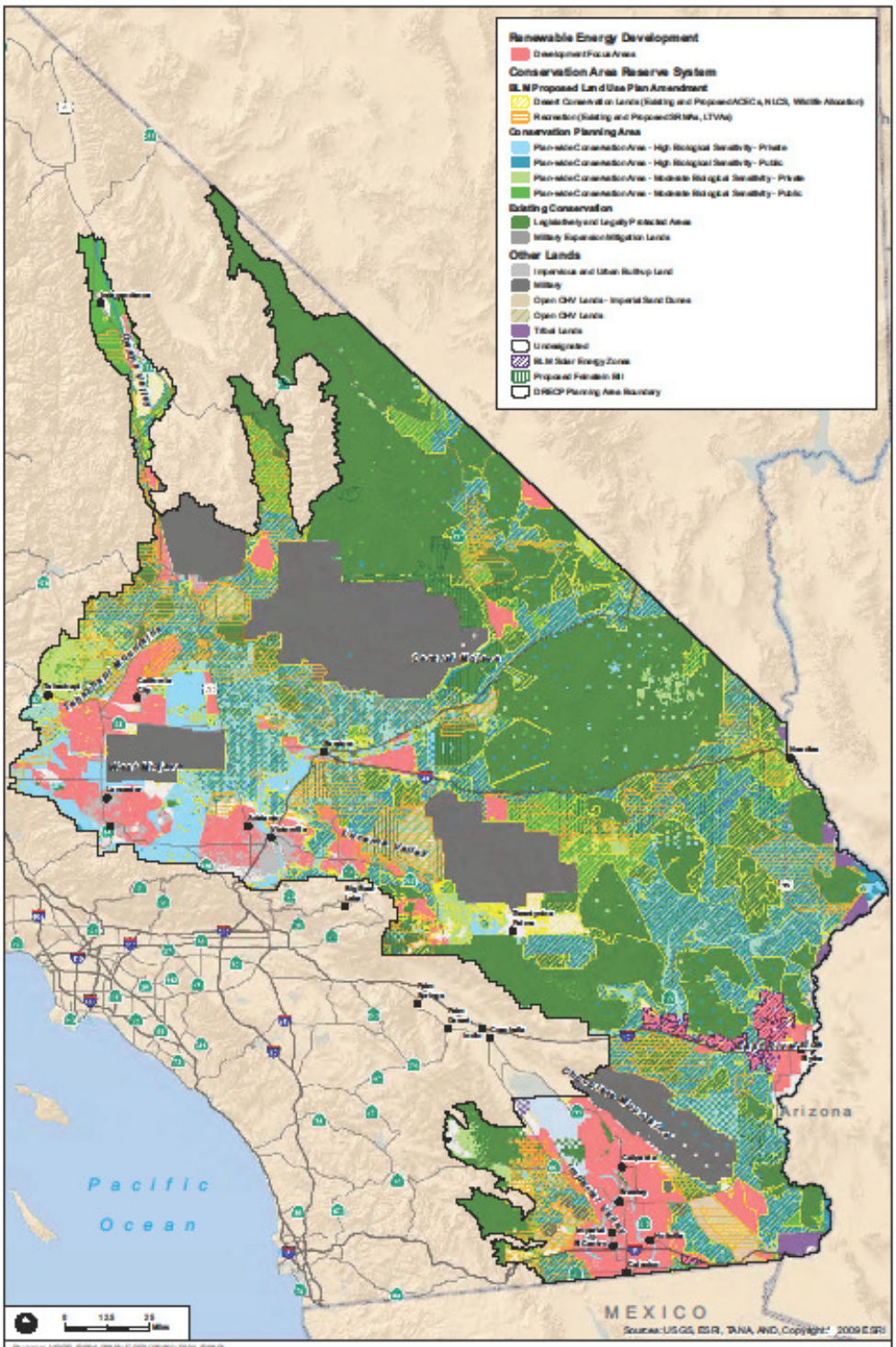


FIGURE 2.7-1

Alternative 5 - Increased Geographic and Technology Flexibility Alternative: Integrated

Desert Renewable Energy Conservation Plan (DRECP)

Please note this comparative evaluation provides an illustrative view into the data, information and type of analyses that will be presented in the Draft DRECP and EIR/EIS. This document is not a substitute for or early version of the official Draft DRECP and EIR/EIS.

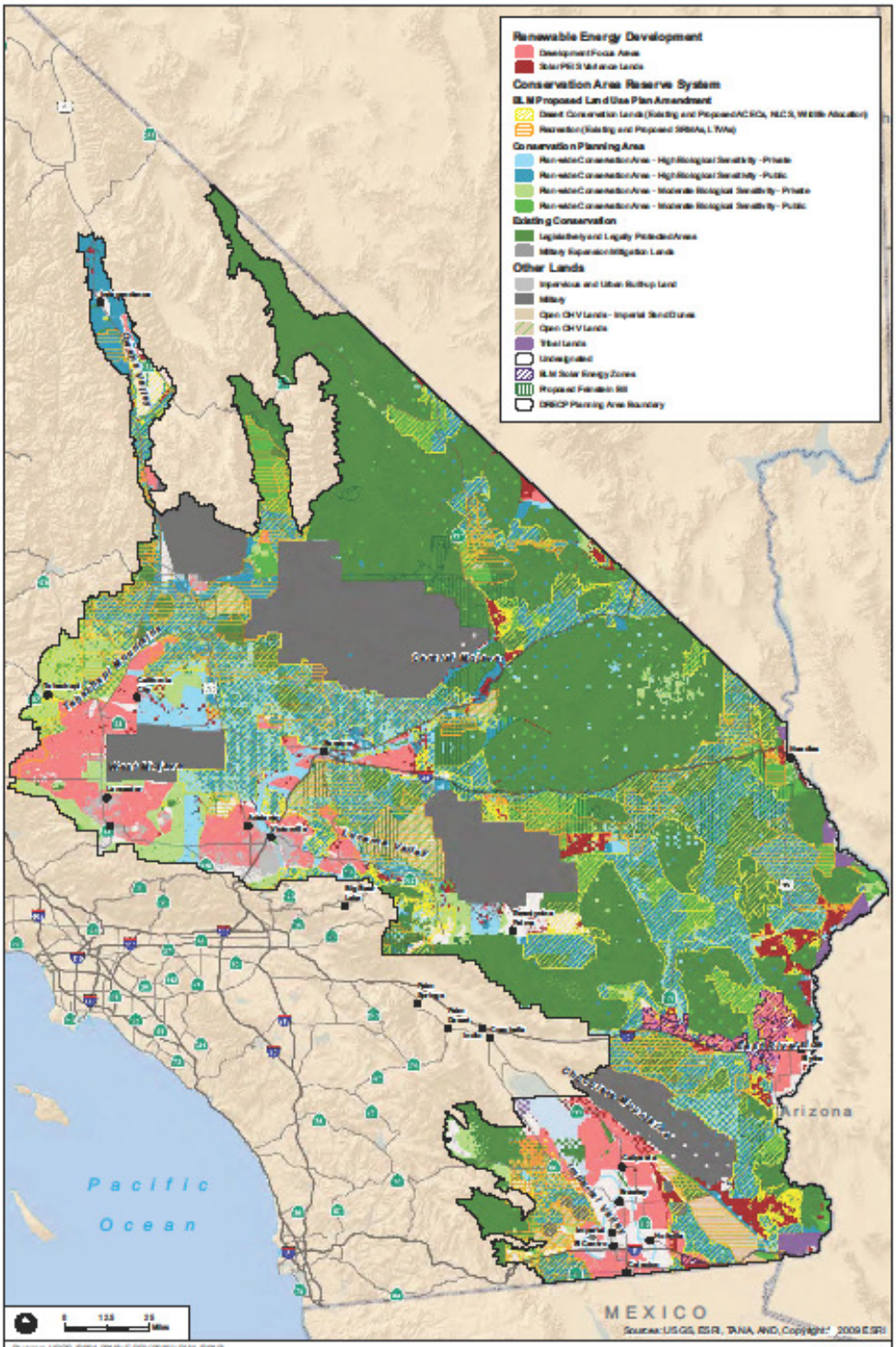


FIGURE 2.8-1

Alternative 6 - Geographically Balanced Alternative C with Variance Lands: Integrated

Desert Renewable Energy Conservation Plan (DRECP)

Please note this comparative evaluation provides an illustrative view into the data, information and type of analyses that will be presented in the Draft DRECP and EIR/EIS. This document is not a substitute for or early version of the official Draft DRECP and EIR/EIS.

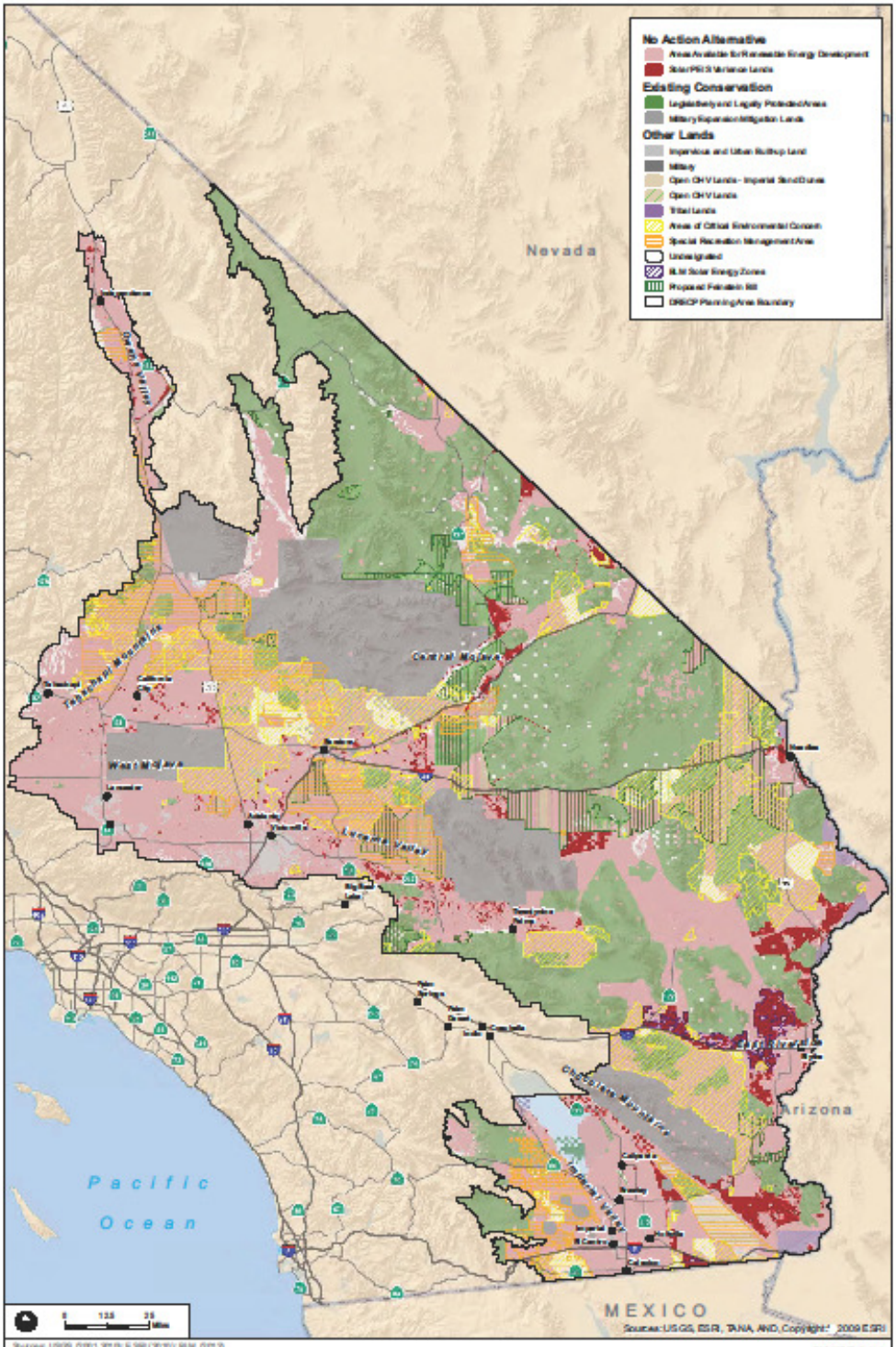


FIGURE 2.9-1

Alternative 7 - No Action: Integrated

Desert Renewable Energy Conservation Plan (DRECP)

DRAFT REGPA Update

- Government Element
  No change

- Land Use Element
  - New definitions:

  Renewable Energy Facility

  Any electric transmission line, solar thermal powerplant, photovoltaic powerplant, or wind energy powerplant to be constructed in Inyo County. A Renewable Energy Facility does not include small-scale renewable energy facility, a windmill that does not generate electricity, or a pilot or proof of a concept powerplant.

  - Utility-Scale Renewable Energy Facility
  - *A Renewable Energy Facility that produces more than 20-megawatts of electricity for off-site use, consumption and/or sale, including all equipment and accessory structures related to the facility, including but not limited to solar collector arrays, wind turbines, mounting posts, substations, electrical infrastructure, transmission lines, operations and maintenance buildings, and other accessory structures.*
  - Distributed Generation Renewable Energy Facility
    A renewable energy generation facility that produces 20-megawatts or less of electricity for off-site local use and/or sale.

  Small-Scale Renewable Energy Facility

  - *A facility that uses renewable resources to generate energy for on-site use including on-site uses such as roof-top or ground mounted photovoltaic panels, or a small wind energy conversion system.*

  - New Land Use policy:

  Policy LU-1.17 (Utility-Scale Solar and Wind Renewable Energy Development) – The County shall consider Solar or Wind Renewable Energy facilities within areas with a Renewable Energy Development Area overlay (REDA) or outside the REDA over open portions of the Los Angeles Aqueduct, and in any zoning district under Title 18 of the Inyo County Code. Based on site-specific studies and appropriate environmental review, the County may process solar or wind renewable energy facilities within the REDA or over open portions of the Los Angeles Aqueduct, pursuant to Inyo County Code Title 21. Potential social, economic, visual and environmental impacts from solar or wind renewable energy facilities must be avoided or minimized to the extent feasible. Appurtenant transmission facilities and related infrastructure may be constructed and operated within any Land Use Designation and any zoning district under Title 18 of the Inyo County Code and the standards set forth by the California Environmental Quality Act (CEQA).

  Policy LU-1.18 (Utility-Scale Wind Renewable Energy Development)
  The County may consider a phasing scheme for wind renewable energy development based on possible changes in military instrumentation and/or wind energy technology that lowers the impact on the military's Research, Development, Acquisition, Test and

Evaluation (RDAT&E) activities within the County's boundary and on potential changes in the military's mission as it relates to County airspace.

- New Land Use Implementation Measures:

1. *The County shall coordinate with the Department of Defense, the United States Navy China Lake, and Edwards Air Force Base personnel on the siting of renewable energy facilities in a manner that does not significantly impact military readiness. Issues to be addressed in the coordination include: activities that produce electromagnetic and frequency spectrum interference, light and glare, dust and smoke, heat generation and the effects on military equipment testing and operations, including proposed development heights, personnel training, and flight activities.*

2. *The County shall consider seeking compensation for the loss of revenues from potential renewable energy facilities that are not developed due to possible impacts on military readiness, special status species, and aesthetics, and/or other barriers to development of appropriate renewable energy facilities. Methods of compensation include but are not limited to Payment-in-lieu of Taxes (PILT) or similar programs.*

3. *The County shall work with utilities and renewable energy developers to encourage collocation of transmission and intertie facilities.*

4. *The County shall encourage renewable energy facility development projects on disturbed lands, within Desert Renewable Energy Conservation Plan Development Focus Areas, within Variance Areas identified by the Solar Programmatic Environmental Impact Statement, and distributed generation projects.*

5. *The County shall encourage the development of small-scale and distributed renewable energy generation facilities.*

6. *The County will work with the military on a phasing timeline based on potential changes in the military's mission within the County as well as changes in wind energy and/or military instrumentation technologies.*

7. *The County shall work with the Bureau of Land Management to designate new Solar Energy Zones in Inyo County.*

8. *The County shall encourage utilization of State Trust Lands for renewable energy facility development and/or mitigation from such development through land trades or other mechanisms.*

- Economic Development Element
  - New Economic Development policy:

<u>Policy ED-4.4 (Renewable Energy Facility Development Beneficial to the Local Economy)</u> – Renewable energy facility development shall be required to provide the means to offset the costs to the County, including but not limited to, the cost of

infrastructure improvements and County services, and lost economic development potential. Economic impacts from renewable energy facility development identified by the Countyshall be mitigated or offset.
<u>Policy ED-4.5</u> – The County shall encourage renewable energy developers to employ the local labor force, during development and for long-term facility maintenance and provide educational and training opportunities, as practicable.

- Housing Element
  No change

- Circulation Element

  New Implementation Measure
  - *Work with the California Energy Commission and other stakeholders to investigate and if appropriate designate Transmission Corridor Zones in the County pursuant to Senate Bill 1059 (Escutia and Morrow, 2006).*

- Conservation/Open Space Element
  - Modified existing Agricultural Resources policy:

  <u>Policy AG-1.3 (Conversion of Agricultural Land)</u> – Discourage conversions of productive agricultural lands for urban development, and encourage avoidance of productive agricultural lands for renewable energy facility development.

  - *New Mineral and Energy Resources Definitions*

    ***Distributed Generation Renewable Energy**. Renewable resources are used to generate energy at rates 20-megawatts or less for off-site use and/or sale, including all equipment and accessory structures related to the facility, including but not limited to solar collector arrays, wind turbines, mounting posts, substations, electrical infrastructure, transmission lines, operations and maintenance buildings, and other accessory structures.*

    ***Renewable Energy.** Energy that comes from a natural resource that is continually replenished on a human timescale, such as geothermal, hydroelectric, wind and sunlight.*

    ***Renewable Energy Development Areas (REDA)**. General Plan Overlay Areas identified by the County at a landscape scale as potentially appropriate for renewable energy development.*

    ***Small-Scale Renewable Energy Facility**. A facility that uses renewable resources to generate energy for on-site use including on-site uses such as roof-top or ground mounted photovoltaic panels, or a small wind energy conversion system.*

    ***Solar Energy**. Energy that is generated through the conversion of the sun's radiation into electricity.*

Utility-Scale Renewable Energy Facility. *A Renewable Energy Facility that produces more than 20-megawatts of electricity for off-site use, consumption and/or sale, including all equipment and accessory structures related to the facility, including but not limited to solar collector arrays, wind turbines, mounting posts, substations, electrical infrastructure, transmission lines, operations and maintenance buildings, and other accessory structures.*

Wind Energy. *Energy that is generated with wind turbines to convert the kinetic energy of wind into electricity.*

- New Mineral and Energy Resources goal:

Goal MER-2 – Ensure that renewable energy facility development is conducted appropriately to avoid, or minimize the impacts from such development on the social, economic, visual, and environmental resources of the County.

- New Mineral and Energy Resources policies:

1. *Policy MER-2.1 – The County shall continue to encourage small-scale renewable energy systems, such as rooftop and ground mounted solar and distributed generation facilities that serve the community in which they are sited.*
2. *Policy MER-2.2 (Utility-scale Renewable Energy Development Areas) (REDA) – The County shall maintain a Land Use Diagram of areas where solar or wind renewable energy facilities may be appropriate.*
3. *Policy MER – 2.3 REDA Land Inventory – The County shall maintain an inventory of the land in the REDA that will include caps on the total megawatts of solar and wind energy generation that may be developed. The REDA will be grouped into the larger regional areas of Western, Southern and Eastern, for total development (in megawatts) per region – REDA Allocations Table.*
4. *Policy MER – 2.4 REDA Caps Transfer - The County may allow for the transfer of megawatts from the regional total to a REDA within the same region, but not to exceed the total allowed megawatts per region – REDA Allocations Table.*
5. *Policy MER-2.5 (Phasing of potential development) Development within the REDA includes phasing schemes for solar and wind energy development as follows:*
    - *Solar Phase I – requires less intensive upgrades to existing transmission facilities.*
    - *Solar Phase II – requires more intensive upgrades in transmission to facilitate.*
    - *Wind Phase I – development possible with current military radar technology and/or requires less intensive upgrades in transmission to facilitate.*
    - *Wind Phase II – requires new military radar technology and/or requires more intensive upgrades in transmission to facilitate – REDA Allocations Table.*

Preferred Alternative REDA - Allocations Table

REDA	Group	Megawatts											
		Base Case Solar			Base Case Wind			Total Base Case Phases 1 and 2	Total Solar from Group Eligible to Transfer In	Total Wind from Group Eligible to Transfer In	Total Solar Potential	Total Wind Potential	Highest Total Potential
		Phase 1	*Phase 2*	*Sub-Total*	*Phase 1*	*Phase 2*	*Sub-Total*						
Laws	Western	20	20	40	0	0	0	**40**	40	0	**80**	**0**	**80**
Fish Lake Valley	Western	20	20	40	0	30	30	**70**	40	30	**80**	**60**	**140**
Deep Springs	Western	30	30	60	0	20	20	**80**	30	20	**90**	**40**	**130**
Owens Valley	Western	400	0	400	0	0	0	**400**	200	0	**600**	**0**	**600**
Owens Lake	Western	50	100	150	0	100	100	**250**	200	100	**350**	**200**	**550**
Centennial Flat/Darwin	Western	50	100	150	0	100	100	**250**	100	100	**250**	**200**	**450**
Rose Valley	Western	100	100	200	0	100	100	**300**	200	100	**400**	**200**	**600**
Pearsonville	Western	50	50	100	200	0	200	**300**	100	150	**200**	**350**	**550**
Group Subtotal	Western	***720***	***420***	***1,140***	***200***	***350***	***550***	***1,690***	n/a	n/a	***1,140***	***550***	***1,690***
Panamint	Southern	100	200	300	0	0	0	**300**	150	0	**450**	**0**	**450**
Trona	Southern	100	200	300	0	400	400	**700**	150	0	**450**	**400**	**850**
Group Subtotal	Southern	***200***	***400***	***600***	***0***	***400***	***400***	***1,000***	n/a	n/a	***600***	***400***	***1,000***
Death Valley Junction	Eastern	100	100	200	0	100	100	**300**	200	0	**400**	**100**	**500**
Chicago Valley	Eastern	50	0	50	0	0	0	**50**	50	0	**100**	**0**	**100**
Charleston View	Eastern	500	250	750	0	0	0	**750**	750	0	**1,500**	**0**	**1,500**
Sandy Valley	Eastern	100	100	200	0	0	0	**200**	200	0	**400**	**0**	**400**
Group Subtotal	Eastern	***750***	***450***	***1,200***	***0***	***100***	***100***	***1,300***	n/a	n/a	***1,200***	***100***	***1,300***
Total County		**1,670**	**1,270**	**2,940**	**200**	**850**	**1,050**	**3,990**	n/a	n/a	**2,940**	**1,050**	**3,990**

1. *<u>Policy MER-2.6 (Avoid or Minimize Impacts)</u> – The County shall work with renewable energy developers and other agencies to avoid or minimize impacts to the social, economic, visual, and environmental resources of the County from renewable energy development.*
2. *<u>Policy MER-2.7 (Reclamation Planning)</u> – The County shall work with renewable energy developers to provide and implement a reclamation plan for the termination of any renewable energy generation facility including all equipment and accessory structures related to the facility, including but not limited to solar collector arrays, wind turbines, mounting posts, substations, electrical infrastructure, transmission lines, operations and maintenance buildings, and other accessory structures.*
3. *<u>Policy MER-2.8 (Renewable Energy Facility Development along the Los Angeles Aqueducts)</u> – The County shall encourage the use of land over the Los Angeles Aqueduct for renewable energy facility development. These areas are not included in the REDAs and their area totals shall not be used in the transfer of megawatts between REDAs.*

- New Mineral and Energy Resources Implementation Measures:

1. *Continue the Expedited Permitting Process for Photovoltaic Systems and continue providing how-to information for small-scale facilities.*
2. *Create and maintain a REDA land use diagram and inventory of the lands included in it.*
3. *Review renewable energy facility proposals for ways to avoid or minimize the potential impacts to the County's social, economic, visual and environmental resources, in consultation with other local, regional, State, out-of-State and federal agencies, local Tribes, and Inyo County citizens.*
4. *Collect and disseminate strategies to avoid or minimize impacts from renewable energy facilities.*
5. *Periodically review, and as necessary update, the REDA Overlay and allocations tables.*
6. *Review and approve reclamation plans at the onset of renewable energy facility development projects and oversee the implementation of reclamation plans at the termination of renewable energy facilities.*
7. *Encourage development of energy storage technologies to maximize efficient renewable energy generation.*
8. *Encourage mitigation for renewable energy projects to be located in Wilderness.*

- New Water Resources policy:

<u>Policy WR-3.5 (Sustainable Renewable Energy Development)</u> – The County shall require renewable energy facility development to incorporate measures to minimize water consumption and use of potable water and encourage the use of reclaimed water.

- New Visual Resources policies:

<u>Policy VIS-1.8 (Utility –Scale Renewable Energy Development, Light and Glare, Night Skies)</u> – The County shall encourage siting and screening to avoid or minimize significant changes to the visual environment from renewable energy facility development, including avoiding or minimizing light and glare, and impacts to Death Valley National Park's International Night Skies designation.

<u>Policy VIS-1.9 (Economic Impacts from lost Visual Resources)</u> - The County shall balance renewable energy facility development opportunities with the potential loss of tourist based economic opportunities from impacts to visual resources.

- New Visual Resources or Economic Development Implementation Measure

Work with applicants, economists, and visual resource experts to develop a standardized method to quantify economic impacts from lost visual resources due to renewable energy facility development to the County's tourist economy.

- New Recreation Implementation Measures:

Work with developers and other agencies to minimize impacts to recreational access from renewable energy facility development. Work with renewable energy developers to provide educational recreation opportunities based on renewable energy development.

- Public Safety Element
  - New Air Quality Implementation Measure:

    Support appropriate efforts to combine air quality improvements with other social, cultural, and environmental goals, including renewable energy facility development.

  - New Noise Implementation Measure:

    Work with developers and other agencies to minimize noise from renewable energy facility development

Opportunities and Constraints Technical Study (OCTS)

The County's consultant team conducted a renewable energy resource analysis to evaluate the County by levels of environmental constraints that refined and furthered the analysis performed by County staff. The REDAs developed by the County, based on the criteria shared with the public and stakeholders, were compared with the OCTS analysis. The evaluation also took into consideration the comments provided by the public (Appendix B: Renewable Energy General Plan Amendment Opportunities and Constraints Technical Study (OCTS). The OCTS environmental resource analysis used aesthetics, biological, cultural, geology and soils, hazards and hazardous materials, hydrology and water quality, land use, mineral resources and socioeconomic factors to identify categories of constraints including:

- Areas least constrained.
- Areas moderately constrained

This evaluation found that most of the REDAs identified by the County fall into the category of 'moderately constrained', with some areas also in 'areas least constrained'.

County staff compared the OCTS analysis to the REDAs to help guide the development of the less intense and intense alternatives. Many of the areas identified by the OCTS that were inside a REDA and were eliminated by the OCTS as areas that are 'least constrained' or 'moderately constrained', were the same as areas identified by staff and were not included in the less intensive alternative. Areas that were identified by the OCTS as 'least constrained' or 'moderately constrained' and found outside of a REDA were commonly found near REDAs or were areas identified by staff as potentially appropriate for the intensive alternative. The areas adjacent to a REDA were incorporated into it and those outside were used to develop new REDAs and provided the intensive alternative (Less Intensive and Intensive REDA maps Attachment D). As this REGPA moves forward into the PEIR phase, less intense and intense alternatives will be necessary as part of the environmental evaluation. These draft versions can be modified or used as is for the PEIR.

The OCTS also reviewed transmission issues that will affect renewable energy facility development potential in the County. The OCTS results were similar to the County's conclusions that substantial upgrades will be necessary for utility-scale or distributed generation facilities to fully develop in the County. The OCTS also found that upgrades in the southeast part of the County, tapping into the Nevada lines (Attachment A: Background Report, Map 11, pg.23), would require the least amount of investment for the upgrades necessary for development.

Summary

The County is still committed to completing a Renewable Energy General Plan Amendment. This is the first step in this process which includes:

- A Background Report analyzing the 'what' and 'why' the County is preparing a REGPA, including criteria that could be used in developing Renewable Energy Development Areas and policy concepts based on the 2011 REGPA.
- A public and stakeholder outreach campaign to vet the criteria and the policy concepts for their appropriateness in using to develop REDAs and a new REGPA.
- An Opportunities and Constraints Technical Study that further refines the criteria as set forth in the background report.
- DRAFT REGPA Update.

Next Steps

The Planning Commission will make recommendations to the Board of Supervisors, especially with regard to the REDA and draft policies. Once the draft REDAs and policies have been reviewed by the Board of Supervisors the proposal will be updated and used as the basis for the PEIR. The Notice to Proceed (NOP) will then be submitted in spring 2014 to initiate the CEQA process. The draft PEIR is anticipated to be complete in summer of 2014 and the Final at the end of 2014. The next series of public outreach will occur as part of the NOP and subsequent PEIR process. The REDAs and the draft policies will be reevaluated after the PEIR process and updated as appropriate per

stakeholder and public outreach. The information will be shared with the Planning Commission to make a recommendation for staff to bring to the Board of Supervisors for approval.

ALTERNATIVES

1. *Recommend staff continue with the information and recommendations as presented in this staff report and accompanying attachments, to update the County General Plan with Renewable Energy Development language.* Recommended as this alternative allows staff to continue with the work plan already in place for the REGPA and with the products already developed.

2. *Recommend staff cease the update efforts for a Renewable Energy General Plan Amendment and leave status quo*. This alternative this is not recommended as it would effectively end the County's ability to guide how and where renewable energy development can occur or incorporate community input into these decisions and this is contrary to the Boards' previous direction.

3. *Encourage renewable energy development on BLM Variance Areas and DRECP Development Focus Areas*. Recommended, as these areas have been fully studied and vetted as optimal for renewable energy facility development by a multitude of agencies, scientists and citizens.

4. *Continue to encourage both small-scale and distributed generation facilities.* Recommended, these are the preferred facility types based on stakeholder and public input and the County has consistently encouraged them in the past.

5. *Use the intensive or less intensive alternatives as presented in this staff report as the preferred alternative*. This alternative is not recommended as it would change the preferred alternatives presented by staff to a more intensive or less intensive scale and the preferred alternatives are based on criteria vetted by the stakeholder groups and the general public.

6. *Reevaluate the REDAs and the draft megawatt allocation policies based on them to increase or decrease the limitations on the megawatts allowed in each.* This alternative is not recommended as it would impose changes to the limits allocated to each REDA by staff evaluations and effectively increase or decrease the amount of megawatts allowed per REDA. These allocations are based on the REDAs' size and locational characteristics that were based on the criteria as presented and vetted by the stakeholders and general public.

7. *Eliminate the ability to transfer megawatts between the REDAs.* This alternative is not recommended as it would not allow for megawatt transfers between REDAs that could affect the ability to fully develop a choice REDA by keeping megawatt allocations open for REDAs that may be less ideal.

8. *Do not include mapped REDAs as part of the REGPA - instead review proposed renewable energy development based on a specific set of criteria and direct staff to use the criteria already developed, add or subtract from it, or come up with a new set of criteria to evaluate renewable energy facility projects on a case by case basis.* This alternative is not recommended as this General Plan amendment work is being done to provide direction for renewable energy facility development so that they do not have to be evaluated on a case by case basis.

9. *Work with the CEC to explore the possibility of transmission corridor designations in the County.* Recommended, this will allow the County more control in identifying where transmission facilities can be located. The REDAs can be a critical factor in these corridor designations providing for consistency in the long term between REDAs and the associated transmission requirements.

10. *Streamline classes of renewable energy projects based on:*
    a. *A specific set of criteria*
    b. *Within subareas of the REDAs based on a specific set of criteria*
    c. *The PEIR analysis*

    This alternative would allow for additional assurances for developers and environmental concerns by further identifying sites that would be pre-qualified based on a set of criteria defined by the County or based on the results of the PEIR for streamlined development review. This alternative is not recommended since the PEIR can streamline all projects.

11. *Allow distributed generation projects to site outside of the REDAs.* Not recommended, this would allow distributed generation facilities to site outside of the REDAS that have been determined by the criteria set forth in this report that was vetted by the stakeholders and general public.

12. *Only allow small-scale renewable energy projects (for private on-site use).* This alternative is not recommended. Although some of the stakeholders and the general public expressed concerns about having utility-scale renewable energy facilities in the County and would like to restrict renewable energy development to private on-site use of rooftop and ground mounted solar and small wind energy systems, this alternative would not provide policy language addressing the larger projects that may still be developed on state, federal and LADWP land. As pointed out by some of the stakeholders and general public, renewable energy development can also provide greatly needed economic opportunity to the County, disallowing it would effectively remove this potential.

13. *Only allow Distributed Generation (facilities that generate less than 20-megawatts).* Many of the stakeholders and the general public expressed a preference for distributed generation facilities (20 megawatts or less) over utility-scale (above 20 megawatts). This alternative is not recommended, however, as distributed generation is best developed in the area where the power is used. Inyo County already gets its power from a renewable resource (the hydroelectric

facilities located along local streams) therefore the renewable energy that would be created from distributed generation facilities would be for export. This is not ideal as the distributed generation facilities would require more local transmission line ties to the larger lines for export than fewer large facilities would.

14. *Recommend the Board of Supervisors appoint a stakeholder advisory committee for the rest of the REGPA efforts.* This suggestion was brought forth during a public outreach meeting. It is not a recommended alternative, though, as staff has already organized stakeholder groups that include people from a wide array of expertise and disciplines that want to stay involved in the REGPA process. This group is too large to be an effective advisory group and staff does not want to lose any of the current expertise that is available from them.

15. *Expand the REGPA to more explicitly address the DRECP conservation strategies. This would allow the elaboration of the DRECP conservation strategies to be included within the County's General Plan Conservation and Open Space Element, biology chapter.* This may be considered as we move forward and input is requested by staff for direction. Staff reviewed this in the 2011 version and found that the conversation element as written was sufficient to address renewable energy development.

16. *Provide additional recommendations for changes to specific draft policies.*

ATTACHMENTS

A. Background Report: Renewable Energy General Plan Amendment.
B. Renewable Energy General Plan: Opportunities and Constraints Technical Study.
C. Table of REDAs and associated criteria
D. Alternative REDA maps development summary and allocation tables

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Approved By:

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Attachment A

County of Inyo

Background Report: Renewable Energy General Plan Amendment

Prepared by the Inyo County Planning Department
January 13, 2014

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List of Acronyms

ACEC	Area of Critical Environmental Concern
BLM	United States Bureau of Land Management
CAISO	California Independent System Operator
CalWEA	California Wind Energy Association
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CPUC	California Public Utilities Commission
CREZ	Competitive Renewable Energy Zones
CTPG	California Transmission Planning Group
DFA	Development Focus Areas
DOE	Department of Energy
DRECP	Desert Renewable Energy Conservation Plan
DWMA	Desert Wildlife Management Area
DWP	Los Angeles Department of Water and Power
ED	Economic Development
EIR	Environmental Impact Report
GIS	Geographic Information System
ICC	Inyo County Code
LADWP	Los Angeles Department of Water and Power
LLC	Limited Liability Company
LU	Land Use
MOU	Memorandum of Understanding
NAWS	Naval Weapons Station
NREL	National Renewable Energy Laboratory
OCTS	Opportunities and Constraints Technical Study
PEIR	Program Environmental Impact Report
PEIS	Programmatic Environmental Impact Statement
PILT	Payment in Lieu of Taxes
PSU	Public Services and Facilities
PV	Photovoltaic
RDSBC	Rural Desert Southwest Brownfields Coalition
REAT	Renewable Energy Action Team
REDA	Renewable Energy Development Areas
REGPA	Renewable Energy General Plan Amendment
RETI	Renewable energy Transmission Initiative
ROW	Right of Way
RPS	Renewable Portfolio Standard
SCE	Southern California Edison
SEZ	Solar Energy Zone
SSTI	Southwest Solar Transformation Initiative
WWEC	West-Wide Energy Corridor

1. Introduction

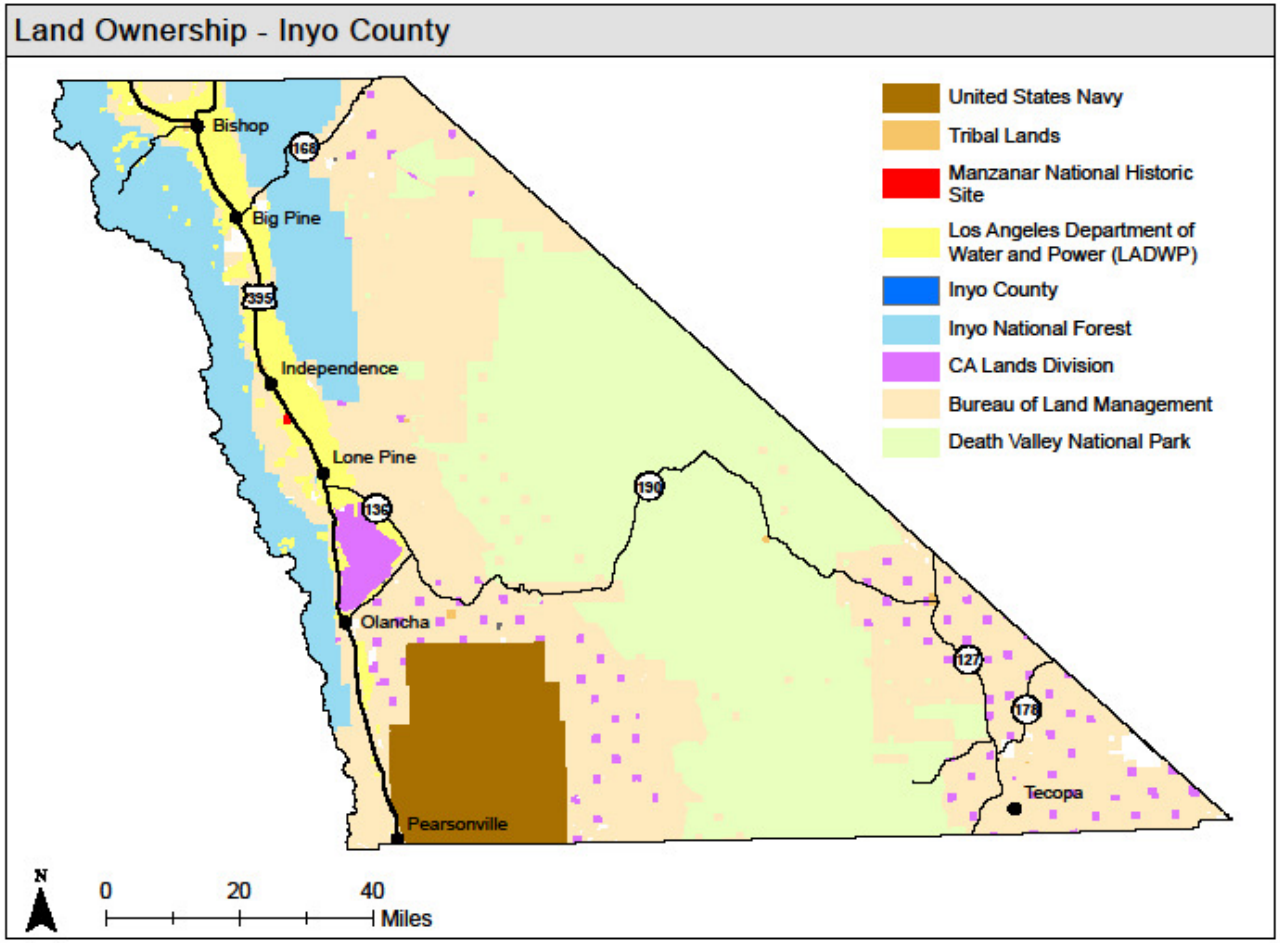
This background report has been prepared to give an overview of Inyo County's current and previous efforts to include policies for renewable energy development in its General Plan. It includes a summary of work regarding renewable energy development done by many other agencies, organizations and jurisdictions that the County finds important to consider in the development of General Plan policy. It also provides a foundation for potential criteria that can be incorporated into any effort by the County to identify areas that may be appropriate for renewable energy development. This body of work will be shared with stakeholder groups and the general public for their input. Once the County has received comment and updated the work in this background report, per stakeholder/public comment, it will be further refined. This refinement will include an Opportunities and Constraints Technical Study (OCTS) that will provide more detailed criteria to identify Renewable Energy Development Areas (REDAs) based not only on the results of the OCTS analysis, but also on the background report and stakeholder/public input. What is learned from this process will be used to develop policy and the REDAs. The areas identified as potential REDAs will be the subject of a Programmatic Environmental Impact Report (PEIR) that, along with draft policy, will include outreach for additional public input.

This work is being done through a grant from the California Energy Commission (CEC) that was authorized by AB 113 Perez, and consists of funds from the Renewable Resource Trust Fund. These funds were made available to the County because of its participation in the Desert Renewable Energy Conservation Plan (DRECP). The DRECP was established in May 2010, by an agreement between the California Department of Fish and Wildlife (CDFW), the CEC, US Bureau of Land Management (BLM), and the US Department of Fish and Wildlife Service (USFWS) to guide renewable energy development in tandem with a multispecies conservation plan for the Mojave and Colorado Desert regions. Counties located within the DRECP area were also invited to participate in the DRECP efforts. Inyo County has been active in the DRECP since its inception and in March 2013 entered into a Memorandum of Understanding (MOU) with the CEC. The MOU provides the framework for a cooperative relationship between the CEC and Inyo County that focuses on effective planning and promotion of renewable energy development (Appendix A). To further these efforts, the County is updating its General Plan with policies designed to facilitate the development of eligible renewable energy resources. The County will focus primarily on solar and wind in its Renewable Energy General Plan Amendment (REGPA), as geothermal and hydro-electric generation is already adequately addressed in the General Plan and the Zoning Code.

2. Inyo County

Inyo County is best described as rural. With approximately 10,200-square miles of land and 18,456 people (2010 Census) it has an approximate 1.8 persons-per-square-mile population density. Most of the land in Inyo County is held in public ownership, less than 2-percent of County land is privately owned (Map 1: Land Ownership Inyo County). The County has only one incorporated city (City of Bishop). Most of the County's population lives in Bishop or in the areas just surrounding it. The rest of the County's population lives in small towns scattered throughout, but with most located on the Highway-395 corridor located in the Owens Valley.

Map 1: Land Ownership in Inyo County



SOURCE: Inyo County Assessor Parcel Data

Lying on the east side of the Sierra Nevada, the County has a high-desert climate, caused by the rain shadow effect of the Sierra. These climates are marked by very hot summers and very cold winters – both predominately dry. The County is part of the basin and range province that extends across most of the western United States. The basin and range province was created by faulting in the earth's crust that caused uplifting, down-dropping, and stretching of the land. The County's extreme landscape caused by these geologic forces includes the highest point in the 48-contiguous states of the United States (Mt. Whitney at 14,505-feet) and the lowest point (Bad Water Basin in Death Valley at 282-feet below sea level). Inyo County has a rich history of mining and agricultural activities (primarily cattle ranching).

3. The County's Interest and Commitment to Renewable Energy

Inyo County has a long history of renewable energy development, beginning with the construction of the Los Angeles aqueduct. In 1908, the Division Creek hydroelectric power plant was constructed followed by the Cottonwood Creek hydroelectric power plant. Both were built for the purpose of providing the electricity needed in the construction the Los Angeles aqueduct. Subsequent dams and power plants were built along the aqueduct system and are still producing electricity today. The Southern California Edison Company also has several dams and power plants along Bishop Creek that produce hydro-electricity.

Inyo County added Title 19 to its Code in 1973 to guide the development of geothermal resources within its borders. The County also has language in its General Plan encouraging the development of geothermal resources. These geothermal resources were tapped in 1987, when the Coso Geothermal Power generation facility was built. It consists of four power plants that have produced up to 270-Megawatts of electricity.

More recently, the County has been active in the large scale planning for renewable energy development throughout the desert southwest by involvement in the DRECP, The California Transmission Planning Group (CTPG), and the Renewable Energy Transmission Initiative (RETI). The County's involvement in these groups and initiatives is to promote better land use and transmission opportunities for responsible renewable energy development in Inyo County. In 2010 the County adopted Title 21: the Inyo County Renewable Energy Ordinance (Appendix B). The Renewable Energy Ordinance was developed to encourage and guide the development of solar and wind resources in the County. Also in 2010, the County wrote, and in 2011, adopted a Renewable Energy General Plan Amendment (REGPA). It was challenged by environmental groups, though, and the County did not have the funds necessary to try to defend it in court; and therefore, it was subsequently rescinded. Because of the County's involvement in the DRECP, funding has become available to revisit the REGPA and conduct additional environmental evaluation of it, effectively continuing the County's legacy of interest and commitment to renewable energy development.

4. Economic Potential

Inyo County's economy has historically relied on natural resources as its base. This includes cattle ranching to supply miners with food during the gold rush, mining a wide variety of minerals found in the County, sheepherding, orchard and vegetable crops; and tourist based

activities that take advantage of the unique landscapes and wildlife the County has to offer, such as camping, hiking, fishing, and hunting. In more recent times, the County has had to rely more on tourist based activities and services, as well as, government and land management as its main economic drivers. Renewable energy development has also played a role in the County's economy, with the Coso Geothermal Power Plant and several hydroelectric generating facilities.

Additional renewable energy development has the potential to add to the County's economic base. With both solar and wind facilities, an initial boost to the local economy can happen during construction in the form of an increase in the labor force that requires goods and services, land sales and the use of local materials. In the long term, it can provide higher property and sales tax revenues; the continued use of local materials; and the provision of long term jobs (more so with wind than solar) that can, in turn, cause a permanent increase in the procurement of local goods and services. The County is also well positioned, with an above average potential to provide renewable energy generation, to help the State meet the 33-percent renewables goal and the entire country become more energy self-reliant.

5. Why a General Plan Amendment

In California, State law mandates that every City and County adopt a comprehensive, long-term General Plan. The general plans are a set of policies and programs that form the blueprint for development throughout a community. General Plans are the basis for land use decisions made by elected and appointed officials, such as the Board of Supervisors and the Planning Commission. General Plans also provide the policy framework to develop local zoning ordinances and maps. California law also requires that each General Plan provide for seven mandatory elements, they are: Land Use, Circulation, Housing, Conservation, Open Space, Noise and Safety. A jurisdiction may also include additional elements. Inyo County's General Plan has the optional elements of Government and Economic Development.

In 2002, the State of California passed Senate Bill 1078 the California Renewables Portfolio Standard (RPS). Originally, the RPS required that investor-owned utilities, electric service providers, and community choice aggregators procure 20-percent of electricity from eligible renewable energy resources by 2017. In 2006 the RPS was accelerated under Senate Bill 107 to meet the 20-percent goal by 2010, and in 2011 it was expanded under Senate Bill 2 to require 33-percent by 2020. It is one of the most ambitious renewable energy standards in the country and recently Governor Jerry Brown stated that he thought it is possible to reach a 40-percent RPS, opening the possibility to make it even more ambitious.

In light of the RPS, interest in renewable energy generation grew in Inyo County making it apparent to County staff and officials that structure and guidance would be required to ensure that potential development is conducted in a manner consistent with the County's overall goals for development. These policies can set the limits of where, when, how, and even if, renewable energy generation facilities will be built; and, can include provisions for actual sites identified in the County that are appropriate for renewable energy development; what specific factors must be met before development can commence; under what conditions a facility can be built; and,

requirements for the termination of a facility. Without General Plan policy direction these factors have to be considered on a case by case basis - if at all.

6. Inyo County Code (ICC) Title 21: The Renewable Energy Ordinance

Noncommercial, small scale, photovoltaic (PV) systems for solar energy production are allowed in all Inyo County zoning districts and require building, electrical permits and California Environmental Quality Act (CEQA) review. To encourage these small scale, private, PV systems the County has created an expedited permitting process. In the case of noncommercial wind energy generation, the County has included in its zoning code: Chapter 18.79 Regulation of Small Wind Energy Systems. ICC 18.79 includes development standards applied to small wind energy systems and a requirement that a Conditional Use Permit, which requires Planning Commission approval with a public hearing, as well as CEQA review, are necessary for all applications to build them. The stricter requirements applying to noncommercial wind energy systems are primarily derived from aesthetic, noise, and safety concerns.

ICC Title 21 (Appendix B) provides standards for commercial scale wind and solar energy development. Under ICC 21, the construction of any commercial solar thermal, photovoltaic, or wind energy power plant, or an electric transmission line associated with these types of power plants, requires the developer to either obtain a renewable energy permit or renewable energy impact determination or enter into a renewable energy development agreement with the County, and each choice is subject to CEQA review. Which one a developer uses is generally based on the size and type of facility that is being constructed. For smaller scale projects a renewable energy permit can be appropriate. The permit must be approved by the Planning Commission, which requires a public hearing. The specific development standards attached to a renewable energy permit are decided on a case by case basis and can address the same requirements found in the rest of the County's zoning code such as noise, light and glare, height, setbacks, and distance between structures.

Large scale commercial facilities that are required to obtain approval from the California Energy Commission or the California Public Utilities Commission prior to construction are exempt from the County's requirement to obtain a renewable energy permit. They are, however, required to obtain a renewable energy impact determination. The purpose of the renewable energy impact determination is to ensure that the development standards and/or mitigation measures that would otherwise be addressed in a renewable energy permit are to the extent possible, incorporated into any approval of the facility granted by a state or federal agency.

The last option, a renewable energy development agreement, is designed to encourage and support the development of renewable energy projects. These exempt developers from the requirement of obtaining a renewable energy permit or renewable energy impact determination and, instead, are tailored to each project and developer through negotiations with the County. The process for entering into a renewable energy development agreement with the County are specified in ICC Title 20 – Development Agreements. All commercial scale renewable energy developments, per ICC 21, must also be consistent with the County's General Plan.

7. 2011 REGPA

After the adoption of ICC-Title 21 (August 2010) County staff began work on an update to the General Plan to provide policy direction for commercial scale renewable energy generation development. The REGPA was completed in April, 2011. Its development was based on outreach to local, regional, State, Tribal and national stakeholders, government agencies, and the interested public. As part of this update, a General Plan Land Use Designation Overlay was created that identified where renewable energy projects, specifically solar and wind, might be developed. These areas were identified as places appropriate for further review for potential development, and were not pre-selected sites for development. The areas were identified with criteria that were based on site specific studies, environmental review, and permitting requirements pursuant to the Renewable Energy Ordinance and other applicable State, federal, and local laws. The update to the General Plan consisted of additions to the language in the Land Use, Public Services and Facilities, Economic Development, Conservation and Open Space, and Public Safety Elements. The updates focused on: identifying the appropriate means to develop renewable wind and solar energy resources, provided that social, economic, and environmental impacts are minimized; offsetting costs to the County and lost economic development potential, and mitigation of economic effects; working to protect military readiness, and; considering conversions of lands utilized for agriculture, mining, and recreation. Much of this previous work has been included in this report to help provide a foundation for the update.

8. Update – REGPA 2013

Under California State Planning guidance, the General Plan is where a community develops its visions, goals and policies for land use and development. Inyo County is still committed to updating its General Plan with policies for renewable energy development. By doing so, the County hopes to provide the proper structure and guidance for potential development and keep it consistent with overall vision of the County that was adopted through a thorough public process and expressed in the General Plan. Overall, the County and its citizens are in support of renewable energy development as long as it is conducted in a manner that does not interfere with the other goals and visions for the County. Providing for the realization and coordination of the varying interests in the County, as they relate to renewable energy development, is a primary goal of the REGPA.

9. Renewable Energy Development Areas (REDA)

As part of the REGPA the County will identify REDAs that may be appropriate for renewable energy development exploration. They are envisioned to be areas viable for renewable energy development, based on criteria developed within the confines of: energy generation ability, proximity to transmission, the presence of biological and cultural attributes, socio-economic factors, and visual resources, and refined by public input. Identifying sites in this way will help to direct potential developers to areas that are appropriate, and out of areas that are not. It will also keep costs to developers down by preventing time lost to looking at sites that are inadequate or unacceptable. The Programmatic Environmental Impact Report (PEIR) will provide the opportunity to partially, or in some cases fully, conduct environmental reviews on the REDAs.

10. Criteria for REDA

The County developed a set of criteria for identifying areas that may be viable for renewable energy development during the 2011 REGPA process. These areas were identified as the Renewable Energy Land Use Designation Overlay. Along with public input, there are factors that have to be considered and included as criteria as the County moves forward with this current update and the development of the new or modified REDA. It is essential to identify areas that have the capacity to generate enough energy to make their development financially feasible; therefore, the criteria should include areas with the highest potential for renewable energy generation. These areas must also be close enough to existing transmission corridors to export energy without the huge expense and environmental disruption of new transmission lines. It is also vital to minimize disturbance to critical habitats of plants and animals and from important historic and cultural sites as well as the landscapes and vistas that make Inyo County unique.

11. Solar Energy Generation

The two primary types of solar power generation technologies are photovoltaic (PV) panel systems and solar thermal trough or tower systems. A typical solar thermal power plant uses hundreds of mirrors to concentrate sunlight for boiling liquid to produce steam that spins a turbine. Solar thermal facilities have potential visual impacts from use of mirrors, and require intensive water use to cool turbines. PV panels consist of a series of cells made from a semiconductor, usually silicon, which frees electrons to create an electric current. PV facilities cover a lot of land, over one hundred acres for large-scale projects generating more than twenty megawatts of electricity, raising concerns related to habitat and agricultural lands, cultural, historical, and visual resources among other possible impacts.

Photovoltaic Panels

Solar Thermal Power Plant

12. Wind Energy Generation

Wind energy producing projects vary in size, from a few wind turbines (distributed wind systems) serving individual customers or operating either at substations or at the end of a utility's distribution system, to large arrays of wind turbines (wind farms) designed for providing large scale electricity production. Wind farms vary in generating capacity anywhere from five to more than several hundred megawatts and may consist of a few to several thousand wind turbines of the same or different sizes/models. The turbines are mounted on towers and often are placed in linear arrays along ridge tops, or sited in uniform patterns on flat or hilly terrain. Potential impacts related to wind energy production include the

noise emitted by the wind turbines; the possibility of birds and bats flying into the turbines; and, visual impacts of the turbines on the landscape.

13. The County's Solar and Wind Potential

All of the southwest United States has been identified as having exceptional solar energy generation potential and many in the country are looking to the southwest for opportunities to develop solar energy. Wind energy generation potential is more scattered. In California, there are areas with superb wind energy potential, but not in large area expanses like solar. Based on work done for the Department of Energy (DOE) by the National Renewable Energy Laboratory (NREL), Inyo County, like the rest of the southwest US, has excellent solar energy generation potential and good to excellent wind energy generation potential in several specific locations. The information regarding the County's renewable energy generation potential will serve as a base for the REDA development.

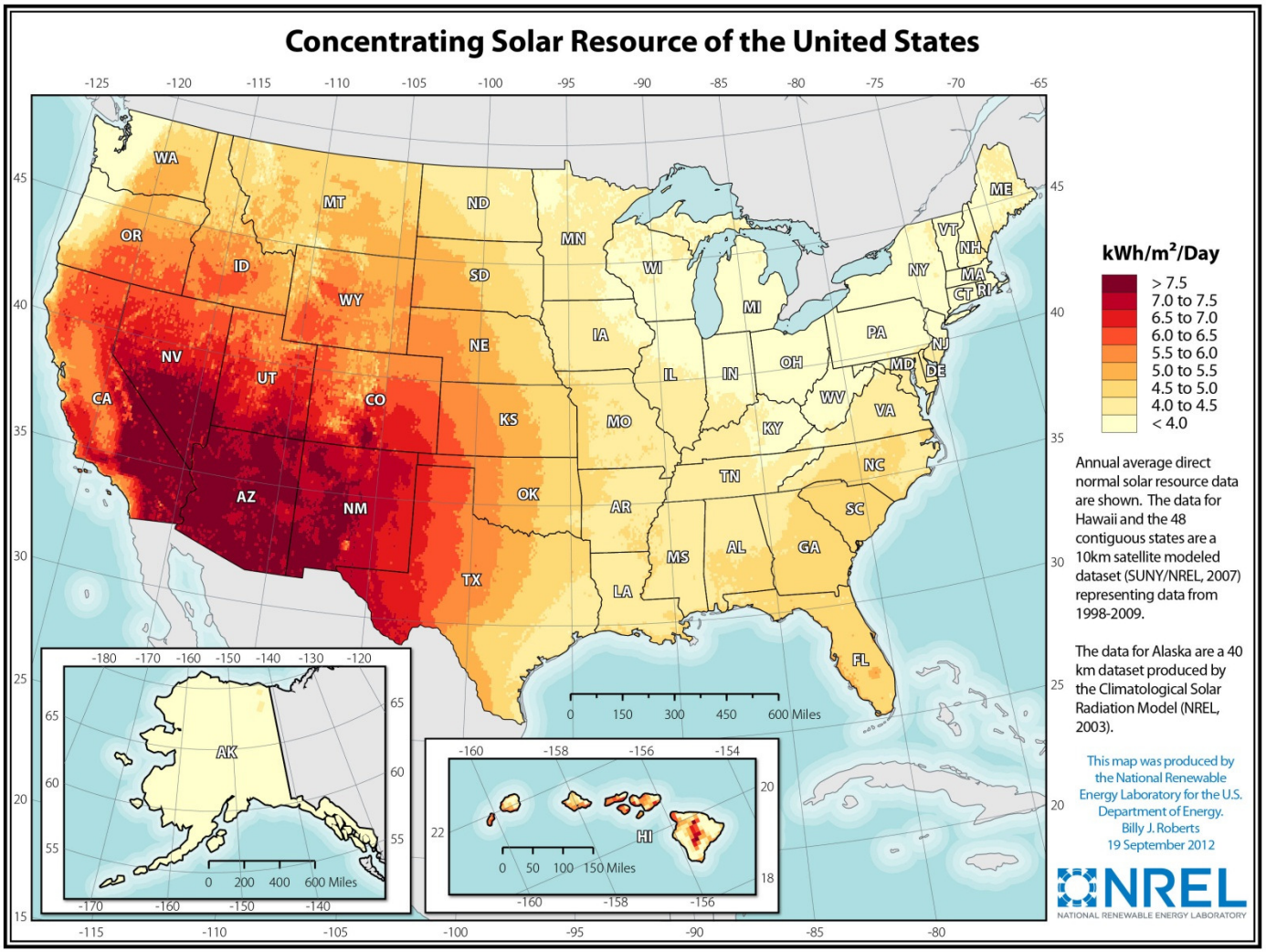
14. Criteria for REDAs: Solar Potential Maps and Evaluations

NREL, under the sponsorship of DOE, created the Concentrating Solar Resource of the United States Map (Map 2: Concentrating Solar Resources of the United States). This map illustrates the potential solar generation resources across the US, expressed in kilowatt hours-per square meter-per day (kWh/m^2/Day). The map was produced with a satellite radiation model developed by the State University of New York/Albany's Richard Perez along with NREL, and other universities working for DOE. The model used to create the map takes hourly radiance images from geostationary weather satellites, daily snow cover data, and monthly averages of atmospheric water vapor, trace gases, and the amount of aerosols in the atmosphere, to calculate the hourly total insolation (sun and sky) falling on a horizontal surface (for more information about the map, please see: http://www.nrel.gov/gis/solar.html). DOE/NREL allows the use of this data in the form of ready-made maps as well as the use of Geographic Information Systems (GIS) shapefiles. The shapefiles allow the data to be shown at scales, which can include only specific areas (Map 3: Concentrating Solar Resources, Inyo County). This map illustrates that most of Inyo County is covered by areas with the highest kWh/m^2/Day - over 7.5.

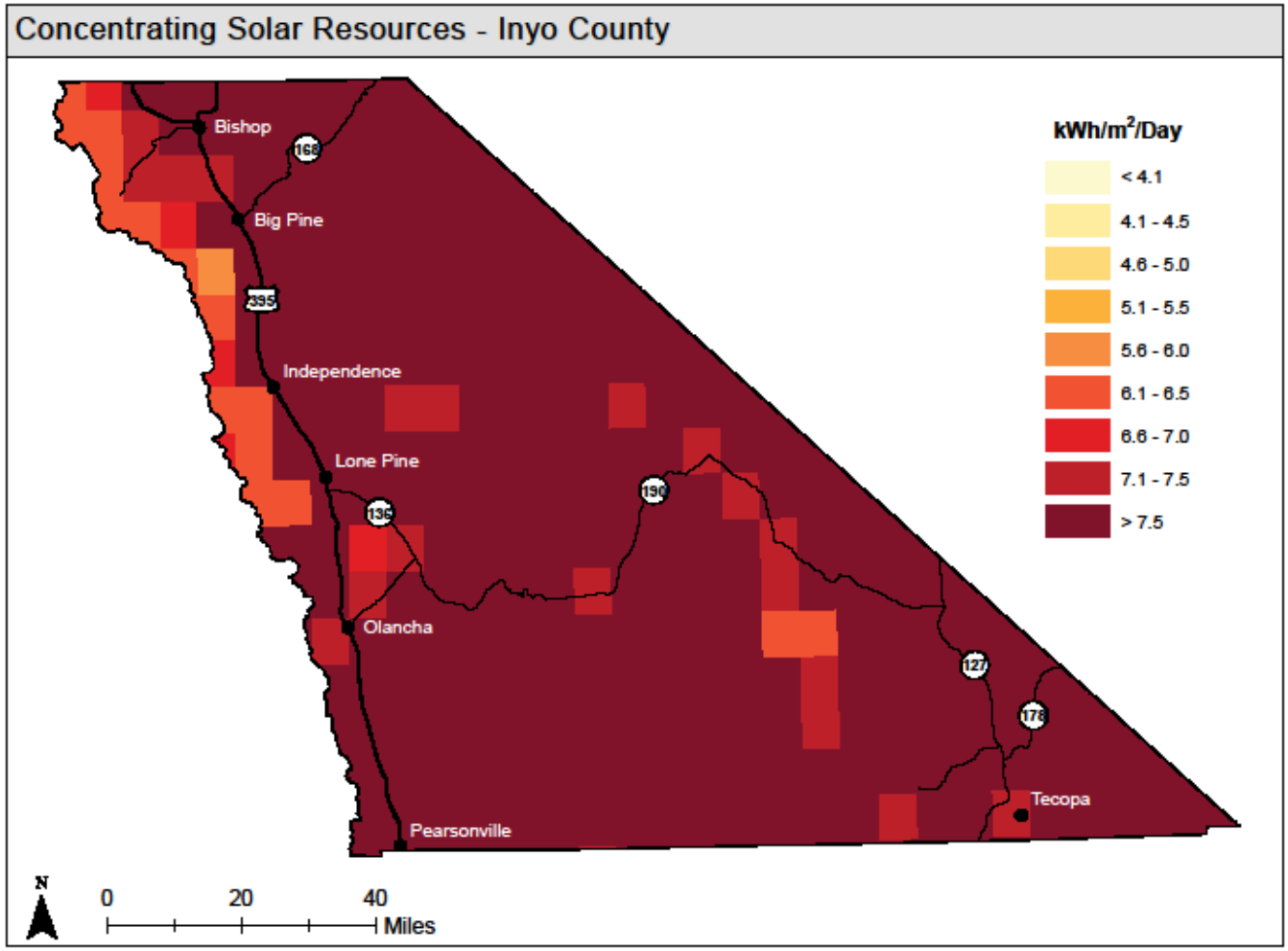
14.1 Solar Rooftop

Inyo County was also a participant in the Southwest Solar Transformation Initiative (SSTI). The SSTI was another DOE funded project. It focused on rooftop solar generation potential with the idea that there is quite a bit of usable area for solar energy generation available on the already built environment. The SSTI group provided the County with an evaluation of its ability to generate solar energy from the County's rooftops. It found that the County could potentially produce 47,398,000 kilowatt-hours (kWh), over a 5-year period, or enough power production, over 5-years, for 4,067 homes from its existing rooftops (SSTI Inyo County Roadmap, please see: http://www.solarroadmap.com/national/california/inyo-county-ca/).

Map 2: Concentrating Solar Resources of the United States



Map 3: Concentrating Solar Resources, Inyo County



Source: NREL (http://www.nrel.gov) - 2012

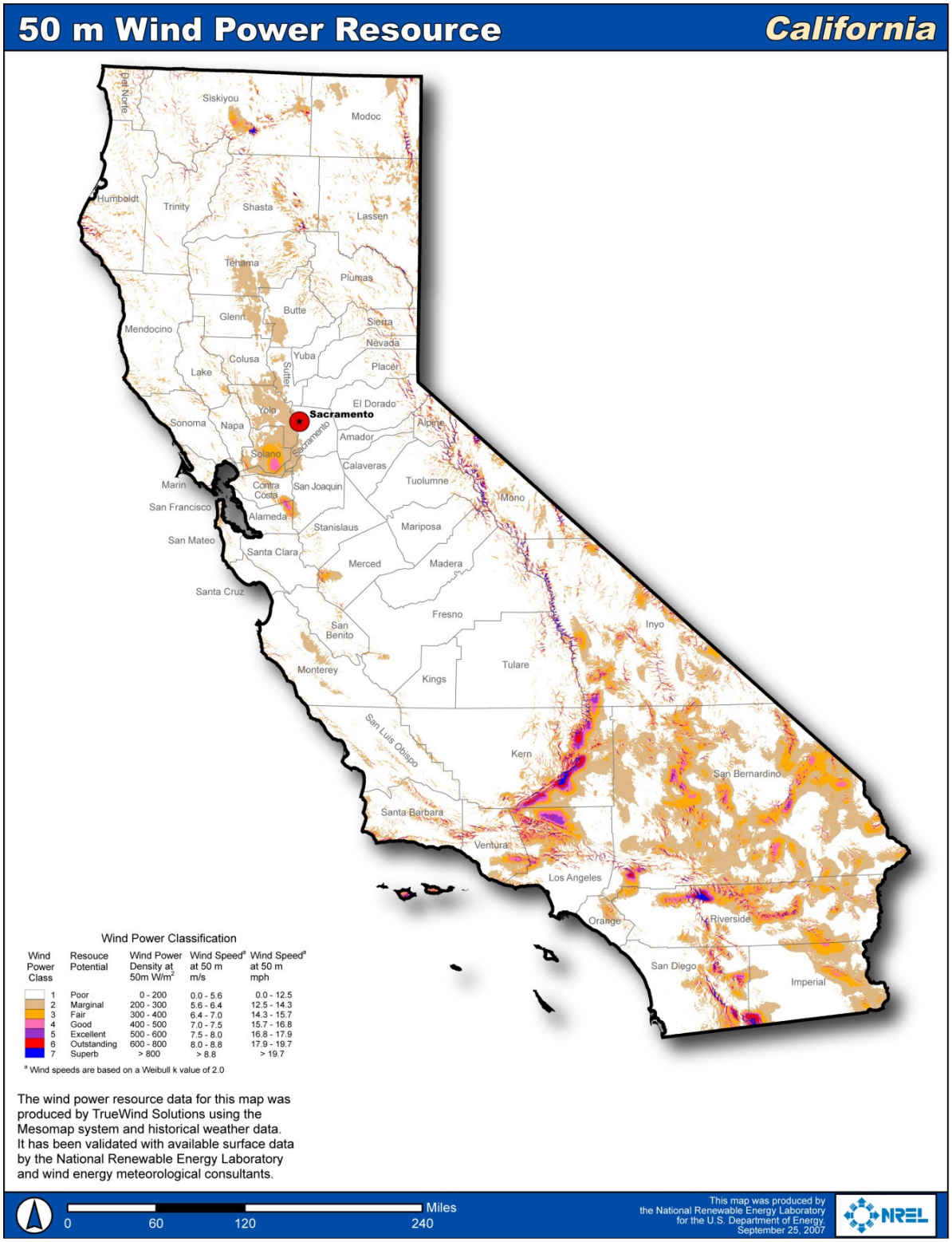
The SSTI work, like the DOE/NREL Solar Resource Program, provided the County with invaluable information that emphasized its vast solar energy generation potential. Although most rooftop solar energy generation potential in Inyo County would come from residential resources that are already encouraged in the General Plan and allowed in all zoning districts, the County may still consider solar rooftop energy potential as it develops renewable energy policy.

15. Criteria for REDAs: Wind Potential Maps and Evaluations

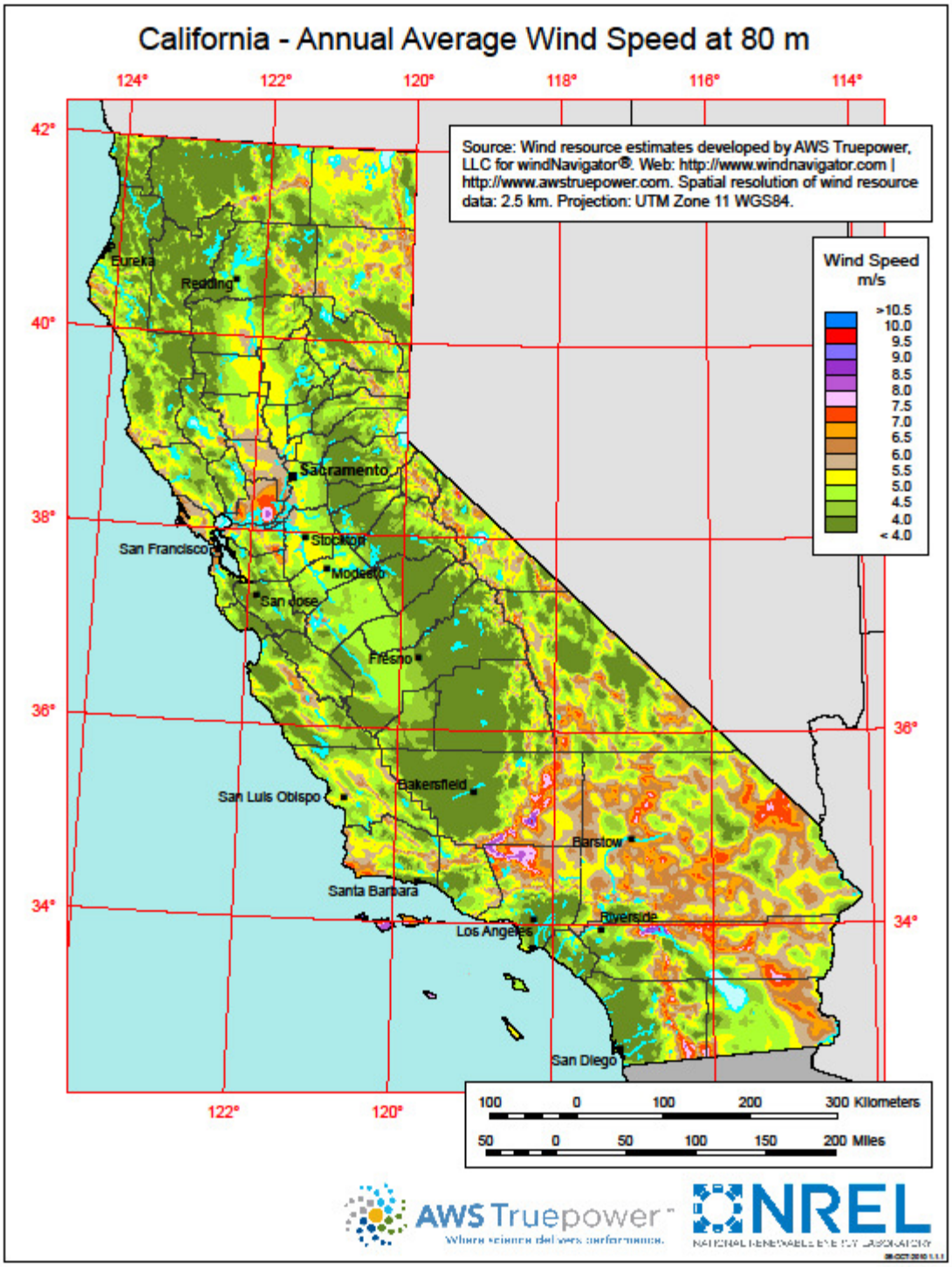
Wind energy generation potential in Inyo County is not as remarkable as solar, there is, however, still real potential. The 50m and 80m Wind Power Resource Maps of California, produced by DOE/NREL, illustrates wind power potential across the state (Map 4: 50-meter Wind Power Resource Map of California) (Map 5: 80-meter Wind Power Resource Map of California). These maps were developed with information from the wind resource assessment of the US. It was created for DOE in 1986 by the Pacific Northwest Laboratory. The wind resource assessment is based on surface wind data, coastal marine area data and upper-air data, where applicable. In data-sparse areas, three qualitative indicators of wind speed or power were used when applicable, they are: topographic/ meteorological indicators (e.g. gorges, mountain summits, sheltered valleys); wind deformed vegetation; and eolian landforms (e.g. playas, sand dunes). The data was evaluated at a regional level to produce 12 regional wind resource assessments. The regional assessments were then incorporated into the national wind resource assessment (for more information about this map, please see: http://www.windpoweringamerica.gov/maps_template.asp?stateab=ca). DOE/NREL, as they do with the solar data, allows access to the GIS shapefiles for the 50-meter data, so that the data can be shown varying scales. The 50m Wind Power Resource Map of Inyo County shows that there are sizable areas in Inyo County with ‘excellent’ wind power potential and small pockets of area with ‘outstanding’ to ‘superb’ potential (Map 6: 50m Wind Power Resource Map of Inyo County). The 80-meter data map better defines the areas in the County with wind potential, but does not really show additional areas.

Through the DRECP efforts, a scenario for wind energy resources was developed by the California Wind Energy Association (CalWEA). The CalWEA work evaluates areas within the DRECP for wind energy development potential. The areas are broken into three categories: Wind Development Focus Areas (Wind-DFA), these areas have the highest wind resource potential, are within 10-miles of existing transmission corridors and do not overlap with BLM Areas of Critical Environmental Concern (ACEC) or Desert Wildlife Management Areas (DWMA); Neutral Areas, these include areas of lower quality (but still commercially viable) wind resources and high-quality wind resources located in ACECs and DWMAs, all within 10-miles of existing transmission corridors; and, Reserve Design Areas that are areas within the DRECP where wind energy development is basically prohibited. They also categorized these area definitions further with Phase 1 and Phase 2 distinctions. A map produced by CalWEA shows these areas within the DRECP boundary (Map 7: CalWEA Priority Wind Resource Areas). The map shows that the area of Inyo County included in the DRECP does have sections identified as Priority Wind Resource Areas. These areas are found mostly in the Owens Valley, south of Fish Springs to Pearsonville (minus Owens Dry Lake), as well as, a small area east of Trona. There are also

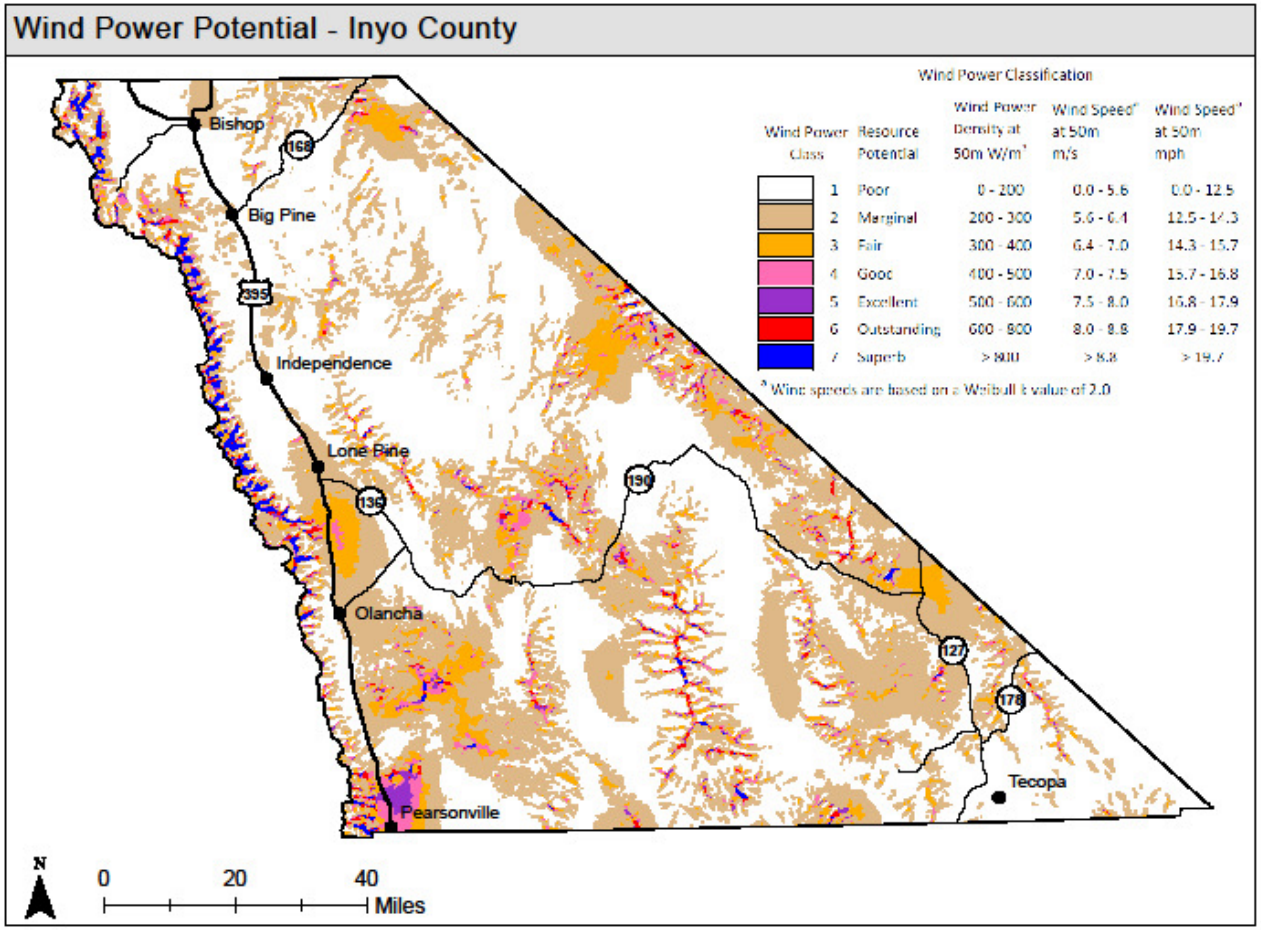
Map 4: 50-meter Wind Power Resource Map of California



Map 5: 80-meter Wind Power Resource Map of California

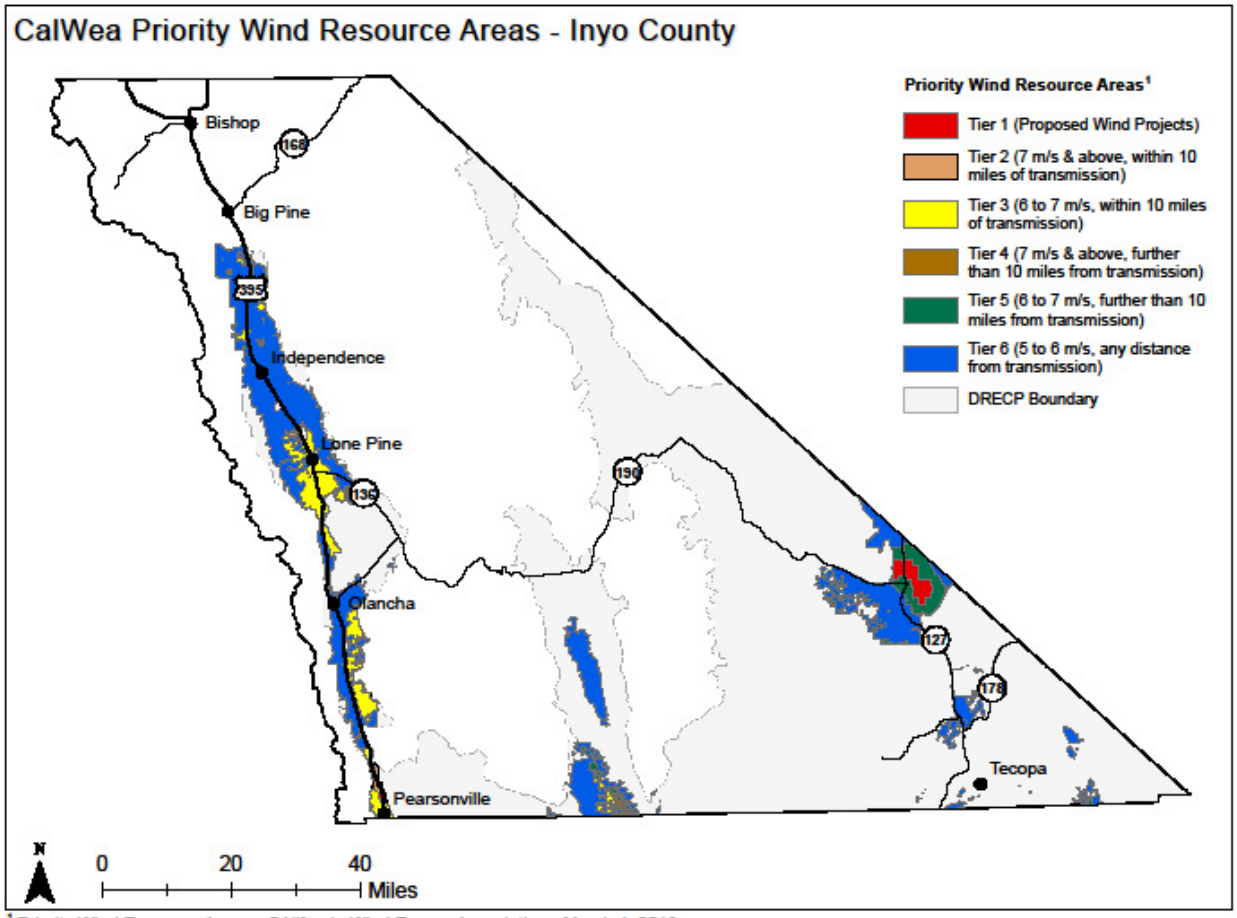


Map 6: 50m Wind Power Resource Map of Inyo County



[1] NREL (http://www.nrel.gov/) - 2007

Map 7: CalWEA Priority Wind Resource Areas



[1] Priority Wind Resource Areas - CAlifornia Wind Energy Association - March 4, 2013

Neutral areas that surround the DFAs. This map shows that there is wind energy development potential in Inyo County and within the confines of the DRECP.

16. Criteria for REDAs: Transmission

Several planning efforts have been dedicated to the evaluation of the current transmission line capabilities and necessary upgrades that may be required to carry additional electricity that would be generated by renewable energy resources based on the State's RPS. The potential to develop renewable energy resources in specific areas will be dependent on transmission capacity as it is pointless to generate energy that cannot be delivered. The County is using these resources to help identify appropriate areas for renewable energy development (Map 8: Existing Power Plants & Transmission Lines).

16.1 The Renewable Energy Transmission Initiative (RETI)

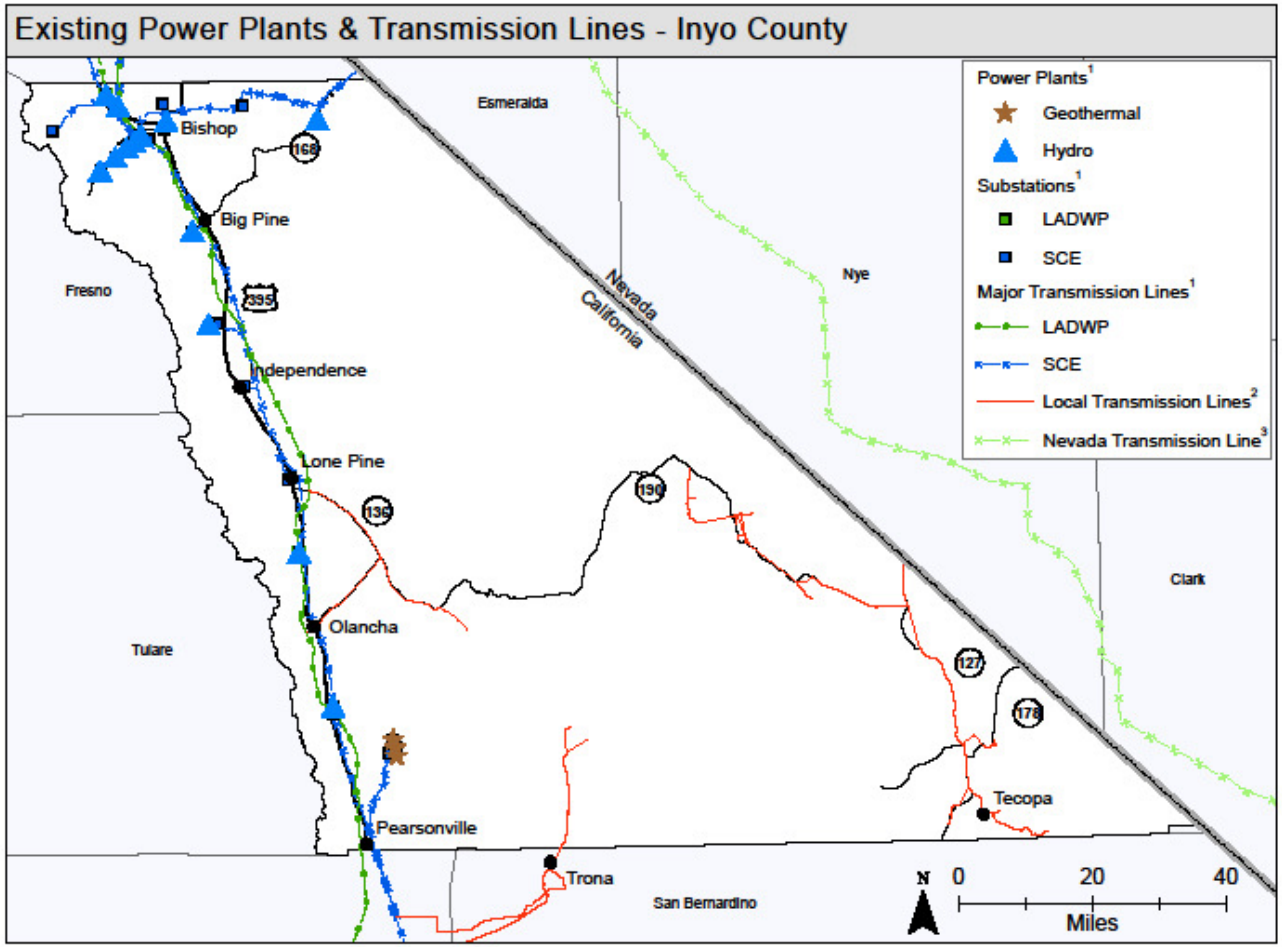
The RETI was coordinated by a committee that included staff from the California Public Utilities Commission (CPUC); the CEC, the California Independent System Operator; Northern California Power Agency; Southern California Public Power Authority; and, the Sacramento Municipal Utility District. This group, through a series of studies, evaluated transmission projects that would be needed to accommodate the RPS goals, support future energy policy, and facilitate transmission corridor designation and transmission and generation (power plant) siting and permitting. It assessed areas identified as Competitive Renewable Energy Zones (CREZ) in California. These areas were selected based on their ability to provide significant electricity to California consumers by the year 2020, while also being cost effective and having low impacts on the environment. The transmission plans developed by the RETI used the CREZs for development areas to base their evaluations (Map 9: Proposed Transmission Corridors – Inyo and Surrounding Counties).

Competitive Renewable Energy Zones (CREZ) areas were identified within the RETI with goals and criteria including:

- Minimize area needed to collect and transmit energy
- Minimize proximity to protected areas
- Minimize disruption of wildlife and species of special significance
    - Significant species frequency
    - Wildlife corridors
    - Important bird areas
- Maximize utilization of previously disturbed lands
    - Disturbed area sites (previously developed, including resource extraction)
- Expected generation capacity and annual energy potential
- Transmission rights of way
- Transmission availability and resource capacity
    - Engineering feasibility

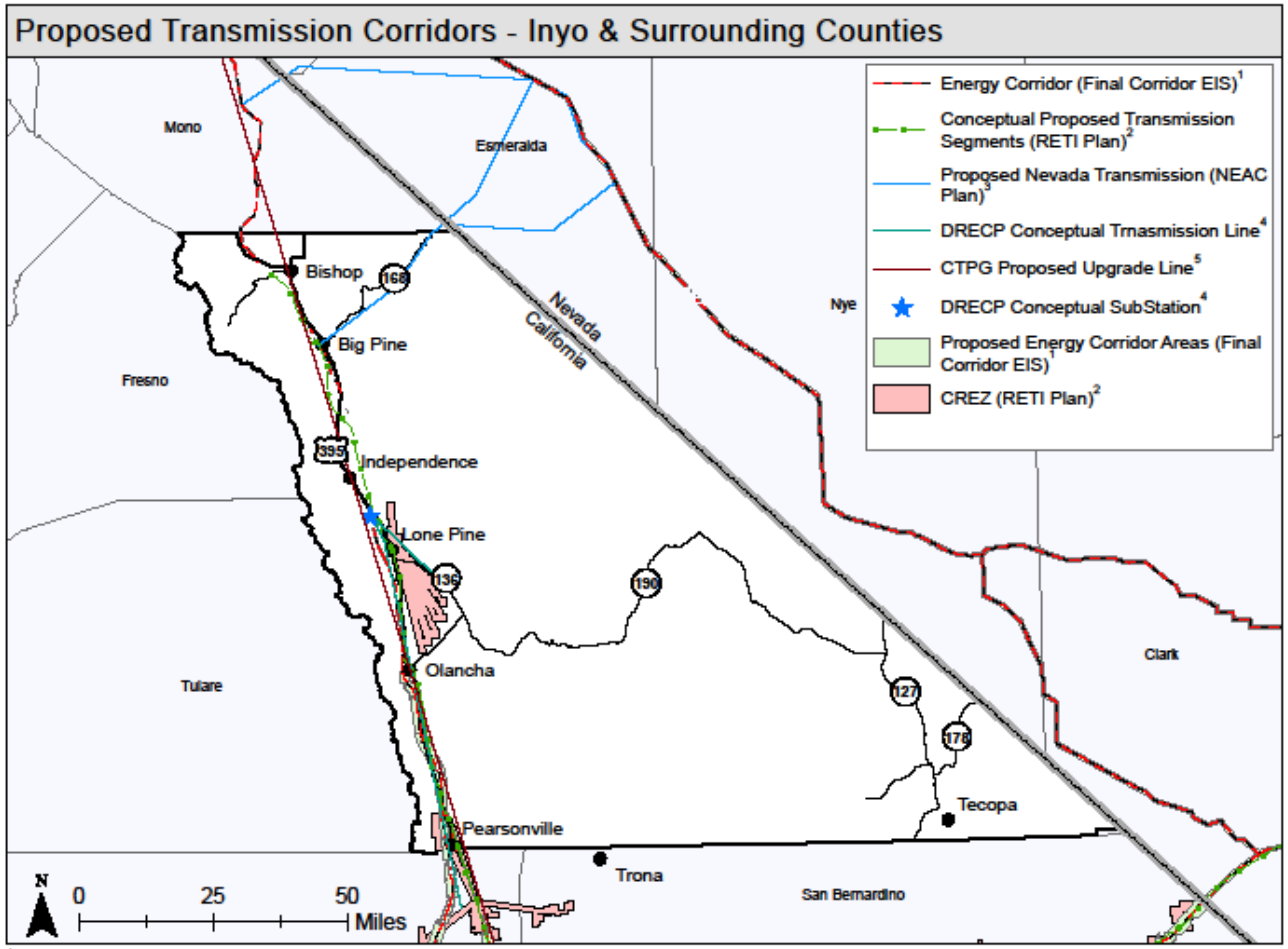
The CREZ were also given an economic ranking that was determined based on the value of all resources located within each CREZ, relative to their size and limitations (Map 8: Proposed Transmission Corridors – Inyo and Surrounding Counties).

Map 8: Existing Power Plants & Transmission Lines



[1] California Energy Commission - 2013
[2] Visual Survey - October 2013
[3] Final Corridor EIS (http://corridoreis.anl.gov//eis/fmap/index.cfm)

Map 9: Proposed Transmission Corridors – Inyo and Surrounding Counties



[1] Final Corridor EIS: http://corridoreis.anl.gov//eis/fmap/index.cfm
[2] RETI Plan: http://www.energy.ca.gov/reti/documents/ - 2010
[3] NEAC Plan: http://energy.nv.gov/Programs/Nevada_Energy_Assistance_Corporation/ - February 2012
[4] DRECP Transmission Technical Group Transmission Report - December 2012
[5] California Transmission Planning Group (CTPG) (http://www.ctpg.us/plan-development) - 2012

16.2 California Transmission Planning Group (CTPG)

The CTPG also studied the State's current transmission capacity as it relates to renewable energy. The CTPG evaluated existing transmission for potential additional delivery capacity and for transmission reliability. Their work focused on the large scale movement of electricity and did not provide mapped areas, but instead, a list of priority transmission projects. The CTPG did not identify transmission upgrades in Inyo County as high or medium potential upgrades (these are based on projects already approved, or in the planning stage, and convenience for large scale and interstate transmission), although they did identify potential need for additional capacity on current transmission lines that run through the Owens Valley if additional electricity is imported from northern California the Pacific North West or Northern Nevada.

16.3 Solar Programmatic Environmental Impact Statement (PEIS)

PEIS was an effort by the Bureau of Land Management (BLM) and DOE to study the availability of BLM land for solar development and transmission projects. The geographic scope of the PEIS for the BLM includes all BLM-administered lands in a six-state study area: Arizona, California, Colorado, Nevada, New Mexico, and Utah. The scope of the impact analysis included an assessment of the potential environmental, social, and economic impacts of utility-scale solar facilities and the required transmission connections from these facilities to the existing electricity transmission grid and other associated infrastructure such as roads over an approximately 20-year time frame (until about 2030). The PEIS also evaluated BLM land for right-of-way (ROW) access for transmission facilities to make private solar energy development possible on private land. This work identified some BLM land located in Inyo County as available for solar energy ROW authorizations.

The BLM's PEIS work was based on the development of Solar Energy Zones (SEZ). The SEZs are defined areas where the BLM may prioritize and facilitate utility-scale production of solar energy and associated transmission infrastructure development. SEZs are relatively large areas that provide highly suitable locations for utility-scale solar development: locations where solar development is economically and technically feasible, where there is good potential for connecting new electricity-generating plants to the transmission distribution system, and where there is generally low resource conflict. ROWs for utility-scale solar energy development in SEZs will be given priority over all other ROWs. In the final PEIS BLM identified two SEZs in California that are located in Imperial and Riverside counties – none were established in Inyo County. County leaders were disappointed with this result as the County has maintained a high level of interest in renewable energy development and welcomed SEZs within it boundary. The County appealed the BLMs decision to exclude SEZ in Inyo County based on arguments that:

- The decision was inconsistent with the need identified in the PEIS to provide for utility scale solar energy development on public land, provide flexibility to the solar industry to consider a variety of solar energy projects, optimize existing transmission infrastructure and corridors, and meet projected demand for solar energy development;
- BLM's plans were inconsistent with County plans and policies and therefore the results were detrimental to the citizens of Inyo County; and,

- Many lands were excluded based on the BLM's land category of Special Recreation Management Areas (SMRA) and BLM was not able to provide a satisfactory definition for the SMRA designation.

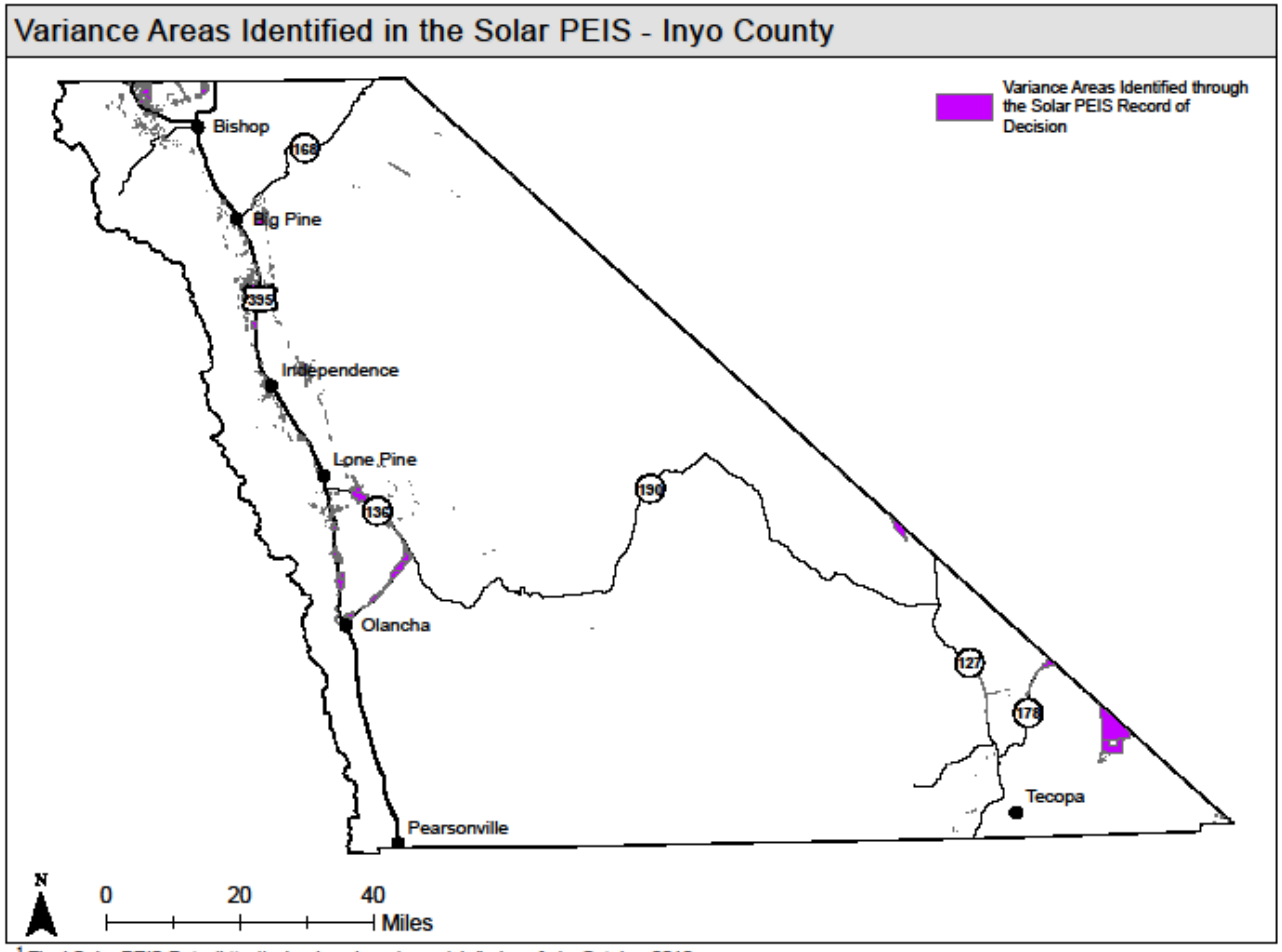
BLM contended that their planning efforts did meet the objectives set forth in the PEIS, which were based on numerous federal orders and mandates and that BLM's work was consistent with officially approved or adopted resource-related plans of Indian tribes, other Federal agencies, and State and local governments to the extent that the resource-related plans agreed with the Federal Land Policy Management Act of 1976 and other the Federal laws and regulations they were operating under; and, further explained that a SRMA is an administrative unit where the existing or proposed recreation opportunities and recreation setting characteristics are recognized for their unique value, importance, and/or distinctiveness, especially as compared to other areas used for recreation and were excluded due to their recreational value. The BLM also advised the County that it could petition BLM for new or expanded solar energy zones in or in proximity to Inyo County and that future efforts to identify priority areas for solar energy development would be most appropriately conducted at the state or field office level as an individual land use planning effort, or as part of an ongoing land use plan revision. The BLM also encouraged the County to participate in the DRECP work, which it has been doing since the DRECP work began.

The PEIS identified the lands that were proposed to be excluded from the SEZ and areas that might have development potential, but would require a variance. Exclusion areas are public lands to be avoided due to potential resource conflicts; to be reserved for other public uses; and, to keep lands that are not well suited for utility-scale solar energy development out of the SEZs. Variance areas are those areas that have been identified as possibly appropriate for development, but would require a variance from the BLM prior to any construction. The variance areas are the only areas identified in the PEIS for potential solar energy development in Inyo County. (Map 10: BLM Variance Areas).

16.4 DRECP Transmission Planning

The DRECP is a regional planning effort that focuses on the areas of the Colorado and Mojave deserts located in California. As part of the DRECP planning process, an analysis of transmission needs was conducted. This analysis focused on the areas defined in the DRECP process as Development Focus Areas (DFA) and evaluated what the transmission needs would be to develop within them. These areas were selected based on their ability to provide high-quality renewable energy resources; their access to existing or planned transmission and other supporting infrastructure; and, where impacts to wildlife and natural communities could be appropriately managed and mitigated. Six alternatives were examined (five included area within Inyo County). In each of these five alternatives, the conceptual transmission upgrades likely to be required to serve the conceptual DFAs, are: a new substation located, roughly, between Independence and Lone Pine and a new substation located near Ridgecrest, both serving a new transmission line that extends between them; and, a new transmission line extending from the new substation located between Independence and Lone Pine to the Keeler area (Map 9: Proposed Transmission Corridors – Inyo and Surrounding Counties).

Map 10: BLM Variance Areas



[1] Final Solar PEIS Data (http://solareis.anl.gov/maps/gis/index.cfm) - October 2012

16.5 The West-Wide Energy Corridor Programmatic Environmental Impact Statement (WWEC-PEIS)

The Bureau of Land Management and the U.S. Departments of Energy, Agriculture, and Defense, as part of their work to implement Section 368 of the Energy Policy Act of 2005, prepared a Programmatic Environmental Impact Statement (PEIS) for Energy Corridors in Eleven Western States. The PEIS identifies energy corridors to facilitate future siting of oil, gas, and hydrogen pipelines, as well as renewable energy development projects and electricity transmission and distribution facilities on federal lands in the West to meet the region's increasing energy demands while mitigating potential harmful effects to the environment. The PEIS identified corridors through the Owens and Rose Valleys roughly following existing transmission lines, as well as along the County's eastern boundary with Nevada (Map 9: Proposed Transmission Corridors – Inyo and Surrounding Counties).

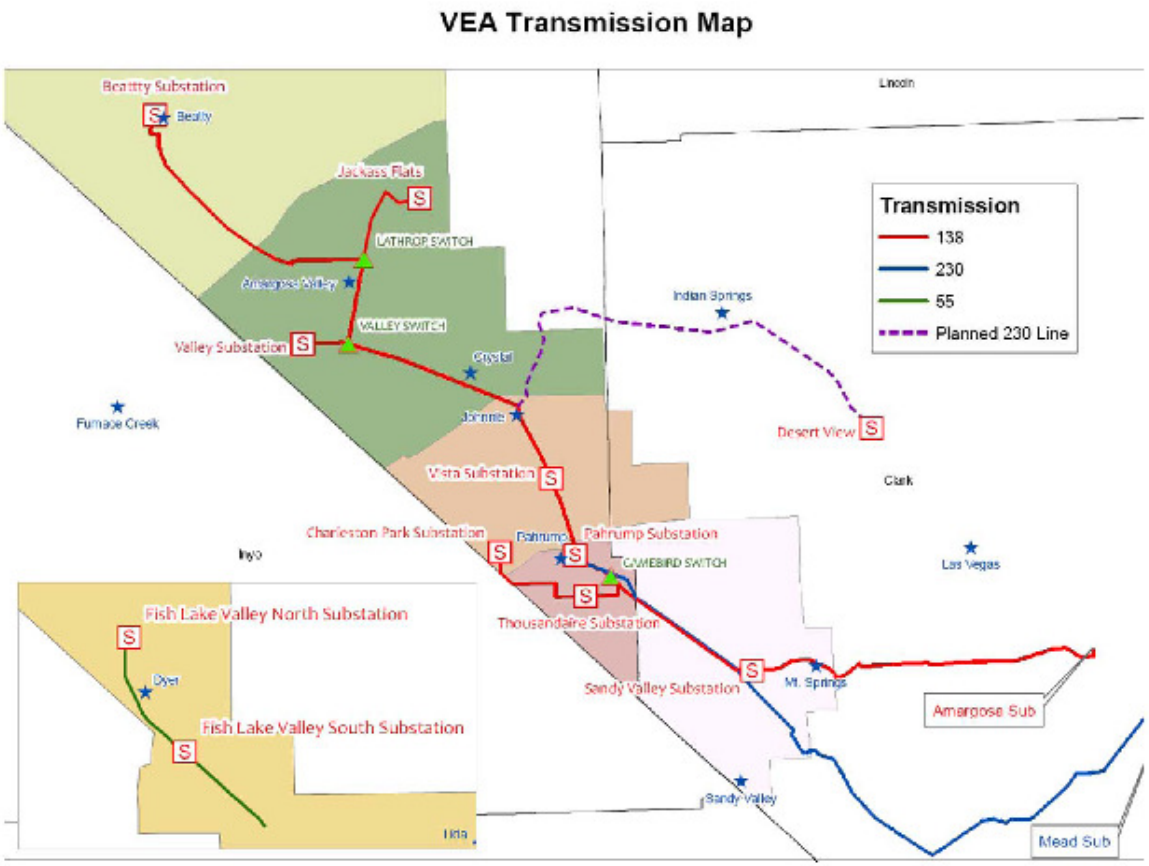
16.6 California Independent System Operator (CAISO)

CAISO is a nonprofit, public benefit, corporation serving as the independent grid operator that manages the flow of electricity across the high-voltage, long-distance power lines that make up 80-percent of California's and a small part of Nevada's power grid. As part of their responsibility for power transmission, CAISO develops a yearly transmission plan. These plans are based on studies of electricity needs in low to high use period scenarios, transmission of electricity from out-of-state sources and renewable resources. The latest of these plans 2012-2013 identifies the transmission corridors held by Inyo County's two electricity providers Southern California Edison (SCE) and the Los Angeles Department of Water and Power (LADWP). The SCE transmission line service area that includes Inyo County is referred to as North of Lugo. It spans south to north serving San Bernardino, Kern, Inyo and Mono Counties and has ties into LADWP lines. The CAISO modeling identified various reliability concerns on the North of Lugo system. The proposed fixes are minor and do not include upgrades or increases in capacity to the system. SCE has no plans or proposals to generate or purchase power from locations that would require upgrades to the transmission lines that run through Inyo County. SCE also has transmission lines in the area identified as East of Lugo. This is a major transmission line that connects California, Nevada and Arizona. Upgrades to a 35-mile section of this line were approved for increased capacity from Ivanpah to El Dorado. This line also serves as the tie into Valley Electric facilities between Nevada and California (Map 11: Valley Electric Transmission). Although not mentioned in the CAISO plan, this line may provide the potential in the future for additional transmission to southeast Inyo County.

16.7 Nevada Conceptual Transmission Plan

The Nevada transmission plan was developed through a collaboration of utility companies in the State of Nevada to upgrade the State's transmission system to serve renewable energy zones (established through work conducted by Nevada Renewable Energy Transmission Access Advisory Committee). Nevada's plan includes a potential western route that could serve as a transmission section for linking northern and southern California. This conceptual line would run from northeast California to the Amargosa Valley in southwest Nevada. The expanded transmission capacity in Nevada would help Nevada energy developers get electricity to California markets. It might also create potential opportunities for local transmission lines to

Map 11: Valley Electric Transmission - Nevada



Valley Electric Association Transmission Map for southern Nye County.

branch off of it allowing for renewable energy generated in Inyo County to be delivered to southern California and Nevada markets Nevada (Map 9: Proposed Transmission Corridors – Inyo and Surrounding Counties).

16.8 LADWP

LADWP has transmission lines that run along the east side of the Owens Valley, beginning in the Owens River Gorge and continuing into the San Fernando Valley. According to LADWP's Southern Owens Valley Solar Ranch EIR, 2013, LADWP has transmission availability on this line and has a proposal for a solar project adjacent to it. This solar project will use most of the rest of the existing capacity on the LADWP line. Recently, LADWP was approved for an upgrade at its Barren Ridge transfer station that will increase the capability to move electricity from the Barren Ridge area into southern California, and opens the potential to increase capacity from the north to Barren Ridge if the lines into the Owens Valley and from the Owens Valley to Barren Ridge are ever upgraded.

16.9 Local Lines

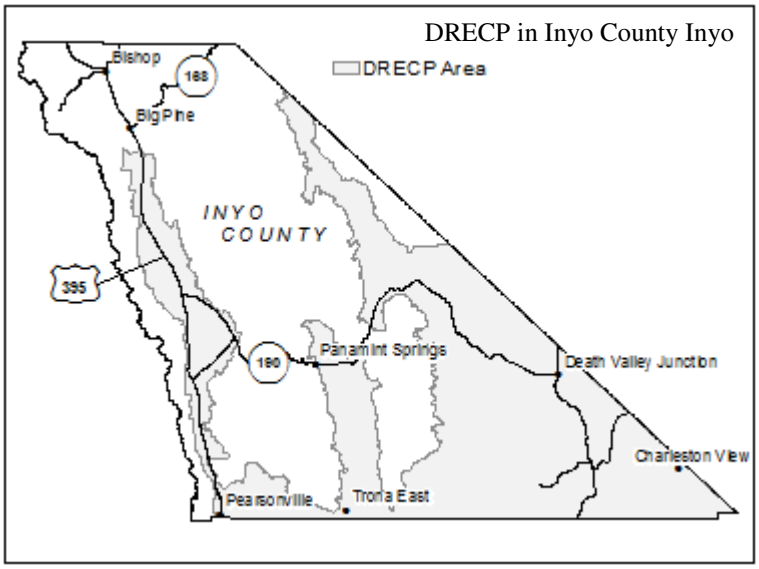
Local lines can be found throughout Inyo County. Although these lines are far from each other and serve specific, isolated, areas, they have the potential to be upgraded or to have new higher capacity transmission located in their ROWs that could ultimately serve renewable energy generation facilities. These lines run from main lines, including but not limited to: Deep Springs, Panamint, Darwin, Death Valley Junction and Tecopa (Map 8: Existing Power Plants & Transmission Lines).

16.10 Transmission Summary

The County will include the transmission information in identifying the REDAs. It will incorporate the mapping elements from the RETI, DRECP, the WWEC-PEIS and the Solar PEIS, as well as the information contained in the other studies and plans that indicated there are no current plans for upgrading transmission in Inyo County in the near future. The County's General Plan also provides direction through policies to consider the visual and environmental impacts associated with the placement of regional conveyance corridors (including utilities) and further encourages the co-location of such facilities. Staff will use this policy direction to identify REDAs close to existing regional transmission lines so that future needs for additional capacity could be met by co-locating in already established utility ROWs. Staff will also include areas that could be reached by local transmission lines that are close or convenient, based on ROW availability with minimal impacts.

17. Criteria for REDAs: Desert Renewable Energy Conservation Plan (DRECP)

The DRECP is a regional planning effort that focuses on the areas of the Colorado and Mojave deserts located in California. The DRECP boundary encompasses approximately 35,292 square miles of the southeast portion of California stretching from the US-Mexico Border up into Inyo County. Within Inyo County, the DRECP area covers 4,668 square miles of the county or roughly 46% of the land area. The western flank of the DRECP area includes the Owens Valley and extends from the southern boundary of Inyo County near Pearsonville to approximately 5-miles south of Big Pine and is bordered on the west by the Sierra Nevada Mountains and on the

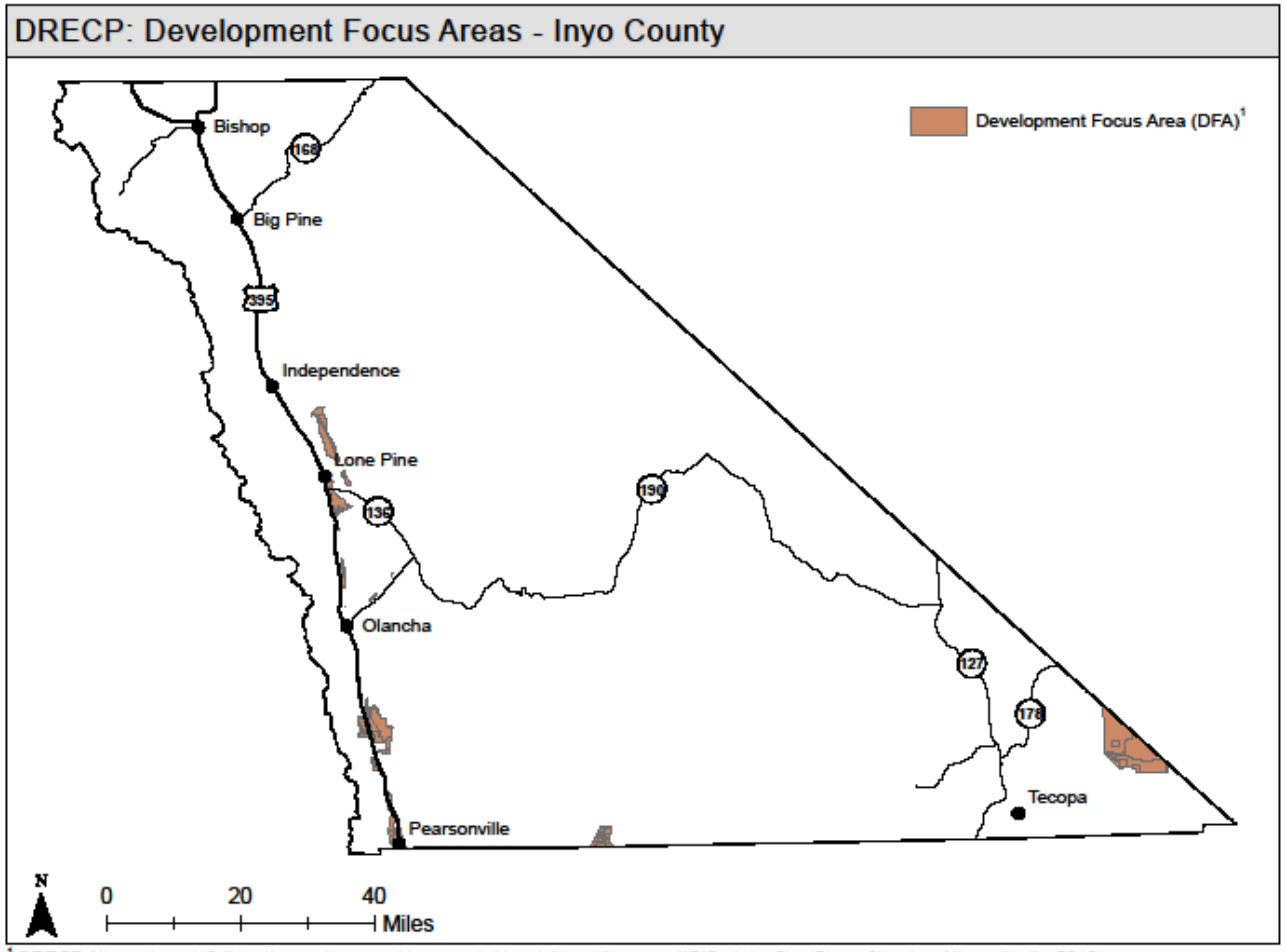


east by the Inyo Mountains. The DRECP encompasses portions of the China Lake Naval Weapons Center including the Coso Basin. The middle flank of the DRECP occupies the Panamint Valley and extends from the Inyo County boundary near Trona to approximately 3-miles south of Hunter Mountain and is bordered on the west by the Argus Range and on the east by the Panamint Range. The eastern flank of the DRECP area covers much of the southeast portion of Inyo County including portions of Pahrump Valley, Chicago Valley, and Death Valley. A large portion of the eastern flank lies within the Death Valley National Park. This portion of the DRECP is bordered on the west by the Panamint Range and on the east by the Grapevine Mountains. The northern terminus of this portion ends at the California-Nevada border near Last Chance Canyon California.

The DRECP was established in reaction to federal and state legislation enacted to promote renewable energy development, while providing for the conservation and management of plant and wildlife communities. The DRECP includes the development of solar thermal, utility-scale solar photovoltaic (PV), wind, and other forms of renewable energy and associated infrastructure such as electric transmission lines necessary for renewable energy development. It was prepared by a collaboration of state and federal agencies, with input from local governments, environmental organizations, industry, and other interested parties.

A Renewable Energy Action Team (REAT) was assembled to be responsible for the development of the DRECP by a state executive order to streamline permit review and issuance time for renewable energy projects and to recommend avoidance measures or alternatives when appropriate. The REAT developed Solar Study Areas that were identified as potential areas for utility-scale solar development. These areas were identified based on a number of criteria, including quality of solar resources, suitable slope, proximity to roads and transmission, acreage, and the conservation value of the land. Following further study, the areas were further refined to be available for projects capable of producing 10-megawatts, or more, of electricity for distribution. When the final DRECP is completed, it is expected to provide binding, long-term endangered species permit assurances while facilitating the review and approval of compatible renewable energy projects. Currently the DRECP is in review with seven alternatives being considered. Staff will include areas identified as appropriate for development with the DRECP mapping information (Map 12: Draft DRECP Development Focus Areas, based on the seven alternatives).

Map 12: Draft DRECP Development Focus Areas, based on the seven alternatives



[1] DRECP Alternatives 1-6 (http://www.drecp.org/documents/docs/alternatives_eval/GIS_data_files/Shapefiles_by_Alternative/) - 2012

18. Criteria for REDAs: Slope

The placement of solar energy generating facilities requires a relatively flat terrain. Parabolic trough systems require a terrain with less than 2-percent slope; a 1-percent slope is ideal. Photo Voltaic panels are best located on terrains with slopes less than five-percent. The requirements for solar energy generation systems regarding slope optimize the systems' ability to capture the sun's solar radiation at varying angles throughout the day. The BLM used a less than 5-percent slope in the analysis for the PEIS. County staff repeated the use of less than 5-percent slope for the REDA criteria (Map 13: Inyo County Areas with Slopes less than 5-percent).

19. Criteria for REDAs: Degraded Land

Degraded land is land that has previously been developed or disturbed in one form or another. This can include anything from abandoned housing to old mining sites. Degraded land can be a valuable asset for redevelopment, and depending on the specific conditions of the sites, is considered throughout many of the studies regarding renewable energy development, as land to consider for development.

19.1 Brownfields

The Rural Desert Southwest Brownfields Coalition (RDSBC) was established in 2011 and is made up of five counties: four from Nevada, Nye, Esmeralda, Lincoln, and White Pine; and, Inyo County, in California. The RDSBC Counties' work focused on opportunities for renewable energy development, energy efficient technologies, and other "clean economy" projects. Currently two properties have been identified in Inyo County for potential brownfield redevelopment and one is potentially appropriate for renewable energy development. It is approximately100-acres of predominantly vacant land and is located on the west bank of the Owens Dry Lake, approximately ten-miles south of Lone Pine. Originally, the site was used by PPG Industries Bartlett Plant (PPG) as a salt extraction facility, until it ceased operation in 1958. Redevelopment ideas for the PPG Plant site have included a renewable energy project (Map 14: Inyo County Degraded Land). The RDSBC funding includes Phase I and Phase II assessments of the sites identified. As work with the RDSBC continues, additional sites within Inyo County may be identified as possible locations for renewable energy development.

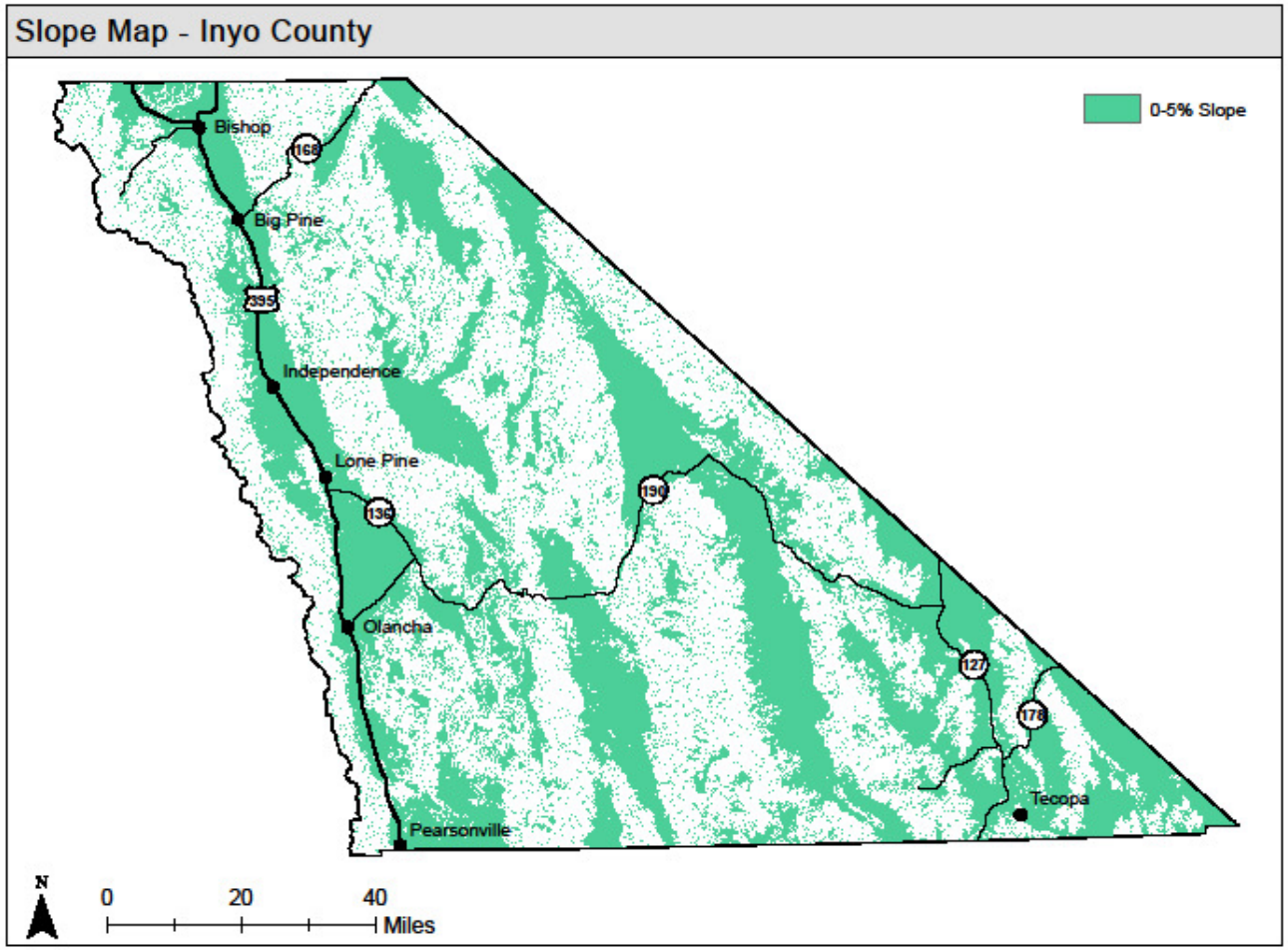
19.2 Mines

There are numerous abandoned mine sites throughout Inyo County. Many of these sites are on BLM, National Forest and National Park lands. As the REGPA work continues, staff will further evaluate abandoned mines and borrow pits sites that might have the potential for renewable energy redevelopment (Map 13: Inyo County Degraded Land).

19.3 Landfills

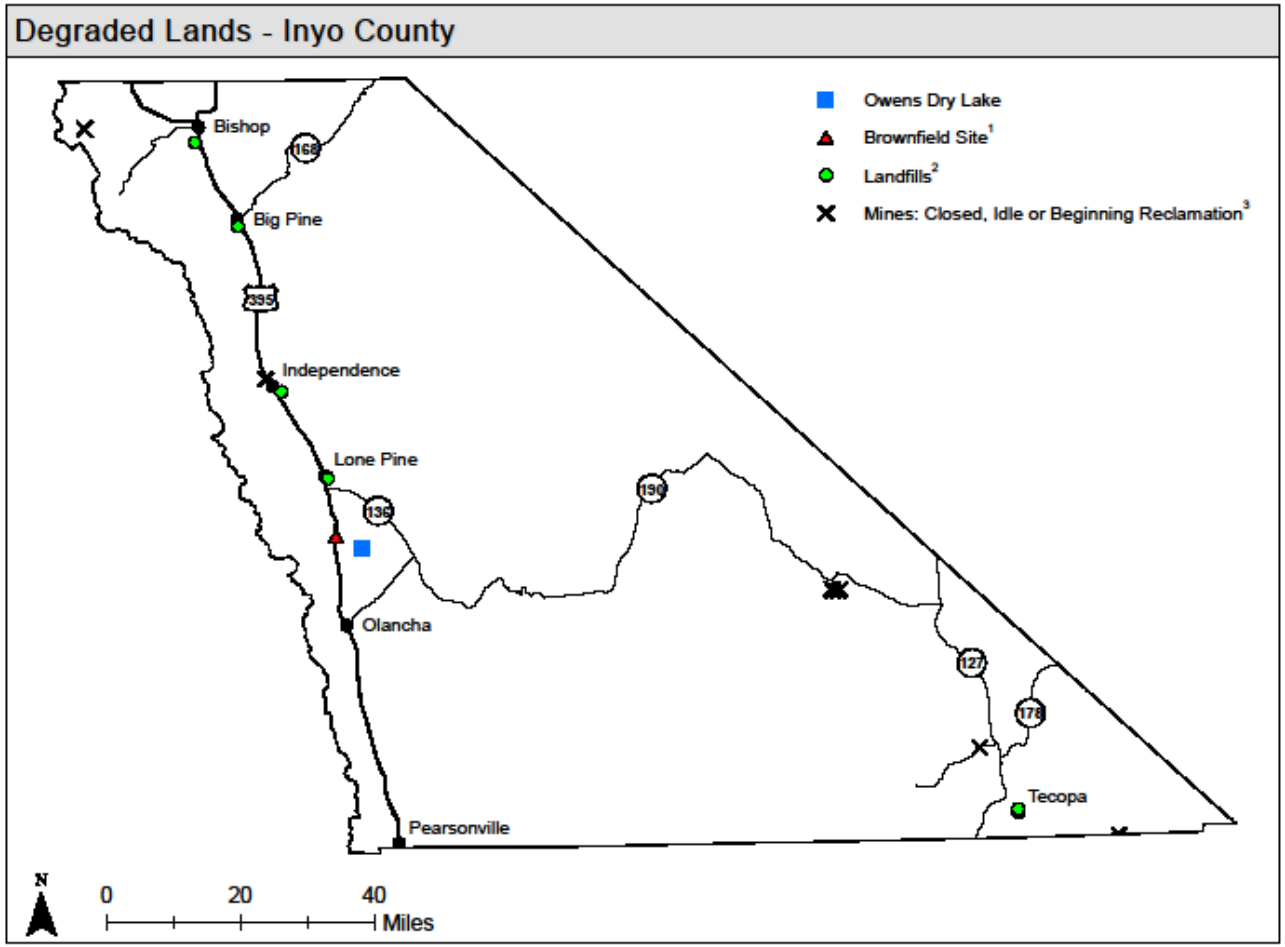
Landfills within Inyo County were identified during the 2011 REGPA as places that may be appropriate for renewable energy development. They are located throughout the County and could be redeveloped as they become full, or in areas that are currently taken out of service. There are landfills that service, and are located, near each of the County's communities (Map 14: Inyo County Degraded Land).

Map 13: Inyo County Areas with Slopes less than 5-percent



SOURCE: Hillshade from USGS 30-Meter National Elevation Data

Map 14: Inyo County Degraded Land



[1] Brownfields Grant (http://www.inyoplanning.org/BrownfieldGrant.htm)
[2] Inyo County Solid Waste (http://www.inyocountysolidwaste.com/maps.html)
[3] BLM Mineral Resource Data System (MRDS) (http://www.landscape.blm.gov/ArcGIS/rest/services/CBR_2010/CBRMBR_DV_Recreation/MapServer/77) - 2010

19.4 LADWP - Type-A vegetation management areas and Southern Owens Valley Solar Ranch – Area Narrowing Study, Area I

As part of the Long Term Water Agreement entered into by Inyo County and the LADWP a study of vegetation communities was conducted. These vegetation communities were categorized into five management categories based on plant water use requirements. Type-A management areas are described under the water agreement as non-groundwater dependent and were considered as areas to be explored for renewable energy development early in the process. As LADWP seriously began exploring its properties in the Owens Valley for potential sites for solar energy development it included areas with Vegetation Type-A criteria and then expanded its criteria to include many other factors, including but not limited to: sensitive wildlife and plant communities; sensitive visual and cultural resources; wetland, riparian areas and springs; flood hazard areas; and, distance to transmission (Map 15: Type-A vegetation management areas and Southern Owens Valley Solar Ranch – Area Narrowing Study, Area I). This work effectively eliminated the northern area of the Owens Valley, roughly everything north of Independence.

19.5 Owens Dry Lake

The Owens Dry Lake is approximately 110-square-miles in size and, historically, it was the terminus of the Owens River. The Owens River and other area streams that fed Owens Lake were diverted by LADWP into the Los Angeles Aqueduct, which was completed in 1913. As a result of these water diversions, Owens Lake was predominately dry by 1930. The exposed lakebed became a major source of airborne dust in the Owens Valley. Due to the effects on air quality from the lake dust, the Great Basin Unified Air Pollution Control District mandated that the LADWP implement dust control measures. In 2009 the LADWP Board announced that they would be pursuing a solar demonstration project on a part of the dry lake bed that would also serve as a dust control measure. The LADWP has completed (2013) a Mitigated Negative Declaration on the solar demonstration project and plans to proceed with it, although there is currently no set date for the start of construction (Map 16: Solar Demonstration Project).

20. Criteria for REDAs: Property Owner Requests

During the 2011 REGPA process several people requested that the County include their property in the Renewable Energy General Plan Overlay. The County also realized that it too, had property that may be appropriate to be included in the overlay. These additional properties have been incorporated as part of the 2013 REDA evaluations.

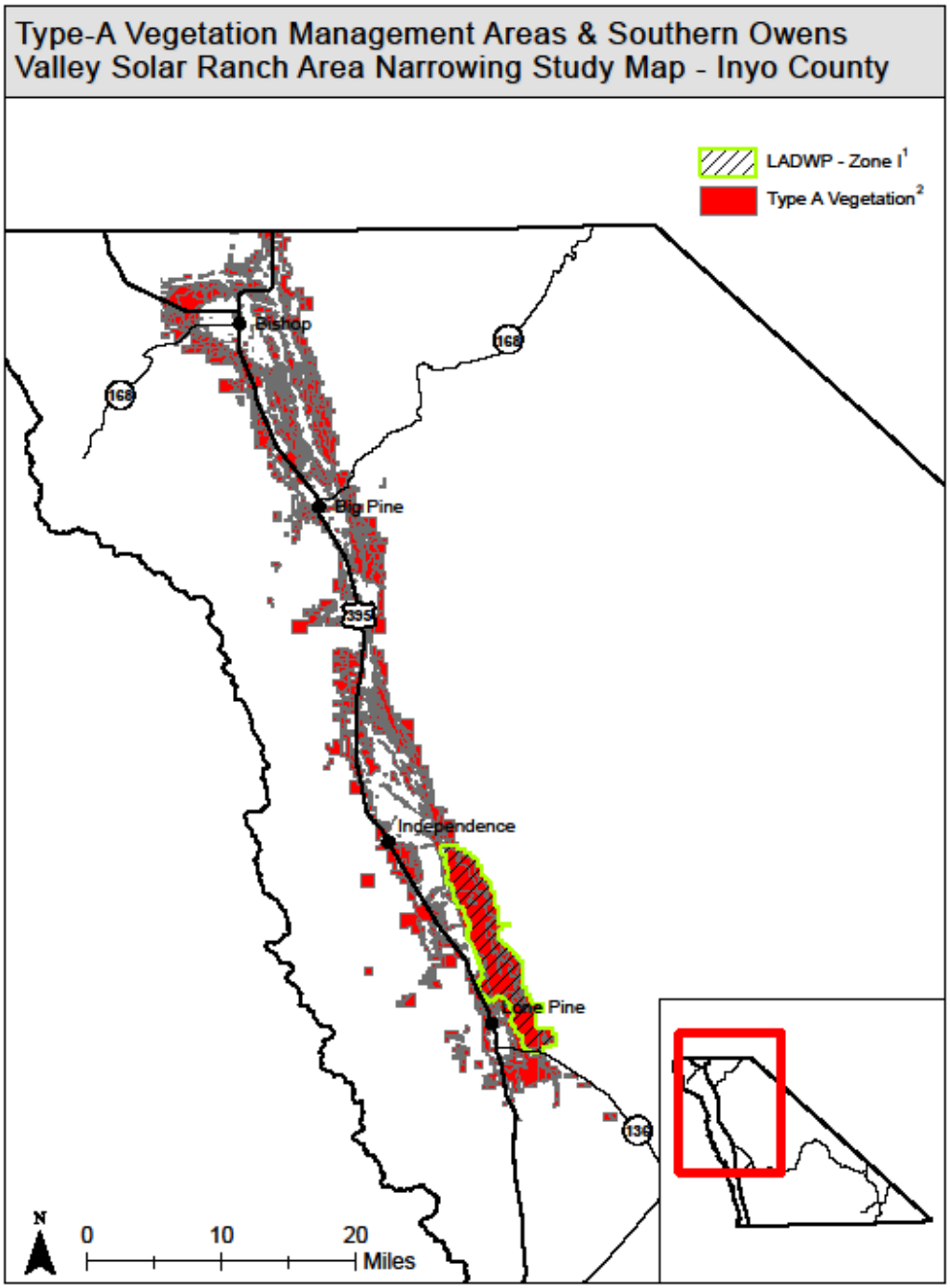
20.1 County Property Surrounding Darwin

Inyo County owns land that surrounds the community of Darwin. During the 2011 REGPA process of identifying Renewable Energy Overlay Areas this property was included as viable for renewable energy development as it is flat, currently unused, and near local transmission lines (Map 17: 2011 REGPA Areas to Include).

20.2 Chicago Valley, Tecopa, Panamint and Laws

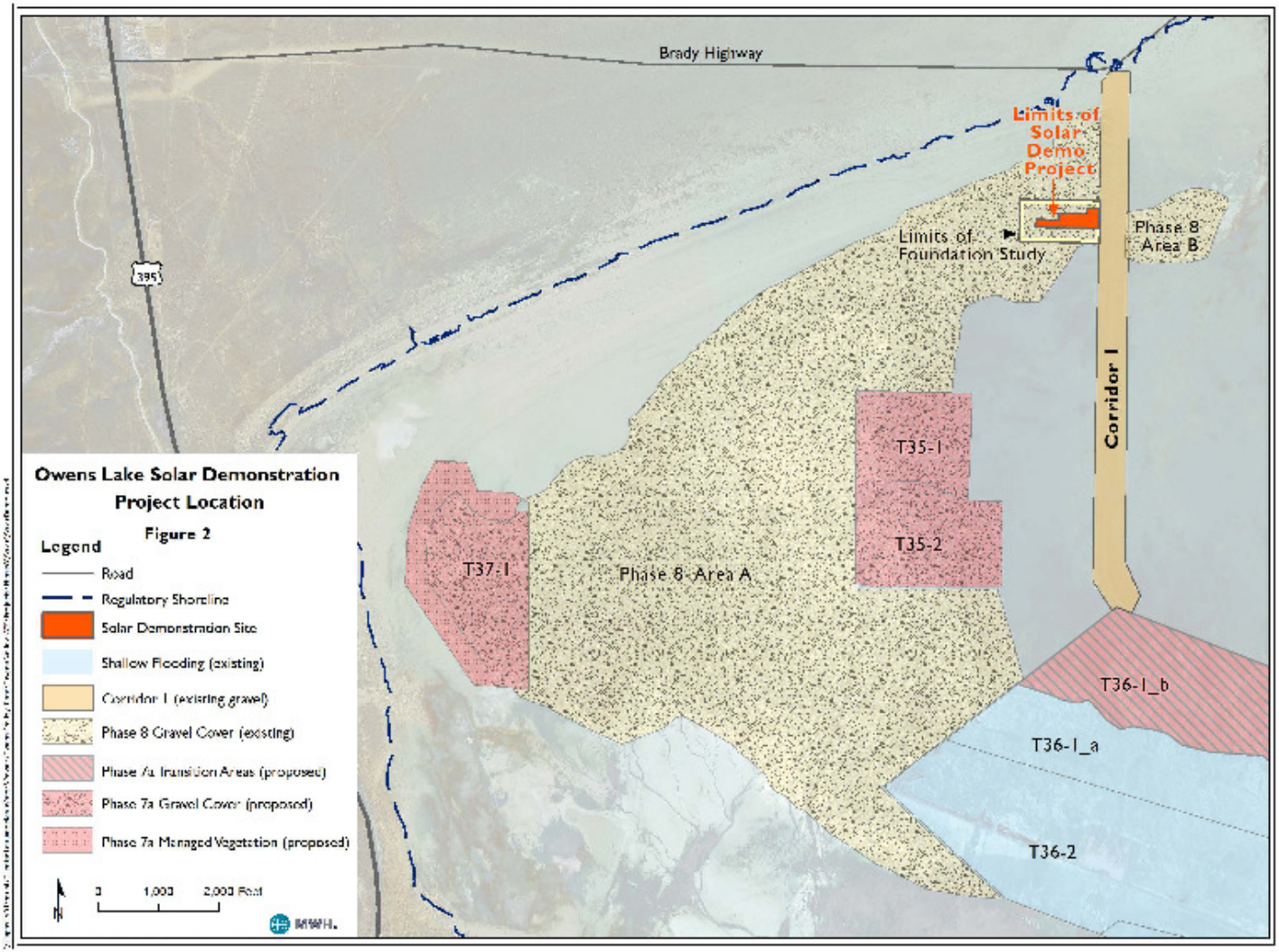
Also during the 2011 REGPA process property owners in the Chicago Valley, Panamint, and Tecopa areas requested that land they owned be included in the Renewable Energy Overlay

Map 15: Type-A vegetation management areas and Southern Owens Valley Solar Ranch, Area Narrowing Study, Area I

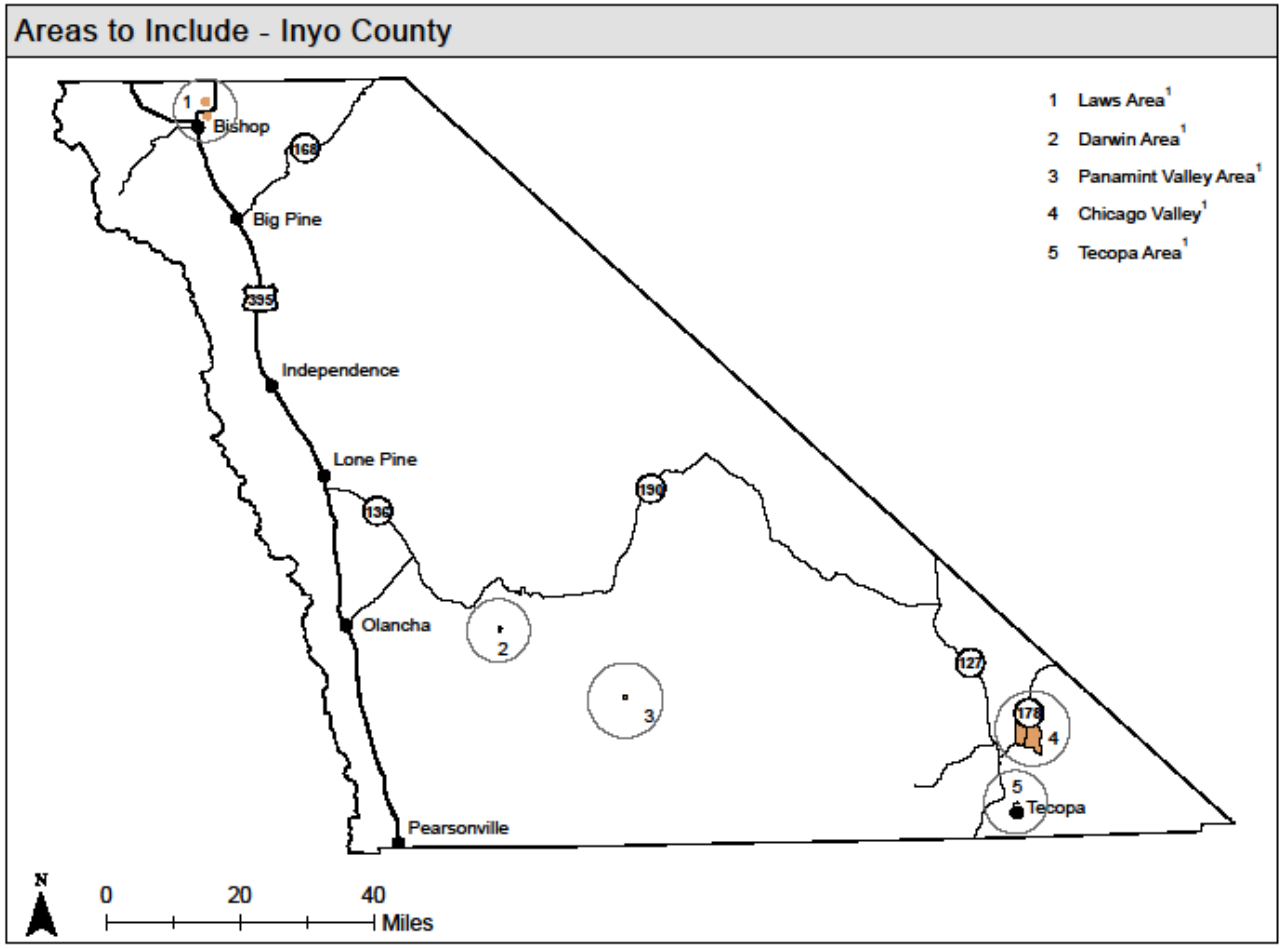


[1] Southern Owens Valley Solar Ranch: Area Narrowing Study - July 2013
[2] Long Term Water Agreement between Inyo County and LADWP - Mapping file updated 2011

Map 16: Solar Demonstration Project



Map 17: 2011 REGPA Areas to Include



[1] REGPA - 2011

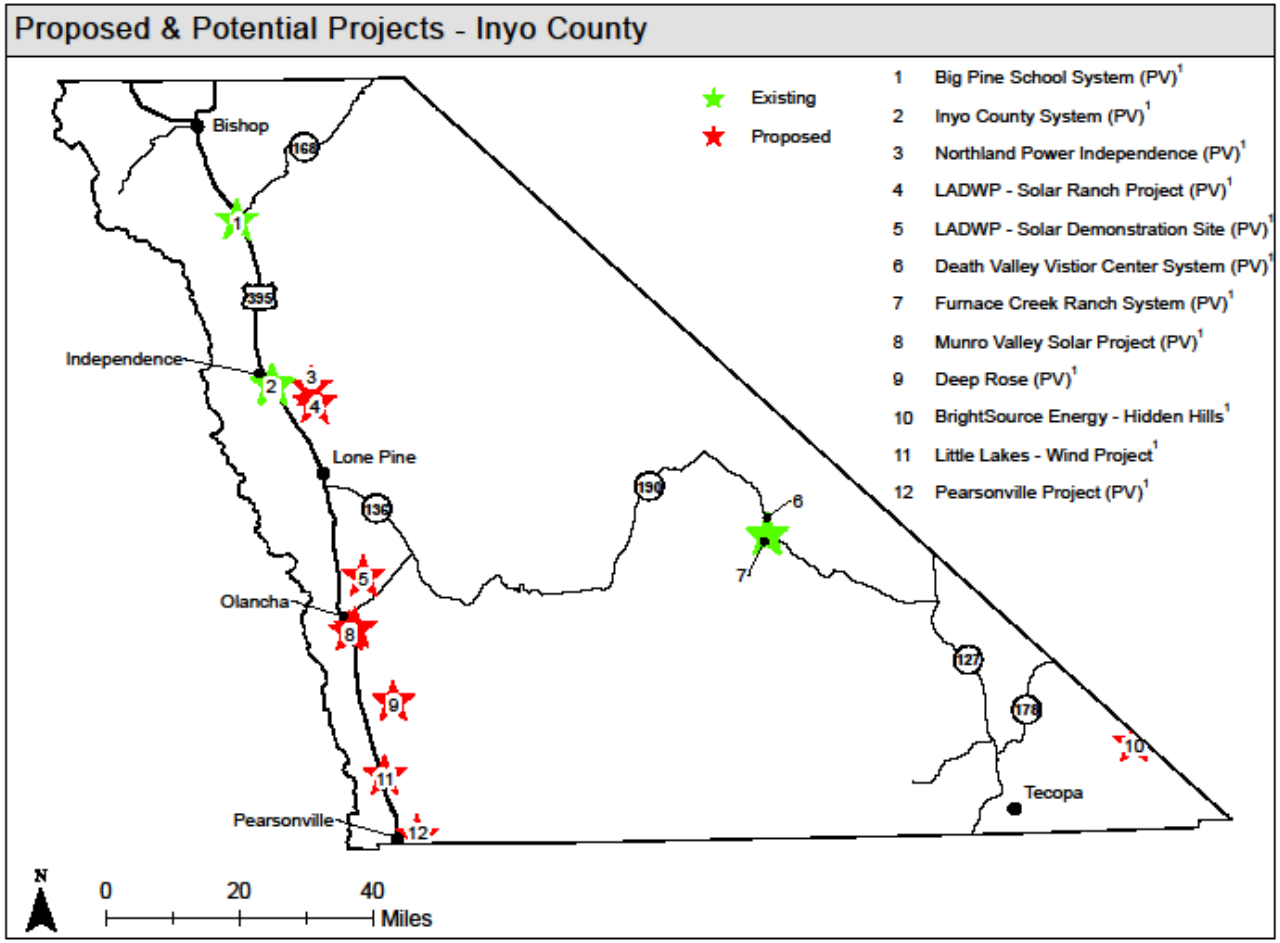
with the hope that they could someday develop it. In Laws several areas owned by various agencies were also identified as being disturbed and subsequently it was suggested to include them as well (Map 17: 2011 REGPA - Areas to Include).

21. Criteria for REDAs: Proposed and Potential Projects

Currently there are several proposed projects and projects that developers have discussed with staff, but have not yet submitted applications, as well as, some recently completed projects. These areas will be considered for inclusion in the REDAs. From north to south, these projects and proposals include:

- the Big Pine School recently completed a solar rooftop parking structure;
- Inyo County is presently finishing a solar rooftop parking structure at the Annex building in Independence and a ground mounted photovoltaic system has been completed at the jail;
- Northland Power, Independence LLC is currently waiting to begin an EIR to develop a 200-megawatt solar photovoltaic facility off Mazourka Canyon Road near Independence;
- LADWP Southern Owens Valley Solar Ranch, a 200-megawatt facility to be located off Manzanar Reward Road, is currently in EIR review and comment period;
- LADWP Solar Demonstration Project on the Owens Dry Lake, completed the CEQA process in June 2013;
- Xanterra's Furnace Creek Resort located in Death Valley installed a Photo Voltaic system that provides the electricity for all of its facilities, including the historic the Inn at Furnace Creek, the Ranch at Furnace Creek, Furnace Creek Golf Course, employee offices and housing;
- Death Valley National Park Visitor Center installed Photo Voltaic for use at all the park's facilities;
- Munro Valley Solar LLC applied for a 4-megawatt solar voltaic project in Olancha, currently staff is working with them on a development agreement;
- Bright Source Energy, Hidden Hills, applied for a 500-megawatt Solar Thermal Power Plant project on approximately 3,500 acres in Charleston View, the County had come to an agreement with the applicant to address mitigation measures, but in April 2013 Bright Source suspended their application with the CEC and with the County in June 2013, the project is on hold indefinitely;
- Little Lakes North and South, a wind energy developer has erected meteorological towers to test for the viability of wind energy resources in the area;
- Coso Junction/Deep Rose a solar developer has expressed an interest in property located near the Deep Rose geothermal exploration area and near Coso Junction; and,
- in Pearsonville, a solar developer has expressed an interest in property located on the east side of Highway-395 for solar development, no applications for a project have been submitted (Map 18: Proposed and Potential Projects).

Map 18: Proposed and Potential Projects



[1] Inyo County Planning Department (http://inyoplanning.org/index.htm) - October 2013

22. Areas to be Considered for Exclusion from REDAs

There are several current land uses, conditions and/or specific landscape characteristics that will need to be carefully examined during the REDA development process. Ultimately, some of these areas will need to be considered for exclusion from the REDAs.

22.1 Areas of Critical Environmental Concern (ACEC) and Desert Wildlife Management Areas (DWMA)

ACECs are areas defined by the BLM as having more than locally significant qualities, which give it special worth, consequence, meaning, distinctiveness, or cause for concern, especially compared to any similar resource;

- have qualities or circumstances that make it fragile, sensitive, rare, irreplaceable, exemplary, unique, endangered, threatened, or vulnerable to adverse change;
- has been recognized as warranting protection in order to satisfy national priority concerns or to carry out the mandates of Federal Land Management and Practices Act;
- has qualities which warrant highlighting in order to satisfy public or management concerns about safety and public welfare; and/or
- poses a significant threat to human life and safety or to property.

Inyo County has about 20 identified ACECs within its boundary. The BLM has an additional designation for its lands: the Desert Wildlife Management Areas (DWMA). BLM land located Inyo County has one DWMA, the Mojave Ground Squirrel Management Area. This DWMA includes an area in the southwest section of the county from west of Pearsonville north to and surrounding Haiwee, and east to, and surrounding Darwin, and an area in the south center of the County that surrounds Homewood Canyon and Valley Wells (Map 19: ACEC and Mojave Ground Squirrel Management Area).

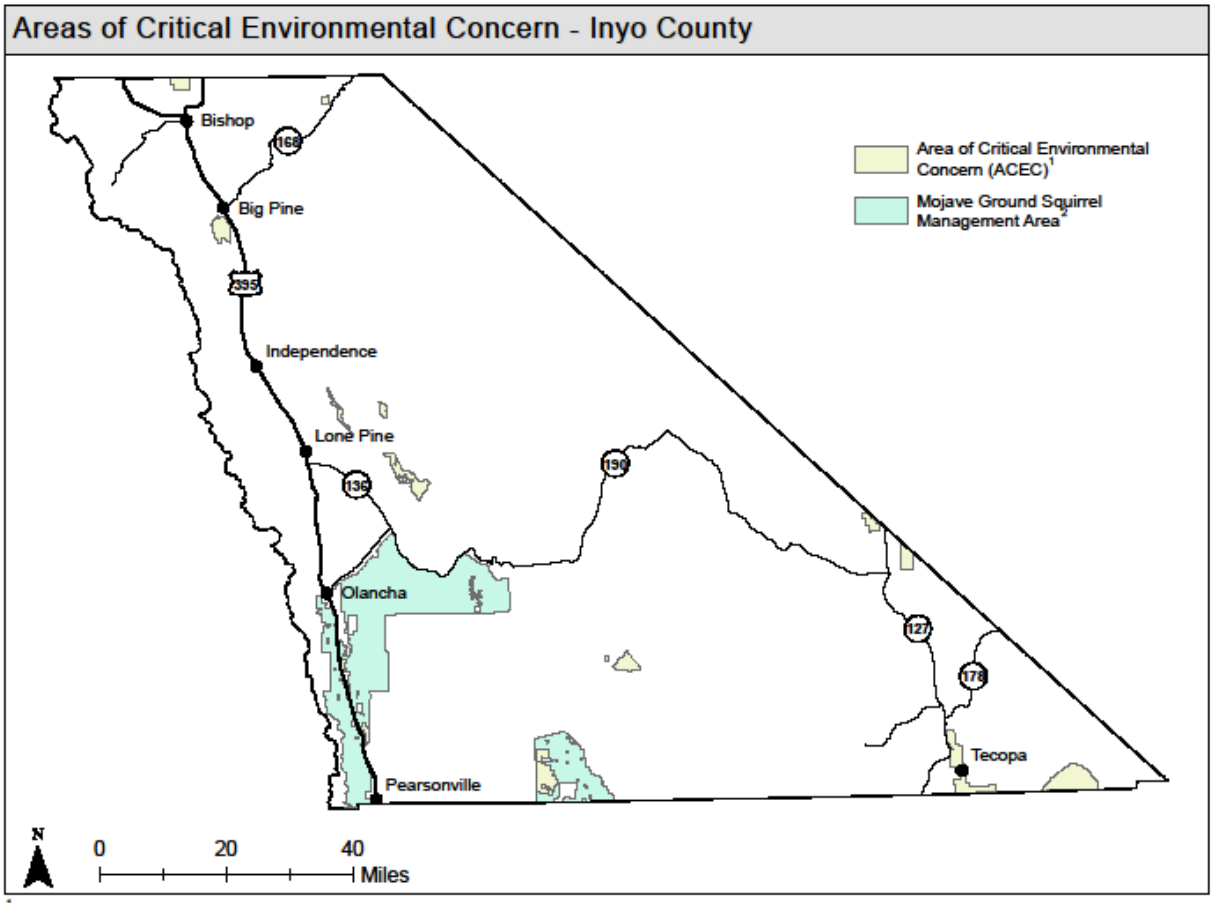
22.2 Wilderness Areas

Four federal agencies administer the US Wilderness areas: the US Forest Service; National Park Service; BLM and the US Fish and Wildlife Service. Much of the land in Inyo County is designated as Wilderness Area with an approximate total of 6,278-sq.mi., or approx. 61% of the County's total land area (approx. 10,200-sq.mi.) (Map 20: Wilderness Areas).

22.3 Sensitive Species

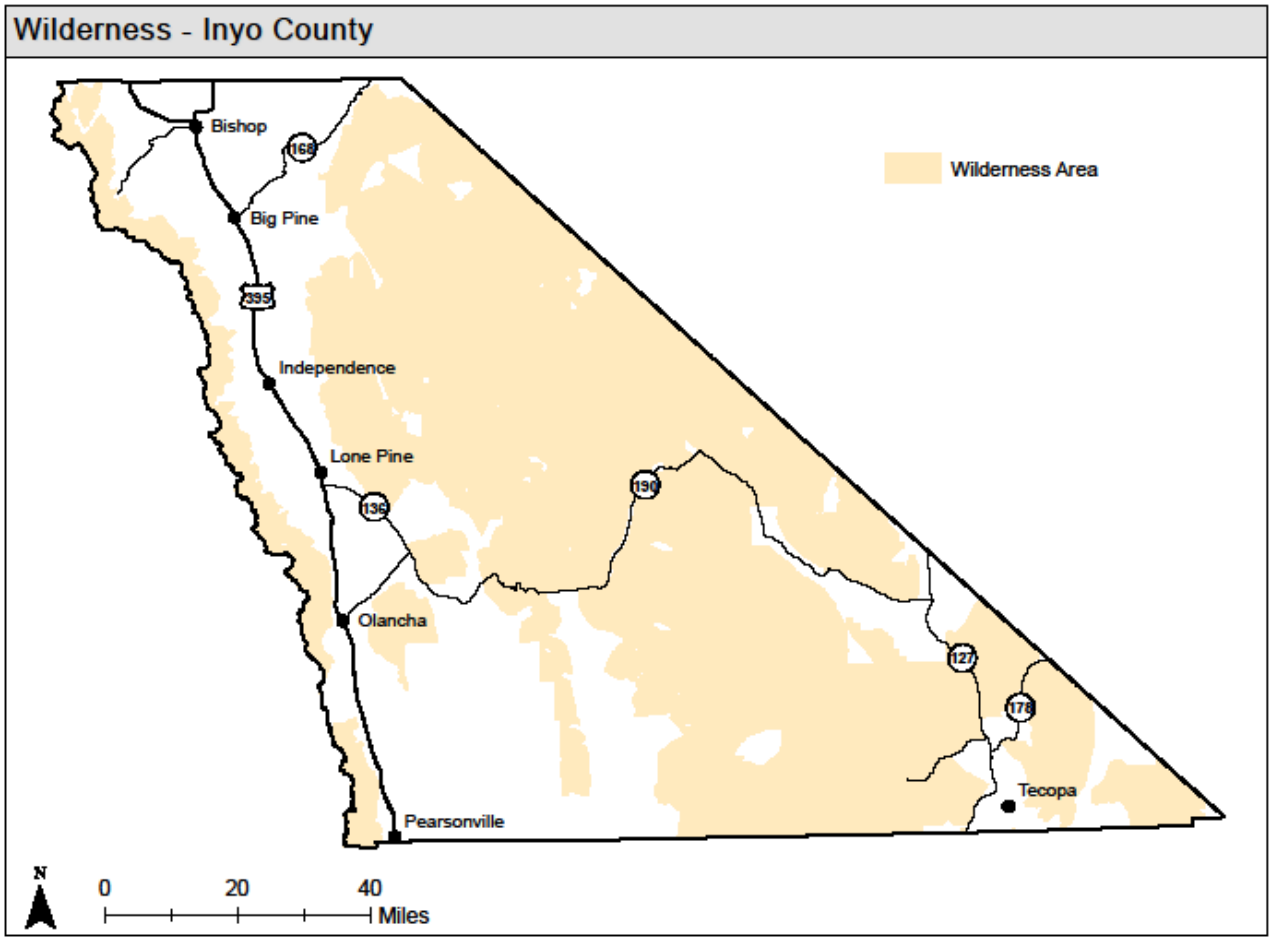
Scattered throughout Inyo County are areas that may accommodate rare, endangered, and sensitive plant and animal species. The California Department of Fish and Wildlife, Wild Life and Habitat Program, created and maintains a database of critical species, the California Natural Diversity Database (CNDDB). CNDDB (2006 database was used for this report) provides data on Federal and State listed species by category of legal status. Inyo County has several species identified in the CNDDB as endangered or threatened on both the Federal and State lists. An Endangered Species is any species that is in danger of extinction throughout all or a significant portion of its range and a Threatened Species is any species that is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range. The Federal Endangered Species Act of 1973 (Act) describes these two categories as

Map 19: ACEC and Mojave Ground Squirrel Management Area



[1] BLM (www.blm.gov/nv/st/en/fo/lvfo/blm.../lvfo.../acec_information.htmlCachedSimilar)
[2] BLM (http://www.doi.gov/index.cfm)

Map 20: Wilderness Areas



those of declining species of plants and animals that need the Act's protections. The California definitions mean basically the same thing as the Federal. There are 9 federally listed endangered and 7 federally listed threatened species and 12 California listed endangered and 7 California listed threatened species in Inyo County, 8 of the total listed species are found on both the federal and state lists. Staff plans to leave these areas out of the REDAs (Map 21: Federal and State Listed Endangered and Threatened Species).

22.4 Military interests:

China Lake Naval Air Weapons Station (NAWS) and Military Flight ZonesDuring the 2011 REGPA planning efforts, staff from the China Lake NAWS, alerted planning staff to their desire to keep the base out of the Renewable Energy Overlay Areas. They also informed staff that wind turbines have a disruptive effect on the radar systems that their test pilots rely on for flying aircraft and the heat from solar thermal power plants can also have a negative effect on the safety of military test pilots. Due to these factors, staff took China Lake NAWS out of the Renewable Energy Overlay Areas and made note of height limitations for wind energy systems and solar thermal facilities. These same factors will be addressed in the current REDA mapping exercise (Map 22: China Lake and Military Operations Overlay).

22.5 Tribal Land

There are five Tribes in Inyo County with Tribal land, they are: Bishop Paiute Tribe, Big Pine Band of Owens Valley, Fort Independence Community of Paiute, Lone Pine Paiute-Shoshone and the Timbisha Shoshone. All of the Tribal land is governed by the tribes and the County has no jurisdiction over it. Any renewable energy development that may occur on tribal land will be at the tribes' discretion. As in the 2011 REGPA work, if a tribe wants to have their land included in the REDAs, they may do so. Otherwise, all tribal land will be left out of the REDAs (Map 1: Land Ownership Inyo County).

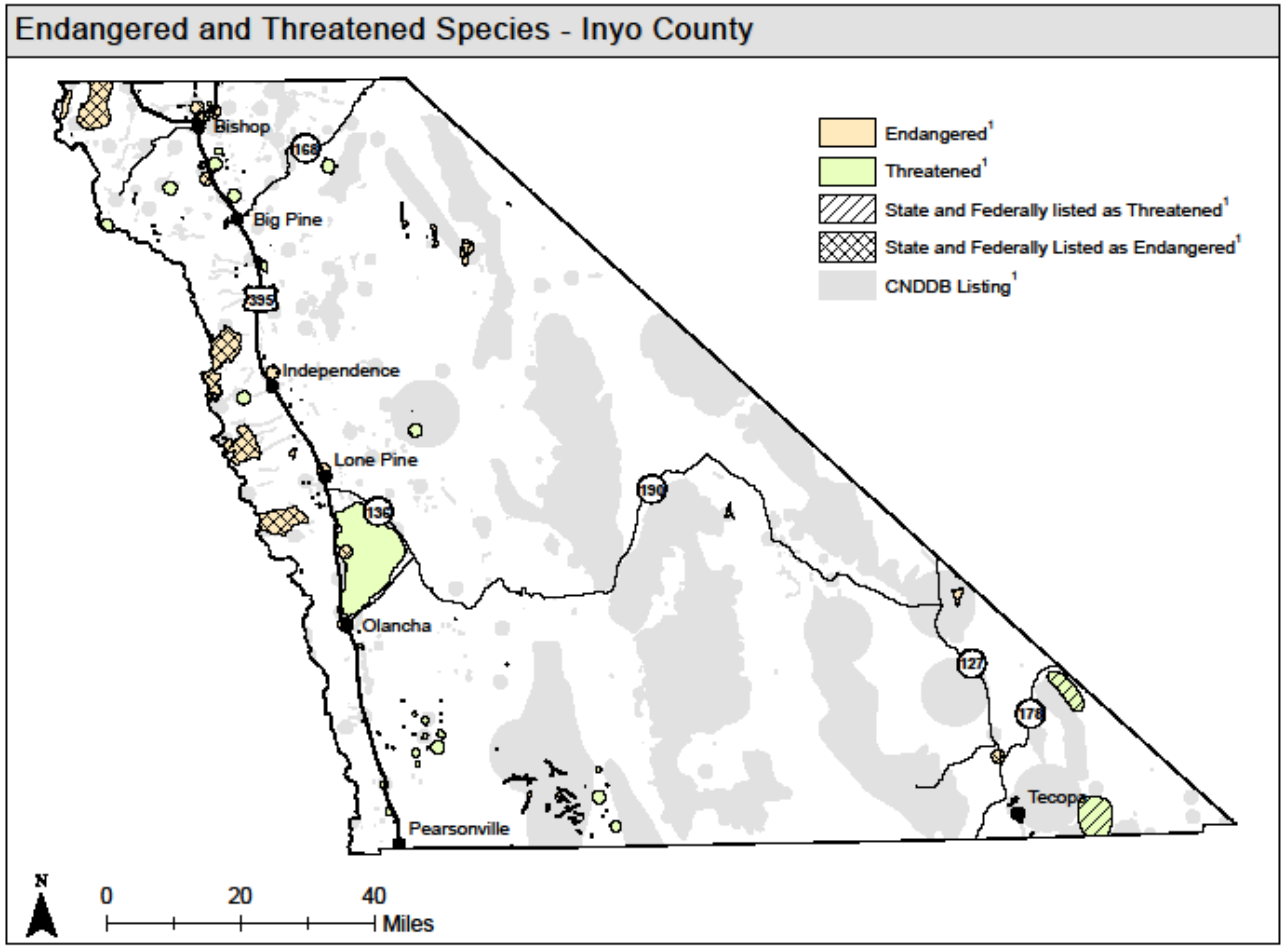
22.6 Cultural and Historic Resources

Inyo County has an abundance of cultural and historic resources. The Paiute and Shoshone people lived in Inyo County and the areas surrounding it, long before Euro-Americas settled there. Their legacy can be found throughout the County in the form of burial grounds, artifacts and landscapes with cultural significance. Early Euro-American settlement also left important historic resources throughout Inyo County, from mining, ranching and railroad artifacts to old cabins and buildings. Cultural and historic resources are difficult to identify at a large scale. Once the REDAs are identified they will be further refined with cultural and historic resource information gathered during the environmental review process. The County's General Plan presently includes policies designed to protect its cultural and historic resources. These include Cultural Resources CUL-1.3 Protection of Cultural Resources: Preserve and protect key resources that have contributed to the social, political, and economic history and prehistory of the area, unless overriding circumstances are warranted.

22.7 Scenic Resources

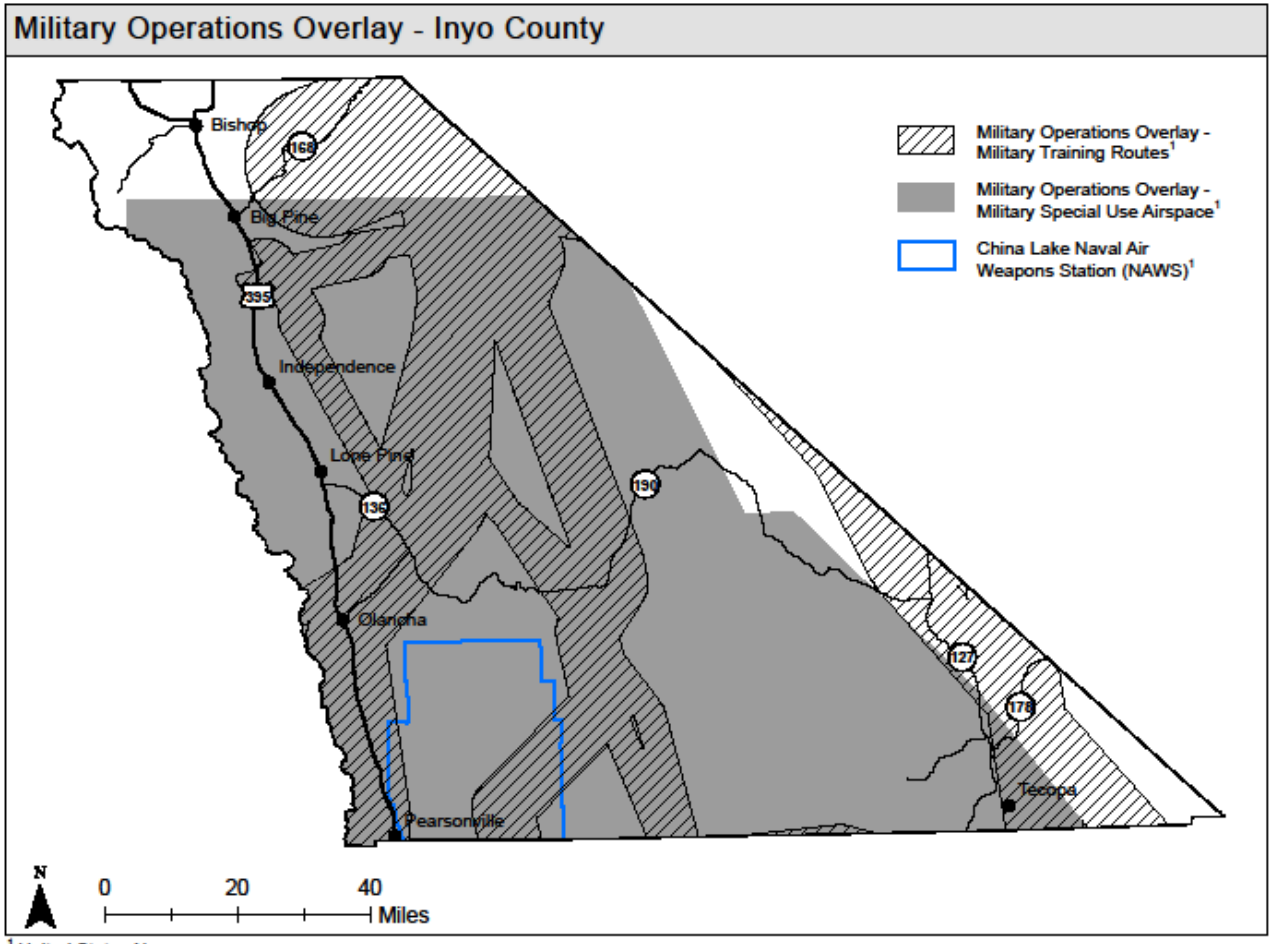
Inyo County is a land of scenic beauty. It is hard to find a place in the County without a view of a dramatic landscape feature. Because of the County's unparalleled opportunity to scenic beauty

Map 21: Federal and State Listed Endangered and Threatened Species



[1] CNDDB Database (http://www.dfg.ca.gov/biogeodata/cnddb/) - 2006

Map 22: China Lake and Military Operations Overlay



[1] United States Navy

there are several policies and strategies in place to preserve them. The USFS has a program designed to preserve air quality in areas with scenic, recreational, historic or natural value. This program, called the Prevention of Significant Deterioration, has an area identified along the western edge of Inyo County in the John Muir Wilderness. There are also several scenic byway designations from BLM and the State of California. These designations were created to help people find the best roads for auto touring and to encourage the preservation of these scenic resources. During the 2011 REGPA process, staff also eliminated everything west of Highway-395 and north of the Rock Creek area (south of Lone Pine) from the overlay areas due to public comment regarding the view shed to the Sierra. Staff plans to leave this area out in the 2013 REGPA REDAs, as well (Map 23: Scenic Vistas and Highways).

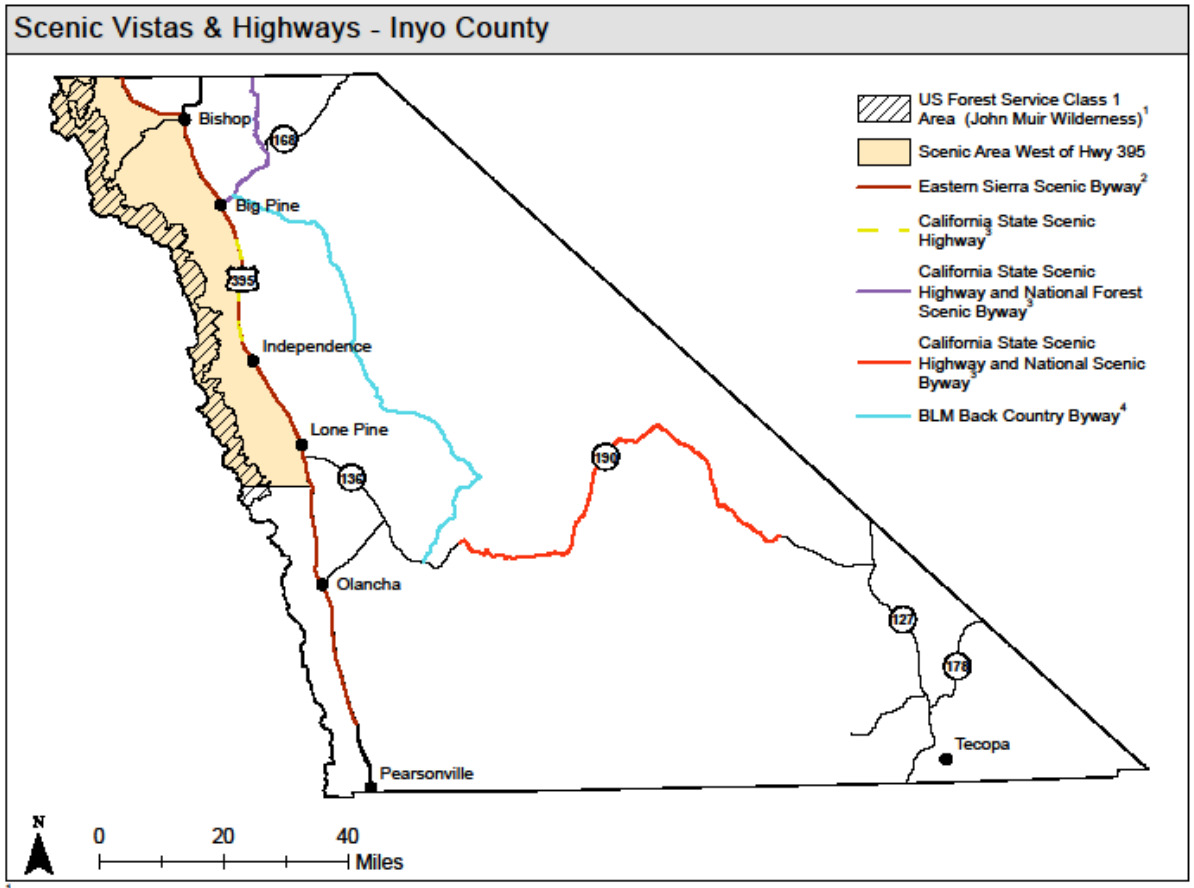
23. Public Input – REDA Criteria

County and consultant staff conducted a series of seven stakeholder meetings and one public outreach meeting in coordination with the DRECP outreach between November 12th and 14th, 2013, and three public workshops between December 3rd and 5th, 2013. The stakeholder meetings included groups from: county, state and federally elected and appointed officials; the military; renewable energy developers; local business and community organizations; staff from state and federal level nongovernmental organizations representing various environmental issues; local Tribes; and, local civic, chamber of commerce and environmental groups. Approximately 45-people attended the stakeholder meetings and around-60 people attended the DRECP public outreach meeting. The public workshops were held in Independence, Bishop and Tecopa; about 40-people attended. Consultant staff from PMC provided a summary report on these meetings (Appendix C, Renewable Energy General Plan Element Community Engagement Summary).

During the stakeholder and public outreach meetings staff presented the criteria that was used in 2011 to identify renewable energy overlay areas and the possible updates to the criteria as they moved into the 2013 effort. Each criterion map included in this background report was shown and explained to the people attending. After question, comment and answer periods, staff asked the stakeholders and the attending public to vote on the criteria as presented. The voting was conducted by marking on a handout or with stickers being placed on a series of posters hung throughout the room listing each criterion. For each criterion the question: “Is this an appropriate evaluation tool” was asked with the option of: Yes; Maybe, I need more information; and, No. There was also a space for comments on each where people could explain why or why not, or if they had proposed modifications, and/or additional criteria they thought should be added.

The results of the voting indicate that the stakeholders and attending public are mostly in agreement with the criteria identified by staff, with a few exceptions. Not everyone who attended voted on every criterion, the voting results for criteria are as follows:

Map 23: Scenic Vistas and Highway



[1] United States EPA: http://www.epa.gov/region9/air/maps/ca_clss1.html - 2011
[2] Coalition for Unified Recreation in the Eastern Sierra (CURES): http://www.easternsierrabyway.com/
[3] CA Department of Transportation: http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm - 2013
[4] BLM Back Country Byway: http://www.blm.gov/wo/st/en/prog/Recreation/recreation_national/byways/blm_back_country_byways.html

DRAFT Criteria - Voting Results

DRAFT Criteria - Inclusion	**Yes**	**Maybe, I need more information**	**No**
Concentration Solar Resources - NREL	10	1	3
Solar Energy Zones (SEZ) - BLM	9	4	1
Wind Power Resources - NREL	9	1	5
Wind Development Focus Areas - DRECP	4	1	6
Competitive Renewable Energy Zones - BLM	4	2	5
Existing Transmission Lines	11	1	2
California Independent System Operator (CAISO) Information	12	1	1
State of Nevada Transmission Plan	7	3	3
Los Angeles Department of Water and Power Transmission Lines	10		3
Inyo County Transmission Lines	11		1
DRECP Development Focus Areas (DFA)	15	3	1
Solar Programmatic Environmental Impact Statement (PEIS), Right of Ways on Private Land - BLM	11	2	7
PEIS Variance Areas - BLM	6	4	3
West-Wide Energy Corridor Programmatic Environmental Impact Report	7	1	
Slope	3	1	2
Degraded Land	11		5
Brownfields	10		
Mines	9		

Landfills	5	1	
DRAFT Criteria - Exclusion	Yes	Maybe, I need more information	No
Areas of Critical Environmental Concern (ACEC)	14		1
Desert Wildlife Management Areas (DWMA)	13	1	1
Wilderness Areas	16		
Sensitive Species Areas	14	1	3
China Lake Naval Air Weapons Station	15		1
Military Flight Zones	8	1	1
Tribal Lands	11	1	1
Cultural and Historic Resources	16	1	1
Scenic Resources	15	1	
Private Lands Development vs. Public Lands Development	1	5	1

The stakeholders and attending public also had the opportunity to add their own ideas for criteria. These additional ideas are as follows:

Additional Criteria - Inclusion

- Built environment/Parking Lots
- Highway divider areas
- Aqueducts
- Lands with minimal visual impact

Additional Criteria - Exclusion

- Old Spanish Trail – visual impacts
- Viewsheds
- Agriculture mapping
- Manzanar historic landscape viewshed
- Tie in with economy that is based on non-industrial landscape
- Open lands that surround Tribal Land

- Wildlife corridors including avian and insect migration corridors
- Cultural resource mapping
- BLM Wilderness Study Areas
- Seeps and springs

Other factors

- Dust
- Decentralized approach – use CEC money to put solar panels on Inyo roofs
- Benefit to effected communities

Overall, the stakeholders and attending public were in favor of using the criteria presented to them as evaluation tools for developing REDAs. Many did comment that some of the data was out-of-date and staff has worked to replace the outdated data with newer versions. With regard to criteria for inclusion, two of the criterion had more negative votes than positive. These are the Wind Development Focus Areas, done for the DRECP work by the Wind Energy Association, and Competitive Renewable Energy Zones, created by the BLM. The people who voted were very favorable to using the DRECP development focus areas and the studies by the California Independent System Operator (CAISO) for the State's transmission planning; siting near existing local serving and trough County transmission lines; and, using already degraded lands. Staff received several suggestions about criteria during the comment conversations and tried to include them. One suggestion was for the County to use 80-meter wind data instead of the 50-meter. This data is unavailable in a format that staff can use in a Geographic Information System for analysis, but staff did get a map of it. It does not vary, with regard to mapped area, much from the 50-meter data, this map is now included in the background report. Staff was also encouraged to take out north facing slopes, by renewable energy developers, as they are not optimal for solar energy generation. To date, this is still being worked on. All but one of the criteria presented for exclusion received positive votes. One criterion, focusing on public lands for renewable energy development over private lands, had more 'Maybe, I need more information' votes, than 'Yes' or 'No' votes. This is likely due to the difficulty in understanding the nature of LADWP land: is it private or is it public? Jurisdictional issues regarding LADWP land are consistently difficult to understand and process. LADWP land is, on most accounts, treated as public land by the County, but any development proposals LADWP has in the County does need to address existing County plans, including the General Plan. Exclusionary criteria with the most positive votes were: wilderness areas, cultural and historic resources, China Lake Naval Air Weapons Station and scenic resources.

The next step in this process will take the criteria identified in this background report, and the results of an Opportunities and Constraints Technical Study (OCTs) and stakeholder and public comment to evaluate areas for REDAs. Eventually, a set of REDA, including a preferred alternative, a least intensive alternative, and an intensive alternative will be identified and evaluated for the Programmatic Environmental Impact Report.

24. The 2011 REGPA

While staff developed the 2011 REGPA, it was determined that small scale wind and solar energy development for individual homes and businesses are already adequately addressed by existing County regulations. These include building permit requirements for solar installations intended primarily for on-site energy consumption and Inyo County Code (ICC) Chapter 18.79 (Regulation of Small Wind Energy Conversion Systems). Staff further determined that General Plan policies were not necessary for small scale development and 2011 REGPA was written for commercial scale solar and wind energy development. The 2011 REGPA updated the: Land Use, Public Services and Facilities, Economic Development, Conservation and Open Space and Public Safety elements. A review and reevaluation of the 2011 policies will be conducted as part of the 2013 process. New information collected from the REDA identification, and the stakeholder/public outreach processes will be used to develop new and/or updated General Plan policies. The 2011 REGPA General Plan changes included:

- Government Element
  No change

- Land Use Element
  - New definition:
    <u>Solar or Wind Renewable Energy Facility</u>. Any electric transmission line, solar thermal powerplant, photovoltaic powerplant, or wind energy powerplant to be constructed in Inyo County. A Facility does not include a "solar energy system," a small wind energy conversion system or a windmill that does not generate electricity, or a pilot or proof of concept powerplant.

  - New Land Use policy:
    <u>Policy LU-1.17 (Solar and Wind Renewable Energy Development)</u> – The County shall consider Solar or Wind Energy facilities within areas with a Renewable Energy Land Use Designation Overlay and in any zoning district under Title 18 of the Inyo County Code. Based on site-specific studies and appropriate environmental review, the County may process Solar or Wind Renewable Energy Facilities within the Overlay pursuant to Inyo County Code Title 21. Potential social, economic, and environmental impacts from Solar or Wind Renewable Energy Facilities must be minimized to the extent feasible. Appurtenant transmission facilities and related infrastructure may be constructed and operated within any Land Use Designation and any zoning district under Title 18 of the Inyo County Code, provided that the facilities they connect operate under valid approval and are the subject of appropriate environmental review.

  - *New Land Use Implementation Measures:*
    1. The County shall coordinate with the Department of Defense to work to site renewable energy facilities in a manner that does not significantly impact military readiness. Issues to be addressed in the coordination include radar, light and glare, heat generation, equipment testing and operations, personnel training, and

flight activities. The County shall consider seeking compensation for the loss of revenues from

potential renewable energy facilities that are not developed due to potential impacts on military readiness, special status species, and aesthetics, and/or other barriers to development of appropriate renewable energy facilities. Methods of compensation include but are not limited to Payment-in-lieu of Taxes (PILT) or similar programs.

1. *The County shall work with utilities and renewable energy developers to encourage collocation of transmission and intertie facilities.*
2. *The County shall encourage renewable energy development on disturbed lands.*

- Public Services and Facilities Element
  - New Public Services and Facilities policy:

  Policy PSU-10.5 (Encourage Renewable Energy Development) – The County shall encourage appropriate development of renewable energy resources, provided that social, economic, and environmental impacts are minimized.

- Economic Development Element
  - New Economic Development policy:

  Policy ED-4.4 (Renewable Energy Development Beneficial to the Local Economy) – Renewable energy development shall provide means to offset costs to the County and lost economic development potential. If potential economic impacts from renewable energy development are identified by the County, commensurate mitigation and/or offsets shall be required.

- Housing Element

  No change

- Circulation Element
- *No change*

- Conservation/Open Space Element
  - Modified existing Agricultural Resources policy:

  Policy AG-1.3 (Conversion of Agricultural Land) – Discourage conversions of productive agricultural lands for urban development, and encourage avoidance of productive agricultural lands for renewable energy development.

  - New Mineral and Energy Resources goal:

  Goal MER-1 – Encourage appropriate renewable energy development and minimize impacts from such development to the social, economic, and environmental resources of the County.

  - New Mineral and Energy Resources policies:

1. *<u>Policy MER-2.1 (Large-scale Renewable Energy Development Areas)</u> – The County shall maintain a Land Use Diagram of areas where Solar or Wind Renewable Energy Facilities may be appropriate.*
2. *<u>Policy MER-2.2 (Minimize Impacts)</u> – The County shall work with renewable energy developers and other agencies to minimize impacts from renewable energy development.*

- New Mineral and Energy Resources Implementation Measures:
  1. Review proposals for renewable energy development and work to minimize potential impacts to the County's social, economic, and environmental resources, in cooperation with other local, regional, State, out-of-State, and federal agencies.
  2. Collect and disseminate strategies to minimize impacts from Renewable Energy Facilities.
  3. Periodically review, and as necessary update, the Solar and Wind Renewable Energy Land Use Designation Overlay.

- New Water Resources policy:
  <u>Policy WR-3.5 (Sustainable Renewable Energy Development)</u> – The County shall encourage renewable energy development to incorporate measures to minimize water consumption and use of potable water.

- New Visual Resources policy:
  <u>Policy VIS-1.8 (Renewable Energy Development)</u> – The County shall encourage siting and screening to minimize significant changes to the visual environment from renewable energy development, including minimizing light and glare, to the extent possible.

- New Recreation Implementation Measure:
  Work with developers and other agencies to minimize impacts to recreational access from renewable energy development.

- Public Safety Element
  - New Air Quality Implementation Measure:
    Support appropriate efforts to combine air quality improvements with other social, cultural, and environmental goals, including renewable energy development.

  - New Noise Implementation Measure:
    Work with developers and other agencies to minimize noise from renewable energy development.

25. Public Input 2011 - REGPA Policy

Like the criteria, the policy developed in 2011 was presented to the stakeholder groups and to the public that attended the workshops in November and December 2013. The policies were taken out of the General Plan format and presented as general ideas to gauge the support for them.

They were voted on exactly like the criteria with the question: "Are these appropriate for Inyo County?" and the options of: Yes; Maybe, I need more information; and, No. There was also a space for comments and/or new or modified policies they would like to see included. The results of the voting indicate that the stakeholders and attending public are mostly in agreement with the policy concepts identified by staff, with some exceptions. The voting results for policy concepts are as follows:

DRAFT Policy Concepts - Voting Results

DRAFT Policy Concepts	**Yes**	**Maybe, I need more information**	**No**
Renewable energy development will help offset the costs to the County and the loss of other potential economic development. If there are economic impacts from renewable energy development, mitigation and offsets should be required that minimizes financial contribution commitments by the County.	14	1	4
The conversion of agricultural land for urban development should be discouraged and renewable energy development should avoid productive agriculture land.	13	1	1
The County should have a map of areas where solar or wind renewable energy facilities are appropriate.	13	2	1
The County should work with renewable energy developers and other agencies involved with the development site to minimize impacts.	8		1
Renewable energy development should take steps to minimize water consumption and the use of potable water.	17	1	
The siting of renewable energy facilities should minimize significant changes to the visual environment, including minimizing light and glare and screening facilities.	10	2	1
The County should continue to be involved in large scale planning efforts with state and federal level organizations for renewable energy development, to promote better land use and transmission opportunities.	8	3	1
The capacity to generate enough energy to make renewable energy financially feasible should be a key consideration of which areas are suitable for renewable energy development.	5	2	5
The proximity to existing transmission corridors to export energy without the development of new transmission lines should be a key consideration of the location of renewable energy facilities.	16		2
Transmission lines that carry energy through Inyo County should allow future local tie in.	11		3
Future transmission line development should be limited to existing public right of way.	15		3

DRAFT Policy Concepts	Yes	Maybe, I need more information	No
Disturbance to critical habitats of plants and animals, and to important historical and cultural sites and landscapes, should be minimized.	15	1	
Solar and wind energy facility location should be limited to areas with a renewable energy land use designation overlay or in an appropriate zoning district.	11	1	1
Transmission facilities and related infrastructure should be allowed to locate and operate within any land use designation and zoning district, provided the facilities operate under valid approval and appropriate environmental review.	3	3	10
Renewable energy development should be encouraged to locate on disturbed lands.	15	5	
Utilities and renewable energy developers should locate transmission and intertie facilities on the same site.	6	5	1
The overall size of a single renewable energy facility should be limited to minimize impacts on natural, cultural, historic or visual resources.	11	4	
The County should promote or encourage the use of public lands for renewable energy development over private lands to the maximum extent feasible.	5	2	11

The stakeholders and attending public also had the opportunity to add their own ideas for policy. These additional ideas are as follows:

- Endangered, threatened, species of conservation concern areas should include necessary connectivity to sustain the species and recognize that habitats are variable over time.
- Cumulative effects shall be considered: current proposed project, other approved projects, and proposed future projects.
- Reclamation, restoration requirements should be sufficiently bonded to assure completion, even in event the project owner no longer exists. There should be triggers as to when/how the project is to be regarded as no longer operational to facilitate restoration without undue delay. Degree to which meaningful restoration possible should be considered in evaluation project proposal.
- Recognize that information gaps exist and that revisions may be necessary in order to maintain compliance with policy concepts and criteria.
- When alternative technologies exist, preference is for least disruptive technology (as related to the other policies and criteria).
- The County should develop a development impact fee that covers the cost of county services.
- Distributed generation, community solar, county solar facilities –etc.

The stakeholders and attending public voted positively for most of the policy concepts. The strongest negative votes were on the policy concepts allowing for transmission facilities on any

zoning designation in the County and promoting the development of renewable energy facilities on public lands. This would indicate that the people who voted want restrictions on where transmission facilities can be built and they do not want them built on public lands over private lands. Public lands include the Inyo National Forest, Death Valley National Park, State Lands Commission, BLM and potentially LAWDP lands. There was a tie on financial feasibility being a key consideration for suitability of where renewable energy development may be built, indicating that half of the people who voted think there are more important considerations than financial ones when deciding where renewable energy facilities should be allowed.

This information along with additional recommendations from the Planning Commission and the Board of Supervisors will be used to craft a new set of policies for the 2013 REGPA.

26. Summary

Inyo County has excellent solar energy generation potential and scattered good-excellent wind energy generation potential. Due to this high potential there has been increased interest in the development of these resources in the County over the past several years. In reaction to this interest the County adopted a Renewable Energy General Plan Amendment in 2011, but subsequently had to rescind it do to threatened litigation. Along with the remarkable potential for wind and solar energy generation, comes many variables regarding where the most appropriate areas for this develop is. As the County revisits a Renewable Energy General Plan Amendment it will have to take into account:

- the areas with the highest energy generation potential;
- availability of transmission;
- a multitude of studies and plans conducted by other jurisdictions and groups;
- land with the right slope and development characteristics;
- avoiding critical habitats, military concerns, tribal lands, cultural and historic resources; and scenic resources; and,
- the public's vision and goals.

The County is still committed to completing a Renewable Energy General Plan Amendment, as under California State Planning guidance, the General Plan is where a community develops its visions, goals and policies for land use and development.

27. Resources

Bureau of Land Management, Area of Critical Environmental Concern, and Desert Wildlife Management Area, information available at: http://webservices.itcs.umich.edu/drupal/recd/?q=node/31

Bureau of Land Management Director's Protest Resolution Report: Programmatic Land Use Plan Amendments for Solar Energy Development in Six Southwestern States, available at: http://solareis.anl.gov/documents/docs/Solar_PEIS_BLM_Protest_Resolution_Report.pdf

Bureau of Land Management, Solar Programmatic Environmental Impact Statement, available at: http://solareis.anl.gov/

California Department of Fish and Wildlife: California Natural Diversity Data Base, available at: http://www.dfg.ca.gov/biogeodata/cnddb/

California Independent System Operator – 2012-2013 Transmission Plan, available at: http://www.caiso.com/planning/Pages/TransmissionPlanning/2012-2013TransmissionPlanningProcess.aspx

California Transmission Planning Group, information available at: http://www.ctpg.us/

Clark, Morrison, Radar, Nancy. 2012. Proposed DRECP Scenario for Wind Energy Resources. The California Wind Energy Association.

County of Inyo and the City of Los Angeles, Long Term Water Agreement, available at: http://www.inyowater.org/documents/governing-documents/water-agreement/

County of Inyo: Expedited permit process for photovoltaic systems, available at: http://www.inyoplanning.org/documents/ExpeditedPermitProcessforPhotovoltaicPVSystems.pdf

County of Inyo – Inyo County Code: Chapter 18.79 Regulation of Small Wind Energy Systems, available at: http://www.qcode.us/codes/inyocounty/

County of Inyo: Renewable Energy General Plan Amendment 2011, available at: http://www.inyoplanning.org/projects/2011-REGPA.htm

County of Inyo – Inyo County Code: Title 20 Development Agreements, available at: http://www.qcode.us/codes/inyocounty/

Desert Renewable Energy Conservation Plan: information available at: http://www.drecp.org/

Desert Renewable Energy Conservation Plan: Appendix A Transmission Technical Group Report, available at: http://www.drecp.org/documents/docs/alternatives_eval/Appendices/Appendix_A_TTG_Report.pdf

Owens Lake Demonstration Project, information available at: https://www.ladwp.com/ladwp/faces/wcnav_externalId/a-fr-envirt-repo?_adf.ctrl-state=18u2iymv4s_4&_afrLoop=302853499764715&_afrWindowMode=0&_afrWindowId=o92km4ukt_1#%40%3F_afrWindowId%3Do92km4ukt_1%26_afrLoop%3D302853499764715%26_afrWindowMode%3D0%26_adf.ctrl-state%3Do92km4ukt_29

Pacific Northwest Laboratory. 1986. Wind Energy Resource Atlas of the United States.

Perez Et Al. 2002. The State University of New York/Albany Satellite Radiation Model.
Renewable Energy Development Institute, information available at: http://www.redinet.org/

Renewable Energy Transmission Initiative, information available at: http://www.energy.ca.gov/reti/documents/

Rural Southwest Brownfields Coalition – Inyo county, information available at: http://www.rdsbc.org/counties/inyo-county/

Senate Bill 107, available at: http://www.leginfo.ca.gov/cgi-bin/postquery?bill_number=sb_107&sess=0506&house=B&author=simitian

Senate Bill 1078, available at: http://www.leginfo.ca.gov/cgi-bin/postquery?bill_number=sb_1078&sess=0102&house=B&author=sher

Senate Bill 2, available at: http://www.leginfo.ca.gov/cgi-bin/postquery?bill_number=sbx1_2&sess=PREV&house=B&author=simitian

Solar Programmatic Environmental Impact Statement available at: http://solareis.anl.gov/documents/fpeis/

Southern Owens Valley Solar Ranch Environmental Impact Report, available at: https://www.ladwp.com/ladwp/faces/wcnav_externalId/a-fr-envirt-repo?_adf.ctrl-state=18u2iymv4s_4&_afrLoop=302853499764715&_afrWindowMode=0&_afrWindowId=o92km4ukt_1#%40%3F_afrWindowId%3Do92km4ukt_1%26_afrLoop%3D302853499764715%26_afrWindowMode%3D0%26_adf.ctrl-state%3Do92km4ukt_29

Southwest Solar Transformation Initiative – Inyo County Road Map, available at:
http://www.solarroadmap.com/national/california/inyo-county-ca/

State of Nevada, Renewable Energy Conceptual Transmission Plan, available at:
https://www.nvenergy.com/company/rates/filings/IRP/NPC_IRP/images/vol_17.pdf

West-Wide Energy Corridor Programmatic Environmental Impact Statement, available at:http://corridoreis.anl.gov/eis/index.cfm

28. Appendices

- Appendix A: Memorandum of Understanding California Energy Commission and Inyo County.
- Appendix B: Inyo County Title 21, the Inyo County Renewable Energy Ordinance.
- Appendix C: Renewable Energy General Plan Element Community Engagement Summary.

Appendix A

MEMORANDUM OF UNDERSTANDING

BETWEEN

THE CALIFORNIA ENERGY COMMISSION,

AND

THE COUNTY OF INYO

REGARDING

PARTICIPATION AND ENGAGEMENT IN

THE DEVELOPMENT OF

THE DESERT RENEWABLE ENERGY CONSERVATION PLAN

MARCH 2013

I. INTRODUCTION AND BACKGROUND

California has a history of establishing energy policies that promote renewable electricity generation. In 2008, the California Air Resources Board (CARB) adopted the Assembly Bill 32 (AB 32) Scoping Plan, which contains the main strategies California will use to reduce the greenhouse gas (GHG) emissions that cause climate change. The measures in the Scoping Plan will reduce California's GHG emissions to 1990 levels by 2020 and 80 percent of 1990 emissions levels by 2050. As indicated in the Scoping Plan, increasing electricity generation from renewable energy resources will yield significant GHG reductions and contribute to the 2020 and 2050 GHG reduction goals.

To implement the renewable energy strategies in the AB 32 Scoping Plan, then Governor of the State of California, Arnold Schwarzenegger, issued Executive Order S-14-08 (November 17, 2008) establishing a state policy goal of producing 33 percent of California's electrical needs with renewable energy resources by 2020 and directed state agencies to streamline regulatory processes and minimize environmental impacts associated with this development. The Governor and Legislature subsequently enacted Senate Bill 2 (1x) to establish the 33 percent renewable energy standard in statute, effective December 10, 2011. The Renewables Portfolio Standards (RPS) energy projects, including wind, solar, and geothermal, also contribute to achieving the state's climate change goals of reducing greenhouse gases to 1990 levels by 2020 and to 80 percent of 1990 emissions levels by 2050, making the success and expansion of RPS energy generation a key priority for California's economic and environmental future.

Concurrent with the Governor's Executive Order S-14-08, several state and federal agencies created an inter-agency cooperative effort known as the Renewable Energy Action Team (REAT) through the "Memorandum of Understanding Between the California Energy Commission and the California Department of Fish and Game Regarding the Establishment of the Renewable Energy Action Team" (November 17, 2008). In the Memorandum of Understanding, the California Department of Fish and Game (CDFG), the California Energy Commission (CEC), the Bureau of Land Management (BLM), and the United States Fish and Wildlife Service (USFWS) (REAT Agencies) committed to a cooperative relationship to achieve shared energy policy goals. The REAT has a primary mission to streamline and accelerate the permitting processes for renewable energy projects, while contributing to the conservation of special-status species and natural communities at the ecosystem scale.

The REAT agencies subsequently entered into the "Planning Agreement by and among California Department of Fish and Game, California Energy Commission, United States Bureau of Land Management, and United States Fish and Wildlife Service for the Desert Renewable Energy Conservation Plan" (May 2010). In the Planning Agreement, the REAT agencies committed to work together to develop the Desert Renewable Energy Conservation Plan (DRECP), a multispecies desert energy conservation plan in the Mojave and Colorado Desert Regions. The DRECP will guide solar and other qualified RPS energy project siting in the DRECP Planning Area and ensure the

conservation of California's natural resources in the Planning Area. The goals of the DRECP, as provided in Section 2.3 of the Planning Agreement, include the following:

A. Provide for the long-term conservation and management of Covered Species within the Planning Area;

B. Preserve, restore, and enhance natural communities and ecosystems that support Covered Species within the Planning Area;

C. Build on the Competitive Renewable Energy Zones identified by the Renewable Energy Transmission Initiative;

D. Further identify the most appropriate locations within the Planning Area for the development of utility-scale renewable energy projects, taking into account potential impacts to threatened and endangered species and sensitive natural communities;

E. Provide a means to implement Covered Activities in a manner that complies with the Natural Community Conservation Planning Act (NCCPA), Federal Endangered Species Act (FESA), National Environmental Policy Act (NEPA), California Environmental Quality Act (CEQA), and other relevant laws;

F. Provide a basis for the issuance of Take Authorizations allowing the lawful Take of Covered Species incidental to Covered Activities;

G. Provide for issuance of Take permits for other species that are not currently listed but which may be listed in the future;

H. Provide a comprehensive means to coordinate and standardize mitigation and compensation requirements for Covered Activities within the Planning Area;

I. Provide a framework for a more efficient process by which proposed renewable energy projects within the Planning Area may obtain regulatory authorizations and which results in greater conservation values than a project-by-project, species-by-species review would have;

J. Provide durable and reliable regulatory assurances, as appropriate, under the NCCPA and the FESA for Covered Activities that occur within the Planning Area; and

K. Identify and incorporate climate change adaptation research, management objectives, and/or policies into the final plan document.

Under section 25619 of the Public Resources Code, the Energy Commission may provide up to seven million dollars ($7,000,000) in grants to qualified counties for the development or revision of rules and policies, including, but not limited to, general plan elements, zoning ordinances, and a natural community conservation plan as a plan participant, that facilitate the development of eligible renewable energy resources, and

their associated electric transmission facilities, and the processing of permits for eligible renewable energy resources. For counties within the DRECP Planning Area, the Energy Commission may award a grant to a county only if the county has signed the Planning Agreement as a "plan participant" as defined by California Fish and Game code section 2805(j)(1) or the county enters into a memorandum of understanding with the Energy Commission in which the county agrees to participate in the development of the DRECP for the purpose of ensuring that the DRECP can achieve the goals set forth in the Planning Agreement in a manner that is consistent with the applicable policies of the county.

Inyo County (County) historically has provided renewable energy production facilities for the benefit of California, and continues to do so to the present day. Under the County's General Plan, the County encourages the development of energy resources on both public and private lands within the bounds of economic reason and sound environmental health. The County's goals and policies include the following concepts.

a. Encourage the sound development of any and all energy resources, including, but not limited to geothermal, wind, biomass, and solar.

b. Encourage the use of peer-reviewed science in the assessment of impacts related to energy resource development.

c. Encourage the development of adequate utility corridors necessary for the transmission of newly generated energy.

d. Encourage maintaining energy opportunities on state and federal lands. Encourage treating renewable energy sources as natural resources. For projects subject to County planning and environmental jurisdiction, consider, account for, and mitigate ecological, cultural, economic, and social impacts, as well as benefits, from development of renewable energy resources. Consider developing County environmental and zoning permitting processes to ensure efficient permitting of renewable energy projects while mitigating negative impacts to County services and citizens, with a goal to ensuring that citizens of the County benefit from renewable energy development in the County.

e. Recognize that, with more than 98 percent of the land area of Inyo County owned by the federal, state, and city governments, the economic viability of the County is inextricably tied to operational decisions made on public lands. Support federal and state land dispositions and acquisitions, including land adjustments and exchanges, that benefit the citizens of the County.

f. Support continued and improved access to state and federal lands within the County, continued provision of public recreational facilities on state and federal lands, and multi-use management of state and federal lands where applicable.

The DRECP Planning Area contains lands within the County and under the County's jurisdiction. The construction across the state of RPS generation projects and the electric transmission projects needed to deliver RPS energy to load centers may affect these lands; and in many cases, the lands may provide appropriate sites for such projects. The County supports responsible renewable energy development on lands in the County under its jurisdiction and by this MOU seeks to engage more formally in the development of the DRECP in a way that is consistent with County goals and policies. The County may also develop or revise County rules and policies that will facilitate the development and permitting of renewable energy resources and associated transmission facilities and, for that reason, may apply for a grant under section 25619 of the Public Resources Code.

II. PARTIES

This Memorandum of Understanding (MOU) is entered into by and between the Energy Commission and the County of Inyo.

III. PURPOSE

The purpose of this MOU is to form a cooperative relationship between the Parties to effectively plan for and promote renewable energy development in California in a way that advances California's renewable energy development initiatives and the renewable energy policies of the Parties and to develop and implement the DRECP in a manner that is consistent with the planning goals set forth in the Planning Agreement and with the applicable policies of the County. The County's participation in the DRECP planning effort will enhance the development and implementation of the DRECP through the sharing of comprehensive environmental baseline data, environmental analyses, impact assessments, and potentially through the identification of renewable energy development and conservation and mitigation opportunities in the County. The Energy Commission and the County expect that the County's participation in the DRECP planning effort will also inform its development or revision of County rules and policies pertaining to renewable energy and lead to rules and policies that complement the DRECP.

IV. AUTHORITY TO ENTER INTO THIS MEMORANDUM OF UNDERSTANDING

California Energy Commission Authority: Public Resources Code Sections 25218, subds. (d)-(e), 25219, 25302, 25324, and 25500 et seq.

County Authority: Government Code Section 65000 et seq. (Planning and Zoning).

V. PRINCIPLES OF AGREEMENT

The Parties mutually agree to:

A. Participate in DRECP meetings, review draft DRECP documents and information, and provide advice and input about accomplishing DRECP planning goals in a manner that is consistent with the County's rules and policies regarding lands within its jurisdiction.

B. Coordinate, share, and/or combine resources and data in conducting environmental and resource analyses to assist in the development of the DRECP, to the extent appropriate and allowed by law.

C. Apprise each other, as far in advance as practicable, of any significant actions or issues that pertain to the development of the DRECP or the implementation of the DRECP on lands within the jurisdiction of the County.

D. Share documents and information related to the preparation of the DRECP, to the extent appropriate and allowed by law.

E. Provide Geographical Information Systems (GIS) staff, technical expertise, data and products where appropriate to assist in the development or implementation of the DRECP.

F. Work together on the development of additional renewable energy resources in California's Mojave and Colorado Desert Regions, including identifying, as far in advance as practicable, those geographic areas and technical and environmental features that merit heightened consideration so that renewable energy project and transmission line development is consistent with both the DRECP's planning goals and the County's rules and policies for lands under its jurisdiction in the DRECP Planning Area.

VI. GENERAL PROVISIONS

A. Nothing in this MOU is intended to or shall be construed to limit or affect in any way the authority or legal responsibilities of the Energy Commission or the County, including those related to land use decisions.

B. Nothing in this MOU binds the Energy Commission or the County to perform any action that is beyond its legal authority.

C. Nothing in this MOU requires the Energy Commission or the County to assume any financial obligation, or to expend any funds, in excess of available appropriations authorized by law. This MOU does not constitute or imply approval by the Energy Commission of any grant funds under section 25619 of the Public Resources Code or any other law, nor does it constitute or imply application by the County for a grant. Any activities that involve the transfer of

money, services, or property between or among the Parties will require execution of separate agreements or contracts.

D. Nothing in this MOU is intended to or shall be construed to restrict any Party from participating in similar activities or arrangements with other public or private agencies, organizations, or individuals.

E. Any information furnished between the Parties under this MOU is potentially subject to the California Public Records Act, Gov. Code § 6250, et seq. (CPRA). The Parties agree to consult one another prior to transferring potentially privileged or exempt documents and to cooperate in good faith to assert all such privileges and exemptions permitted by the CPRA.

F. All cooperative work under the provisions of this MOU will be accomplished without discrimination against any employee because of race, sex, creed, color, or national origin.

G. If any legal issue arises under this MOU, California law shall apply.

H. Any loss, damage or injury suffered by any Party in connection with the performance of this MOU will be borne exclusively by it.

I. Amendments or supplements to this MOU may be proposed by the Energy Commission or the County and shall become effective upon written approval of both Parties.

J. Either the Energy Commission or the County may terminate this MOU thirty (30) days after providing written notification of termination to the other Party.

K. This MOU shall become effective as of the later date shown below on the signatures page. This MOU may be executed in one or more counterparts, each of which will be considered an original document.

L. This MOU shall remain in effect for three (3) years after the effective date of this MOU.

M. This MOU is intended only to reflect the mutual understanding of the Parties. It is not a contract for acquisition of supplies or services; it is not legally enforceable; and it does not create any legal obligation of either of the Parties or create any private right or cause of action for or by any person or entity.

VII. CONTACTS

The primary points of contact for carrying out the provisions of this Memorandum of Understanding are:

- California Energy Commission: Roger Johnson, Deputy Director of the Siting, Transmission, Environmental Protection Division
- County: Joshua Hart, Planning Director

VIII. APPROVALS

COUNTY OF INYO

By: Linda Arcularius Date: 3-26-13

Linda Arcularius
Chairperson of the Board of Supervisors

CALIFORNIA ENERGY COMMISSION

By: Date: 4-12-13

Robert P. Oglesby
Executive Director

Appendix B

Chapter 21.04 TITLE, AUTHORITY AND PURPOSE

21.04.010 Title.

This title shall be known as the Inyo County Renewable Energy Ordinance. (Ord. 1158 § 3, 2010.)

21.04.020 Authority.

Article XI, Section 7 of the California Constitution empowers Inyo County ("county") to make and enforce within its limits all local, police, sanitary and other ordinances and regulations not in conflict with general laws. The county's police powers extend to all lands within the county. The police powers of the county of Inyo include:

A. Protection of the environment of Inyo County, including biological and other natural resources, aesthetics, recreational attractiveness and availability, traditional social activities and values of the citizens of the county, housing, public services, utilities, and economic potential within the county;

B. Traditional authority over the use of land within the county, where such authority is not preempted by federal or state law;

C. The public trust doctrine under which the county is empowered to exercise its police power to protect natural resources such as streams, lakes, marshlands, tidelands, wildlife and other resources. (Ord. 1158 § 3, 2010.)

21.04.030 Purpose.

A. It is in the public interest to support, encourage and regulate the development of solar and wind resources for the generation and transmission of clean, renewable electric energy. By this title, the county intends to: (1) support and encourage the responsible development of its solar and wind resources to generate and transmit clean, renewable electric energy while protecting the health, safety and welfare of its citizens and its environment, including its public trust resources, by requiring that the adverse impacts of such development are avoided or acceptably mitigated; (2) recover the county's costs of increased services resulting from such development; and (3) ensure that the citizens of Inyo County equitably share in the benefits resulting from the use of such resources.

B. To support, encourage and facilitate the responsible utilization of its solar and wind resources for the generation and transmission of clean, renewable electric energy, the county encourages potential developers of such resources to work with the county and to enter into a mutually agreeable renewable energy development agreement in lieu of applying for the issuance of a renewable energy impact determination or a renewable energy permit. (Ord. 1158 § 3, 2010.)

Chapter 21.08 DEFINITIONS

21.08.010 Environment.

For the purposes of this title, the term "environment" includes the ecological environment of the county as well as the social, aesthetic and economic environment of the county. Impacts upon the quality of life within the county are considered environmental impacts. Therefore, the definition of environment is not limited by and may be broader than environmental considerations under the California Environmental Quality Act or the National Environmental Policy Act. (Ord. 1158 § 3, 2010.)

21.08.020 Electric transmission line.

"Electric transmission line" means any electric powerline within Inyo County carrying power from a photovoltaic, solar thermal or wind energy powerplant located within or outside Inyo County to a point of junction with an interconnected transmission system. "Electric transmission line" does not include any replacement on the existing site of existing electric powerlines with electric powerlines equivalent to such existing electric powerlines or the placement of new or additional conductors, insulators, or accessories related to such electric powerlines on supporting structures in existence on the effective date of the ordinance codified in this title or certified pursuant to this title. (Ord. 1158 § 3, 2010.)

21.08.030 Facility.

"Facility" means any electric transmission line, solar thermal powerplant, photovoltaic powerplant, or wind energy powerplant to be constructed in Inyo County. A facility does not include a "solar energy system" or a pilot or proof of concept powerplant. (Ord. 1158 § 3, 2010.)

21.08.040 Mitigation.

"Mitigation" refers to mitigation of adverse environmental impacts and includes:

1. Avoiding the impact altogether by not taking a certain action or parts of an action;

2. Minimizing impacts by limiting the degree or magnitude of the action and its implementation;

3. Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment;

4. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action;

5. Compensating for the impact by replacing or providing substitute resources or environments. (Ord. 1158 § 3, 2010.)

21.08.050 Modification of an existing facility.

"Modification of an existing facility" is an increase in the electric generating capacity of an existing facility or electric transmission line by ten percent or more. (Ord. 1158 § 3, 2010.)

21.08.060 Person.

"Person" means any natural person and any corporation, partnership, association, public entity and any other entity with legal existence under California law. "Person" also includes any city, county, public district or agency, the state or any department or agency thereof, and the United States and any department or agency thereof. (Ord. 1158 § 3, 2010.)

21.08.070 Photovoltaic powerplant.

"Photovoltaic powerplant" means an electrical generating facility in which the total energy output is from the direct conversion of solar energy into electricity and which transmits a portion of the electrical energy off the site of the facility. The definition of a "photovoltaic powerplant" does not include a "solar energy system." (Ord. 1158 § 3, 2010.)

21.08.080 Pilot or proof of concept powerplant.

"Pilot or proof of concept powerplant" is a powerplant with a capacity of five megawatts or less that is designed and constructed to test the feasibility of constructing and operating larger capacity facilities. (Ord. 1158 § 3, 2010.)

21.08.090 Public trust resources.

"Resources protected by the public trust doctrine" are as defined by statute and the courts. Such resources include tidelands, navigable bodies of water, tributaries to navigable bodies of water, wildlife and wildlife habitat. (Ord. 1158 § 3, 2010.)

21.08.100 Renewable energy development agreement.

"Renewable energy development agreement" means an agreement for the development of a facility entered into by the county and a developer of a facility in lieu of a renewable energy permit or a renewable energy impact determination. A renewable energy development agreement shall be processed in the same manner as a development agreement described in Title 20 of this code except that the county planning commission will not be involved in the consideration, approval or review of such agreements, nor will the planning commission be the county agency for the purpose of California Environmental Quality Act review and processing for such projects. Further, a renewable energy development agreement may be exempted from the annual review provisions of Title 20, Section 20.08.050 if the renewable energy development agreement contains the enforcement provisions set forth in Sections 21.24.010 to 21.24.080 of this title. The county planning director is the point of contact regarding a renewable energy development agreement. Renewable energy development agreements must include a reclamation plan, acceptable financial assurances, be consistent with the county general plan, be approved by the board of supervisors, which will be the review and processing agency for compliance with the

California Environmental Quality Act, and must include provisions acknowledging that the agreement is enforceable by injunctive relief contractual remedies and other remedies provided by law and equity. (Ord. 1158 § 3, 2010.

21.08.110 Small wind energy conversion system.

"Small wind energy conversion system" is as defined in Section 18.79.040 of this code. As defined in that section, a small wind energy conversion system means a facility consisting of a tower, wind turbine generator with blades, guy wires and anchors, and associated control and conversion electronic equipment to convert wind movement into electricity, and that is incidental and subordinate to another use on the same parcel. A facility shall be considered a small wind energy conversion system if it supplies electrical power solely for on-site use; however, a facility shall also be considered a small wind energy conversion system if it is located on a parcel that also receives electrical power supplied by a utility company and any excess electrical power generated by the small wind energy conversion system not then needed for on-site use, is used by the utility company in exchange for a reduction in the cost of electrical power supplied by that company to the parcel for on-site use. No net revenue to the owners shall be produced by such excess electrical power generation. (Ord. 1158 § 3, 2010.)

21.08.120 Solar energy system.

"Solar energy system" has the same meaning as set forth in paragraphs (1) and (2) of subdivision (a) of Section 801.5 of the California Civil Code and as used in Section 65850.5 of the California Government Code. (Ord. 1158 § 3, 2010.)

21.08.130 Solar thermal powerplant.

"Solar thermal powerplant" means an electrical generating facility in which a portion of the total energy output is from solar energy converted to heat to produce electricity and which transmits a portion of the electrical energy off the site of the facility. The definition of a solar thermal powerplant does not include a "solar energy system." (Ord. 1158 § 3, 2010.)

21.08.140 Wind energy powerplant.

"Wind energy powerplant" means an electrical generating facility that converts wind energy into electricity which is transmitted off the site of the facility. A wind energy powerplant does not include a small wind energy conversion system or windmills that do not generate electricity. (Ord. 1158 § 3, 2010.)

Chapter 21.16 GENERAL PROVISIONS

21.16.010 Renewable energy permit.

Any person who proposes to construct a facility within the county or modify an existing facility within the county shall, prior to the commencement of construction or modification, first apply for and obtain from the county planning commission a renewable energy permit, unless

specifically exempted from such requirements by this title or by state or federal law. (Ord. 1158 § 3, 2010.)

21.16.020 Renewable energy impact determination.

Any person who proposes to construct a facility within the county or modify an existing facility within the county who is not subject to a renewable energy permit issued by the county for the facility, shall, prior to the commencement of construction or modification, first apply for and obtain from the county planning commission, a renewable energy impact determination that identifies environmental and other impacts expected to result from such project and mitigation for those impacts. As part of its analysis, the county planning commission shall determine whether the project is consistent with the county general plan. The goal of the renewable energy impact determination is to ensure that mitigation measures that would otherwise be addressed in a renewable energy permit and/or renewable energy development agreement that are identified pursuant to the renewable energy impact determination are, to the extent possible, incorporated into any approval of the facility granted by a state or federal agency. (Ord. 1158 § 3, 2010.)

21.16.030 Exemptions.

Any person applying for a renewable energy permit need not apply for a renewable energy impact determination. Any person who has a renewable energy development agreement with the county for the construction or modification of a facility need not apply for a renewable energy impact determination or a renewable energy permit for the facility that is the subject of the renewable energy development agreement. (Ord. 1158 § 3, 2010.)

21.16.040 Applications.

An application for a renewable energy impact determination or a renewable energy permit shall be filed and processed in the same manner as land use and conditional use permit applications submitted to the county as provided in Sections 18.81.160 to 18.81.300 of this code. (Ord. 1158 § 3, 2010.)

21.16.050 Application fees.

An applicant for a renewable energy impact determination and/or permit shall pay fees and costs to the county planning department as provided in Chapter 3.60 of this code. The fee for either a renewable energy impact determination or a renewable energy permit shall be equal to the fee charged for a conditional use permit. (Ord. 1158 § 3, 2010.)

21.16.060 Application processing procedures.

Upon completion of the county's environmental review process and the filing of all required documents, a noticed public hearing will be scheduled and conducted by the county planning commission to consider issuance of a renewable energy impact determination or to consider issuance of a renewable energy permit. Such a hearing will be scheduled and conducted in accordance with this title and Chapter 18.81 of this code. (Ord. 1158 § 3, 2010.)

21.16.070 Appeals.

Appeals of an action by the county planning department or the county planning commission shall be in conformance with the procedures described in Sections 18.81.270 to 18.81.300 of this code. (Ord. 1158 § 3, 2010.)

Chapter 21.20 MINIMUM REQUIREMENTS FOR RENEWABLE ENERGY IMPACT DETERMINATIONS AND RENEWABLE ENERGY PERMITS

21.20.010 Mitigation measures.

As a condition to the issuance of a renewable energy impact determination or a renewable energy permit, the county planning commission may, in the case of a renewable energy impact determination, incorporate, and in the case of a renewable energy permit, impose such reasonable and feasible mitigation measures as it finds to be necessary to protect the health, safety and welfare of the county's citizens, the county's environment, including its public trust resources, and to ensure that the county and its citizens do not bear an undue financial burden from the project. (Ord. 1158 § 3, 2010.)

21.20.020 Development standards.

In lieu of imposing the standards and procedures set forth in Title 18 concerning: (1) permitted, conditional, and/or accessory uses related to a facility and its accessory uses and structures; (2) distance between buildings; (3) height, density and intensity; (4) light and glare; (5) noise; and (6) wireless communications facilities directly related to the facility, with regard to renewable energy development agreements, the county board of supervisors shall incorporate, and with regard to renewable energy permits, the county planning commission shall impose, such standards as are deemed appropriate and may incorporate or impose such other standards and mitigation measures as are deemed necessary. Except for those exceptions specified in the preceding sentence, any facility for which a renewable energy development agreement or a renewable energy permit is required shall, to the extent allowed by law, be governed by the standards and/or procedures in Title 18. (Ord. 1158 § 3, 2010.)

21.20.030 Reclamation plan.

Any person who submits an application for a renewable energy impact determination or a renewable energy permit shall, at the time of the submission of the application, submit a plan for reclamation/revegetation of the site of the facility once the facility is decommissioned or otherwise ceases to be operational. The reclamation plan shall be based upon the character of the surrounding area and such characteristics of the property as type of native vegetation, soil type, habitat, climate, water resources, and the existence of public trust resources. Reclamation plans issued pursuant to this chapter shall run with the land affected thereby and shall be binding on all successors, heirs and assigns of the applicant.

In the case of the issuance of a renewable energy impact determination, the county planning commission shall incorporate into the determination, and in the case of a renewable energy permit, shall impose as a condition of approval, a plan for the reclamation/revegetation of the site of the facility at the time that the facility is decommissioned, or otherwise ceases to be operational, and shall establish site-specific criteria for evaluating and monitoring compliance with the approved reclamation plan. (Ord. 1158 § 3, 2010.)

21.20.040 Financial assurances.

As a condition to the approval of a renewable energy permit, in order to ensure that reclamation will proceed and be accomplished in accordance with an approved reclamation plan, the county planning commission shall require financial assurances from the applicant as provided herein:

A. Financial assurances may take the form of surety bonds, irrevocable letters of credit, trust funds or other mechanisms.

B. Public agencies may satisfy financial assurance requirements by using "pledges of revenue" or "budget set aside" as acceptable financial assurances mechanisms.

C. The financial assurances shall remain in effect for the duration of the operation and any additional period until reclamation is completed.

D. Financial assurances shall be sufficient to cover the costs of fully implementing the reclamation plan.

E. The financial assurances shall be made payable to Inyo County and any other affected public agency. However, if a facility has received approval of its financial assurances from a public agency other than the county, the county shall deem those financial assurances adequate for purposes of this section, or shall credit them toward fulfillment of financial assurances required by this section, if they are made payable to the public agency, the county, and otherwise meet the requirements of this title.

F. If a permitted facility is sold or ownership is transferred to another person, the existing financial assurances shall remain in force and shall not be released by the county until new financial assurances are secured from the new owner and have been approved by the county.

G. The release of financial assurances shall be with the concurrence of all agencies named on the financial assurance. The criteria for release of financial assurances, or part of the financial assurances, shall be made part of the reclamation plan. In no case shall the financial assurance be released until reclamation has been completed.

H. The amount of financial assurances shall be reviewed annually, or as deemed necessary, by the county planning commission and adjusted, if required, to ensure that the assurances are sufficient to cover the costs of fully implementing the reclamation plan. (Ord. 1158 § 3, 2010.)

21.20.050 Term of permit.

Each applicant for a renewable energy permit pursuant to this title shall specify in the application the duration or term of the permit requested. The county planning commission shall determine the term of the permit if it grants the permit. (Ord. 1158 § 3, 2010.)

21.20.060 Consistency with the Inyo County general plan.

Prior to the issuance of renewable energy impact determination or the granting of a renewable energy permit, the Inyo County planning commission must find that the proposed facility is consistent with the Inyo County general plan. Prior to entering into a renewable energy development agreement, the county board of supervisors must find that the proposed facility is consistent with the Inyo County general plan. (Ord. 1158 § 3, 2010.)

21.20.070 Health, safety and welfare of the county's citizens.

Prior to the issuance of a renewable energy impact determination or the granting of a renewable energy permit, the county planning commission must find that, through the imposition of mitigation measures, the approval of a reclamation plan, the receipt of adequate financial assurances, and by other conditions incorporated into the determination or imposed upon the permit, the health, safety and welfare of the county's citizens, the county's environment, including its public trust resources, and the county's financial well-being, have been adequately safeguarded. (Ord. 1158 § 3, 2010.)

Chapter 21.24 ENFORCEMENT

21.24.010 Prohibition.

No person shall construct a facility without first obtaining a renewable energy development agreement, a renewable energy permit or a renewable energy impact determination and no person shall operate a facility in violation of a renewable energy permit or renewable energy development agreement. (Ord. 1158 § 3, 2010.)

21.24.020 Notice.

Where it appears to the county planning department that a facility is in violation of any condition of a renewable energy development agreement, a renewable energy permit, an approved reclamation plan or any applicable statute, regulation or ordinance, the planning department shall serve formal notice to the facility operator and/or owner stating the nature of the violation and the specified time frame to correct the violation before an order is issued. (Ord. 1158 § 3, 2010.)

21.24.030 Timing of remedy.

The time within which the facility operator and/or owner must commence correction of the violation shall be sooner than sixty days from the notice of violation. (Ord. 1158 § 3, 2010.)

21.24.040 Order.

An order shall be issued if the facility operator and/or owner fails to comply with the notice within the specified time limit. Not sooner than thirty days after the date of the order, a hearing shall be held by the county planning director or designee, for which at least ten days' written notice has been given to the facility operator and/or owner. The order shall not take effect until after the hearing. (Ord. 1158 § 3, 2010.)

21.24.050 Failure to comply.

Failure to comply with the order shall be subject to an order setting administrative penalties and permit modification or revocation. Penalties shall be assessed from the date of original noncompliance. (Ord. 1158 § 3, 2010.)

21.24.060 Penalty.

In determining the amount of administrative penalty, the county shall take into consideration the nature, circumstances, extent and gravity of the violation or violations, any prior history of violations, the degree of culpability, economic savings, if any, resulting from the violation, and any other matters as justice may require. (Ord. 1158 § 3, 2010.)

21.24.070 Payment of penalty.

Orders setting administrative penalties and revoking or modifying the determination or permit shall become effective upon issuance thereof. Payment of penalties shall be made to the planning department unless the affected facility operator and/or owner files an appeal with the county board of supervisors within ten days of the issuance of such administrative penalties. If after the hearing, the board affirms an order setting administrative penalties, the facility operator and/or owner shall pay the administrative penalties set by the board's order within thirty days of the service of that order. A permit modification or revocation shall become effective thirty days after the board's order. (Ord. 1158 § 3, 2010.)

21.24.080 Enforcement authority.

The provisions of this chapter shall be enforced by the county planning director or designated appointee. Violations of Section 21.24.010 or other provision of the chapter may be prosecuted by the Inyo County district attorney. (Ord. 1158 § 3, 2010.)

21.24.090 Additional remedies.

Notwithstanding the foregoing, a violation of this chapter may be enforced by the county by the use of any legal or equitable remedy available to the county. (Ord. 1158 § 3, 2010.)

Chapter 21.28 SEVERABILITY

21.28.010 Severability.

If any section, subsection, sentence, clause, or phrase of this title, as applied to any person, is for any reason held to be illegal, invalid, unconstitutional, or outside the jurisdiction and/or the police powers of the county of Inyo, as determined by any court of competent jurisdiction, such decision shall not affect the validity of this title as to other persons. If any section, subsection, sentence, clause, or phrase of this title is for any reason held illegal, invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof. This title, and each section, subsection, sentence, clause or phrase hereof, would have been enacted irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared illegal, invalid, unconstitutional, or outside the jurisdiction and/or police powers of the county of Inyo as to certain entities or persons. (Ord. 1158 § 3, 2010.)

Appendix C

MEMO

To: Cathreen Richards, County of Inyo
Josh Heart, County of Inyo

From: Nora DeCuir, PMC

Cc: Jeff Henderson, PMC
Robert Edgerton, Helix Environmental Planning
Emily Capello, Aspen Environmental Group
Nolan Bobroff, County of Inyo

Date: January 16, 2014

Re: Renewable Energy General Plan Element Community Engagement Summary

This memorandum summarizes a series of stakeholder meetings and public workshops conducted by Inyo County and PMC staff for the preparation of the Renewable Energy General Plan Amendment (REGPA). This summary includes key trends and findings, the approach and format of each forum, topics discussed, and next steps for the community. The following sections and appendices provide more detailed results from each outreach event.

OVERVIEW

Inyo County conducted a series of seven stakeholder meetings, held November 12–14, 2013, and three community workshops held December 3–5, 2013. The stakeholder meetings were held in concert with the Desert Renewable Energy Conservation Plan (DRECP) update and included the following types of groups: local, state, and federal environmental organizations; renewable energy developers; County and federal elected and appointed officials; the military, local businesses, and community organizations; local tribes; and civic and chamber of commerce members. The community workshops were hosted in three communities—Independence, Bishop, and Tecopa—and were together attended by 40 community members. In each community forum, County staff provided an overview of purpose and draft criteria and policy concepts for the REGPA. Each meeting solicited input on those concepts and any other thoughts or concerns about the process or content of the General Plan amendment. The following is a summary of the forums and the input received therein.

TRENDS AND KEY FINDINGS

Although stakeholders and community members provided input on a wide variety of issues, a handful of key focuses emerged.

Relationship of REGPA to DRECP. General desire and concern related to understanding how the REGPA results and planning process will relate to the DRECP. These concerns pertained both to whether the REGPA would fully consider the DRECP locations and whether the DRECP would respect the policies and renewable energy development areas established in the REGPA.

Project Siting and Other Agencies. Concern about how and where federal agencies and the Los Angeles Department of Water and Power (LADWP) will develop renewable energy projects and how their decision-making and siting will be affected by the REGPA. Many participants expressed doubt regarding whether the County's General Plan will influence other agencies' planning decisions.

Consideration of Habitat as Criteria. Concerns whether critical and endangered species habitat is being fully and effectively considered criteria within the REGPA. This encompassed concerns that the data used for the proposed criteria overlay from the REGPA Background Report is too old and that the overlay is, in general, not comprehensive enough to adequately protect critical habitats.

Importance of Transmission. A strong consensus that transmission is a key issue which should be considered for renewable energy development and siting. Many participants emphasized support for the County's proposed criteria in the Background Report relating to transmission and efforts to strategically utilize existing transmission infrastructure to increase efficiency and reduce impacts.

Importance of Cultural and Historic Resources. The desire for the REGPA to more fully address cultural and historical resources, either through development of a map overlay or by more clearly stating how these resources will be considered in later project-by-project approval processes.

Leveraging Economic Benefits. Questions about the economic benefits of solar and wind development to the county. Many participants noted the importance of realizing economic benefits and compensation for impacts to county services. Participants offered suggestions for how to leverage benefits, such as charging a tax per kilowatt produced or a comprehensive fee system.

APPROACH AND FORMAT

Below is a brief summary of the approach and format of the stakeholder meetings and workshops.

STAKEHOLDER MEETINGS

The stakeholder meetings were held in concert with an update on the DRECP. The purpose of the DRECP is to provide a long-term plan for renewable energy development in the desert region. During each stakeholder meeting, an overview of the DRECP was presented, followed by a question-and-answer period. Thereafter, County staff provided an overview of the REGPA purpose and process, shared key findings from the Background Report, and facilitated a discussion on the draft criteria and policy concepts to be included in the REGPA. Stakeholder attendance at each meeting varied from three to twelve.

COMMUNITY WORKSHOPS

At each workshop, attendees were first given an overview by County staff of the REGPA's purpose and overall process, followed by a detailed review of potential criteria. Questions were taken informally both during and after the presentation period. Afterward, members of the public were invited to provide input on the preliminary REGPA criteria, policies, and specific map locations for renewable energy development areas.

CONCLUSION

Community members and stakeholders appreciated the opportunity to provide input and proactively address such an important component of the region's economic and environmental future. Varied opinions were offered as to how renewable energy projects should be designed and where they should be located. For many, environmental concerns are paramount. For others, quality of life and viewshed obstructions are the most important site characteristics to consider. There was a commonly voiced concern about how the REGPA relates to other planning processes and other agencies' siting decisions. In general, thoughtful and creative placement of future renewable energy projects is supported, but with comprehensive consideration for potential impacts to the community, economy, and resources.

NEXT STEPS

Another round of public engagement will be held in early 2014 to review the REGPA and provide input on the scope of the environmental document.

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STAKEHOLDER MEETINGS SUMMARY AND ANALYSIS

OVERVIEW

The County hosted seven stakeholder meetings November 12–14, 2013, at the Inyo County Water Department building.

1. State and federal environmental organizations, November 12, 12:30–2:30 PM

2. Renewable energy developers, November 12, 4:00–5:30 PM

3. County elected and appointed representatives, November 13, 8:30–10:00 AM

4. Federal and military representatives, November 13, 10:00–11:30 AM

5. Local businesses and community-based organizations, November 13, 11:30 AM–1:00 PM

6. Local environmental organizations and tribes, November 13, 3:00–5:00 PM

7. Civic and chamber of commerce representatives, November 14, 8:30–10:00 AM

The meetings provided an opportunity for stakeholders to learn about and provide input on both the DRECP and the REGPA. The purpose of these meetings was to:

- Learn about the purpose and process of the DRECP.

- Discuss the relationship between the DRECP and the REGPA.

- Present the purpose of the REGPA.

- Review the contents and describe the development of the REGPA Background Report.

- Solicit input on draft criteria and policy concepts for the REGPA.

During each stakeholder meeting, California Energy Commissioner Karen Douglas and Bureau of Land Management Director Jim Kenna (or representatives thereof) presented an overview of the DRECP and invited participants to ask questions and provide comments. The purpose of the DRECP is to provide a long-term plan for renewable energy development in the desert region.

Then, County staff provided an overview of the REGPA purpose and process, shared key findings from the Background Report, and facilitated a discussion on the draft criteria and policy concepts to be included in the REGPA.

The following is a summary of feedback provided during the seven stakeholder meetings.

STAKEHOLDER MEETING #1 – STATE AND FEDERAL ENVIRONMENTAL ORGANIZATIONS

The following people participated in Stakeholder Meeting #1:

REGPA Staff	DRECP Staff	Stakeholders
• Cathreen Richards, Inyo County • Nolan Bobroff, Inyo County • Robert Edgerton, Helix Environmental Planning • Susan Lee, Aspen Environmental Group • Emily Capello, Aspen Environmental Group • Nora De Cuir, PMC • Andrea Nelson, PMC	• Terry Watt, DRECP • Jim Kenna, Bureau of Land Management (BLM) • Carl Symons, BLM • Becca Brooke, BLM • Bob Abbey, BLM • Robert Pawelek, BLM • Steve Nelson, BLM • Karen Douglas, California Energy Commission (CEC) • Sandy Lovey, CEC • Eli Harland, CEC • Roger Johnson, CEC	• Tom Budlong, Sierra Club • Sophie Parker, The Nature Conservancy • Sally Miller, The Wilderness Society • Ileene Anderson, Center for Biological Diversity (CBD) • Stephanie Dashiell, Defenders of Wildlife • Greg Suba, California Native Plant Society (on phone) • Helen Osha, National Resources Defense Council (on phone)

Summary of Group Discussion

After the DRECP presentation, participants provided comments and asked questions regarding the plan and process.

- If we want people to use the Data Basin tool, we need to figure out how to transmit web-based tools to the general public.
  - Response from CEC: There will be an online tutorial that will explain the Data Basin tool on November 21, 1:00–3:00 PM, which will be recorded and posted on the DRECP website. There are also existing tutorials available for people on the DRECP website. Ms. Douglas encouraged participants and the general public to use the tool early and to provide feedback to the DRECP team. The tool is accessible from all types of devices with web browsers. Additionally, when the draft DRECP is released and there is a public workshop in Inyo County, staff will provide a demonstration so that the participants understand how to use the Data Basin tool. The webinar will be recorded and posted online.
- Do you have a revised schedule for the release of the draft DRECP?
  - Response to question: A draft DRECP will not be released before the end of 2013. The hope is to have a draft in 2014.

Following the DRECP discussion, Inyo County staff provided an overview of the REGPA, the Background Report, and the draft criteria and policy concepts. Thereafter, participants were invited to ask questions and provide comments.

Background Report

Inyo County staff presented an overview of the Background Report, which was prepared to give a summary of the County's current and previous efforts to include policies for renewable energy development in its General Plan. The following discussion resulted.

- Wind or solar on DRECP fair areas?
  - Response from CEC: Yes. Slope and degraded land considerations.
- Regarding Map 13 and 15, how were these properties identified?
  - Response from County: Some private property owners asked that their property be included on the map. Potential projects identified on the map are projects that are either approved or in the application process.
- Has the LADWP indicated what they want to see out of this project, particularly in terms of lakebed solar? I am interested in dust mitigation.
  - Response from County: LADWP is in a holding period right now.
- Regarding the endangered and threatened species overlay, are you including the critical habitat? There could be a difference between where the species are located and where the habitat is designated.
  - Response from County: The County used the endangered and threatened species overlay since it is more inclusive and includes critical habitat.
- What is the grey area on the California Natural Diversity Database?
  - Response from County: These are areas that are not known to have endangered or threatened species as of 2006 (when the data was collected).
- What is Map 15?
  - Response from County: A map of private landowners who asked to include their properties as potential sites for renewable energy development, as well as County-owned lands.
- What is the Wilderness Study Area?
  - Response from County: The area is legally off limits to development.
- Where was the landowner interest in Panamint Valley, specifically? There are concerns over scenic resources.
  - There is a difference between a new solar project and powering an existing mine operation with solar power.
  - Response from County: We will make that distinction in subsequent analysis.
- Have you looked at the Nature Laboratory wind data?
  - The data includes wind measurements at different heights (e.g., 50 meters versus 80 meters). Wind measurements at 80 meters may be more relevant.
  - Response from County: We have not looked at that data. Thank you for that suggestion.

Draft Criteria

Inyo County staff presented a list of criteria derived from both the Background Report and the initial work done in 2011 (also included in the Background Report). Draft criteria were reviewed aloud for the group and explained where unclear. The following discussion resulted.

- Where are the transmission lines most likely to be developed, particularly in Deep Springs Valley?
  - Response from County: The County is looking at existing transmission lines and disturbed sites, as well as other criteria, for future transmission line development.
- What are the County-owned lands that have been identified as good areas for development?
  - Response from County: Near Darwin and Laws.
- Are you familiar with the 2010 ecoregional assessment from The Nature Conservancy?
  - The majority of the land is in the Mojave ecoregion. Look at how important Inyo County is regionally for natural communities. Hope this is all included in Data Basin.
- Have you looked at the data related to migratory birds or flyways?
  - Audubon Society has done some assessments.
- We're seeing some migratory bird mortality with solar.
  - This is a concern that we [CBD] had last time. A number of species here are tied to water or groundwater.
  - Are you going to analyze water use as part of this?
  - Response from County: All Inyo County projects deal with water; it is expected that this project will as well.

Draft Policy Concepts

Inyo County staff presented a list of policy concepts derived from both the Background Report and the initial work done in 2011 (also included in the Background Report). Draft policy concepts were reviewed aloud for the group and explained where unclear. The following discussion resulted.

- Water policies should be drafted specific to renewable energy development.
  - You may have them elsewhere in the General Plan, but perhaps there should be specific policies added to the REGPA to address water.
- Transmission policies
  - If transmission comes in through Nevada, it has the potential to change how the Owens River Valley looks.
  - It would be nice to do some visual simulations to see how these policies might actually impact the valley in the future. It would help community members.
- Mitigation on public lands

  - The County should try to get long-lasting mitigation on public lands, working with the BLM. Other groups are trying to do this, still in progress, but can be an idea.

- What is meant by the overall size of renewable energy installations? Is this a place-based concept?
  - Response from County: We may want to designate the size of a facility that is appropriate for a specific place and not appropriate in other places.
- The word "minimize" has a specific meaning in the mitigation hierarchy. Should we use the rest of the mitigation hierarchy language in the policies?
- Does "disturbed land" include agriculture?
- Has the County looked at which use is more beneficial economically? Agriculture or renewable energy?
  - Response from County: No, but for example, we do know that if it is a solar project, there may be a property tax loss relative to agriculture.
- What about rooftop solar and distributed generation? Are we creating incentives in the plan for this?
  - Response from County: We are already promoting this. Solar is permitted on any rooftop in the county, provided you follow the building code. We also have an expedited permitting process.
- How is the REGPA going to mesh with the DRECP?
  - Response from County: The REGPA needs to be completed in 2014. "Mesh" is the right word.
  - Response from CEC and BLM staff: The DRECP is on a different timeline. The work the County is doing is going to be a step down in level of detail. We are working from the same data. We are doing our best to be directionally in step with the County. We want to adopt a plan that the County can work with.
  - The DRECP will work with the County on the draft and final plan. We'll reach decisions on key items. We will have to work with the County to implement the plan. At the end of the day, we hope to have meshed plans. It is helpful that Inyo County is ahead of the curve so that we have a good outline for what we need to talk about. This is going to be a living dialogue.
  - Response from County consultant: The EIR is also at the programmatic level—looking countywide. Any follow-up development applications will need their own project-level review; they will do surveys, assessments, and so forth.
- Is there a targeted release date for the REGPA?
  - Response from County: Summer 2014.
- Once the DRECP is finalized, will there be an opportunity to amend it based on the final REGPA?
  - Response from CEC: That assumes that the County wants to be a plan implementer. If they think differently about some of the areas of the DRECP, it requires a lot of negotiation. It may be possible for a county to be an informal participant, but if the County is formally participating, it will require a formal amendment. We are not yet sure what would be required in an amendment. Some counties might have plans that are very consistent with the DRECP. Some might not, and then they may have to do more work and a more detailed study of something.

There are so many different ways for this to come together. These are three interlocked plans in the DRECP, so folks may have more interest in one other another.

CEC staff made final comments about agencies working together. Inyo County staff adjourned the meeting.

STAKEHOLDER MEETING #2 – RENEWABLE ENERGY DEVELOPERS

The following people participated in Stakeholder Meeting #2:

REGPA Staff	DRECP Staff	Stakeholders
• Cathreen Richards, Inyo County • Nolan Bobroff, Inyo County • Josh Hart, Inyo County • Robert Edgerton, Helix Environmental Planning • Susan Lee, Aspen Environmental Group • Emily Capello, Aspen Environmental Group • Nora De Cuir, PMC • Andrea Nelson, PMC	• Terry Watt, DRECP • Jim Kenna, BLM • Carl Symons, BLM • Steve Nelson, BLM • Karen Douglas, CEC • Sandy Lovey, CEC • Eli Harland, CEC • Roger Johnson, CEC	• Tom Hockin, Clean Power Group • Charlie Kuffner, Clean Power Group • Julie Faber, Coso Operating Company • Yamen Nanne, LADWP Solar Energy Development Group • Ann Wood, LADWP Solar Energy Development Group • Fernando Pardo, LADWP DRECP Research • Matt Ho, LADWP DRECP Research • John Bennett, LADWP Transmission Planning • Ashley Richmond, CANEA • Chris Little, ECOS Energy

Summary of Group Discussion

After the DRECP presentation, participants provided comments and asked questions regarding the plan and process.

- Regarding slope, it's only relevant in specific directions—stay away from anything sloping north.
- Will the Data Basin web-based tool still go live in November 2013? Are you anticipating that comments should be included on the public draft of the plan?
  - Response from CEC: There will be an online tutorial on November 21 from 1:00 to 3:00 PM. We welcome comments regarding the tool and the DRECP at any time, but there is no formal comment period for the web-based tool or the DRECP prior to release of the draft.
- Transmission planning is very important and complicated. Transmission authorities do not always communicate, and the FERC [Federal Energy Regulatory Commission] rules impact the process. As

renewable energy developers, we can deploy a good plan, but if the transmission doesn't work, then the plan doesn't work. Developers are challenged by how long they can wait for a transmission project plan to be finalized.

  - Response from County: We hope that, by working with the DRECP, we will make some progress on this. The LADWP and SCE are transmission providers.
  - Response from BLM: With each alternative, the DRECP will include a concept about what would be planned for transmission.
  - Response from CEC: The DRECP is not going to solve the transmission problem, but it is bringing together a lot of the same decision-makers in the process: utilities, CAISO [California ISO], and the California Public Utilities Commission (CPUC).

- It is important to have real transparency with what is happening with projects such as Barren Ridge. Other energy developers need more access to the project-related information.
  - Response from CEC: It is challenging since there needs to be a certain amount of project confidentiality. Roger Johnson is a key contact for this concern. I recommend you speak with him at the community workshop this evening. Each DRECP alternative will include transmission upgrade plans. The plan will not solve all problems, but will diminish them.
  - Response from LADWP: We believe the Barren Ridge project is approved and planned.
- Will the DRECP include transmission corridor analysis?
  - Response from CEC: The conceptual model will include how much transmission will be needed to serve energy needs. It will not include the corridor level, but will include it in a footprint sense.
- With the Bishop substation, the State of Nevada would cross state borders with transmission.
  - Response from CEC: We are sensitive to costs with environmental analysis and renewable energy development. The Data Basin web-based tool will be a resource. You will be able to look at what you would have to mitigate on a specific site. Data Basin will tell you what surveys are required for an area you select on the map.
- How are you handling cultural impacts in the DRECP?
  - Response from CEC: Analysis for cultural impacts will still have to be done on a project level. There will be site-specific impacts.
- This will deter renewable energy developers who don't really know what they are doing or what they are getting into.
  - Response from CEC: Creating more tools for mitigation will not be terribly prescriptive the first time around. It is necessary, though, since some of the critical species are only found on public land. Habitat restoration in potential corridors could be a tool. We are trying to open the door to non-acquisition mitigation and mitigation on public land.
  - Response from BLM: You will see some new creativity in that area. For example, raptor impacts—is it possible to offset an impact on raptor populations by improving survival rates through design? The DRECP is a mechanism for taking permits through the Habitat Conservation Plan (HCP). There are no take permits presently.

Background Report

Inyo County staff presented an overview of the Background Report, which was prepared to give a summary of the County's current and previous efforts to include policies for renewable energy development in its General Plan. The following discussion resulted.

- The Background Report is very comprehensive. ECOS Energy works in distributed generation. Suggest the County address distributed generation, particularly connections between rooftop solar and transmission lines.
  - Response from LADWP: In order to connect to a distribution center, a location needs to be close to demand centers and the load needs to be accommodated. Just because the circuit has capacity does not mean the transmission line does. Most of the load is currently in the LA Basin, and the transmission system in LA would have to be used for distributed generation projects. There is very low population in Inyo County to support distributed generation. Whatever power is generated but is not used will incur transmission costs.
- Regarding Map 16 Proposed Projects throughout the county: suggest including the number of megawatts on the map for each proposed project.

Draft Criteria

Inyo County staff presented a list of criterion derived from both the Background Report and the initial work done in 2011 (also included in the Background Report). Draft criteria were reviewed aloud for the group and explained where unclear. The following discussion resulted.

- Slope is only relevant for solar development in specific directions. Suggest staying away from anything north-facing.
  - Response from County: Thank you for that suggestion.

Draft Policy Concepts

Inyo County staff presented a list of policy concepts derived from both the Background Report and the initial work done in 2011 (also included in the Background Report). Draft policy concepts were reviewed aloud for the group and explained where unclear. The group did not ask questions or provide comments on the draft policy concepts.

Inyo County staff thanked participants for attending and adjourned the meeting.

STAKEHOLDER MEETING #3 – COUNTY ELECTED AND APPOINTED REPRESENTATIVES

The following people participated in Stakeholder Meeting #3:

REGPA Staff	DRECP Staff	Stakeholders
• Cathreen Richards, Inyo County • Nolan Bobroff, Inyo County • Josh Hart, Inyo County • Robert Edgerton, Helix Environmental Planning • Nora De Cuir, PMC	• Terry Watt, DRECP • Jim Kenna, BLM • Carl Symons, BLM • Steve Nelson, BLM • Karen Douglas, CEC • Sandy Lovey, CEC • Eli Harland, CEC • Roger Johnson, CEC	• Kevin Carunchio, Inyo County Administrator • Clint Quilter, Inyo County Public Works Director • Cynthia Wahrenbrock, Planning Commissioner

Summary of Group Discussion

After the DRECP presentation, participants provided comments and asked questions regarding the plan and process.

- How will you address local government issues, like infrastructure, in permitting projects on federal land?
  - Response from BLM: Each project is a dialog. The BLM works with all different agencies to facilitate these discussions. In our experience with infrastructure issues, those conversations go on directly between the applicant and the city or community. Those conversations will have a very local flavor. And we've found project proponents to be responsive. Renewable energy is a fairly young industry, so these are all somewhat like pilot projects. We are comfortable with these negotiations coming through the General Plan process at the county level.
  - Response from CEC: We want the County to be in good condition and we want the developers to play a role. We have seen very different experiences and outcomes; for example, in Kern County, where they have been successful in getting benefits from developers.
- Is there a difference between geothermal and solar and wind in the DRECP?
  - Response from CEC: There are differences between the technologies. The process is different; development for geothermal is guided by the Geothermal Steam Act. There is a fairly prescribed process for that. Transmission along Highway 395 would really impact geothermal.
- Will the mapping tool allow a layer to be added for public sector service impacts?
  - Response from CEC: The mapping tool is very versatile. You'd need to construct data layers, etc. You'd have to think about how to construct the layers. There is a second round of planning grants coming out; you can apply for another grant and make this part of your application.
- You should have a model to start from. Maybe a few of the counties can get together on an application. It would be good to have some very fundamental calculations. Could we do this as a seven-county discussion?

  - Response from CEC: This would be an ideal county-to-county discussion. We want to have adjustability within each county. The key word is baseline—still allowing for unique projects. Data Basin could be used for some of these group discussions. Calls can be coordinated by the DRECP for county coordination on best practices as well as future legislation.

- Example from Imperial County. They have a voluntary mitigation program around agriculture. Community involvement in how to spend funding. They have generated some community interest in renewable energy through this.

- There are some counties who have pretty frank discussions with developers about what brings the most economic benefit. There has got to be something in it for the counties because these are rarely easy responses for the supervisors.

- There are places you'll need variability in order to make it work.

  - The conversation can be started next week between County Administrative Offices.

- If there were federal or state renewable energy zones in the county, it would be helpful. At this point, we are only seeing mitigation lands.

- Will the timelines for REGPA and DRECP line up?

  - Response from County staff: It is possible.

  - Response from BLM: The timeline fits pretty well. We primarily want to know where the County is going with its document by the time the BLM signs its decision document.

  - Response from DRECP staff: We want to make sure that we've framed your "decision space" correctly in the DRECP alternatives. In the range of alternatives we had last December, we were missing some areas. In some places, counties whittle down the development focus areas (DFAs). In this case, you are interested in adding DFAs, which is different.

- You are refining your ideas; you may come back with new ideas after our public process. The question is: Does that cause us to recirculate if we need to add something?

  - Response from BLM: I see this differently. We are devising a plan amendment process, so there is a pathway.

  - Response from County: And you'd use our CEQA.

  - BLM: But we'd add NEPA. However, if you are thinking of areas where the DRECP and REGPA don't match up…

  - Response from DRECP staff: We need to identify issue areas and placehold them if we can.

  - BLM: We have just finished two plan amendments in Imperial County; for example, Imperial Sand Dunes. There is ample time; we do this all the time and we don't need to stop the train here.

  - CEC: This is really a geographically based problem-solving exercise.

  - BLM: We are trying very hard, because counties see the BLM as a place to meet conservation requirements, but others have other interests for private land and want the BLM to do more renewable energy development. In order to hold it all together, we need to know what has to

happen where. We are trying to meet all the goals—conservation and energy. The BLM is trying to work with everyone's vision. We need our role clarified.

- I understand that renewable energy development can occur outside of the DFAs. The county map can identify other areas.
  - Response from CEC: That's correct. The DRECP does not restrict the County from permitting something else.
  - Response from County: We see a two-tiered system in our plan.
  - CEC: That would work.
  - DRECP: Where those projects need permits, if they want to use the conservation plan for permitting, there are benefits. This is the advantage of working with us early. At some point, you will run out of mitigation options.
  - CEC: We just want to avoid having any conflicts. Additional areas are not a problem.
- Your idea of a matrix of conservation measures—could that be on wilderness?
  - Response from CEC: Yes. If it is on wilderness and we've increased the ecological value, that's permanent. And we like that.
  - Response from BLM: For example, in the desert, we are accepting a grazing retirement as mitigation for a road project. There are possible avenues to explore. We still need to meet legal standards, but augmentation of ecological values is fine.
- This is a powerful concept in Inyo County, but don't lead with the grazing allotment example.
- There are some degraded lands is our wilderness from past activity.
  - Response from BLM: It's important that the County think of conservation on the broadest level. Where we go with it is really very flexible.
- Being able to show conservation overlays on public land is very helpful.

STAKEHOLDER MEETING #4 – FEDERAL AND MILITARY REPRESENTATIVES

The following people participated in Stakeholder Meeting #4:

REGPA Staff	DRECP Staff	Stakeholders
• Cathreen Richards, Inyo County • Nolan Bobroff, Inyo County • Josh Hart, Inyo County • Robert Edgerton, Helix Environmental Planning • Susan Lee, Aspen Environmental Group • Emily Capello, Aspen Environmental Group • Andrea Nelson, PMC	• Terry Watt, DRECP • Carl Symons, BLM • Steve Nelson, BLM • Robert Pawelek, BLM • Eli Harland, CEC	• Tim Fox, Naval Air Weapons Station China Lake • Les Inafuku, Manzanar National Historic Site • Mike Cipra, Death Valley National Park • Scott Kiernan, Edwards Air Force Base

Summary of Group Discussion

After the DRECP presentation (by Ms. Douglas and Mr. Kenna), participants provided comments and asked questions regarding the plan and process.

- Will the County consider DRECP newly designated lands for renewable energy development as part of the REGPA?
  - Response from County: Yes. The DRECP will be mirrored as much as possible in the REGPA.
  - Response from CEC: This will be an iterative process between the DRECP and the County.
- There are cross-border transmission and ecological issues between California and Nevada. How is the DRECP addressing these?
  - Amargosa River is an example.
  - Response from CEC: We have had conceptual-level conversations with the State of Nevada. The Data Basin tool provides an opportunity for the DRECP to incorporate Nevada data and make it publicly accessible.
- Do the County-identified sites in 2011 correspond with the DRECP DFA sites?
  - Response from CEC: Some do, but the DRECP DFA sites are preliminary alternatives at this point.
- What is the timeline of the DRECP?
  - Response from CEC: The DRECP draft will likely be released in early 2014.

Background Report

Inyo County staff presented an overview of the Background Report, which was prepared to give a summary of the County's current and previous efforts to include policies for renewable energy development in its General Plan. The following discussion resulted.

- What is the timeline of the REGPA?
  - Response from County: The REGPA will be completed by the end of 2014 or early 2015.
- Is there an economic benefit to the County to build solar and wind renewable energy projects?
  - Response from County: Yes, wind and solar projects present different economic benefits to the county. There is a tax exemption for solar projects, though it is scheduled to sunset in 2016.
  - Response from CEC: Suggest speaking with assessor and other counties to address options.

Draft Criteria

Inyo County staff presented a list of criterion derived from both the Background Report and the initial work done in 2011 (also included in the Background Report). Draft criteria were reviewed aloud for the group and explained where unclear. The following discussion resulted.

- The Park Service is very supportive of renewable energy, particularly small-scale landscape and rooftop solar.
  - Large-scale solar project will be constrained by parklands. Additionally, the Organic Act should be captured in the REGPA.
- There are a number of constraints on rooftop solar on historic structures and cultural landscapes.
- What is the status of solar and wind energy zones in the county?
  - Should the Park Service provide input regarding solar and wind energy zones?
  - Response from County: The County has not identified solar or wind energy zones yet. We welcome feedback on criteria prior to December 6.
  - Response from CEC: Data Basin will be a great resource to help home in on potential energy zones.
- The military is concerned about wind energy development, especially wind turbines, and renewable energy projects that concentrate heat.
  - Wind turbines impact flight radar. The military does not have as much concern about PV solar projects.
  - The Department of Defense (DOD) would be concerned about wind development in the Pearsonville area, which has a high wind score.
  - Response from CEC: These areas of concern will likely be built into the DRECP. The County can work directly with the DOD to evaluate areas based on DOD criteria.

STAKEHOLDER MEETING #5 – LOCAL BUSINESSES AND COMMUNITY-BASED ORGANIZATIONS

The following people participated in Stakeholder Meeting #5:

REGPA Staff	DRECP Staff	Stakeholders
• Cathreen Richards, Inyo County • Nolan Bobroff, Inyo County • Josh Hart, Inyo County • Robert Edgerton, Helix Environmental Planning • Susan Lee, Aspen Environmental Group • Emily Capello, Aspen Environmental Group • Nora De Cuir, PMC	• Terry Watt, DRECP • Carl Symons, BLM • Steve Nelson, BLM • Robert Pawelek, BLM • Eli Harland, CEC	• Deanna Campbell, Cerro Coso Community College • Peter Andersen, Deep Rose Geothermal • Hal Dawes, Deep Rose Geothermal • Paul Lamos, Rio Tinto Minerals

Summary of Group Discussion

After the DRECP presentation (by Ms. Watt, Mr. Harland, and Mr. Nelson), participants provided comments and asked questions regarding the plan and process.

- How will permitting be addressed?
  - Deep Rose has a good amount of experience in permitting. There wasn't a permitting framework when all of the applications started to come through. The DRECP is a big plan; 22.5 million acres of federal and non-federal California desert land are in Inyo County. Mexico needs cutting edge we took at some point. Needed a way to deal with this. Plan needs to balance objectives, native species, and habitats with energy production.
- Goals of the process: greenhouse gas (GHG) reduction under Assembly Bill 32, Renewables Portfolio Standard (RPS).
  - Plan is a Land Use Plan Amendment for the BLM; HCP for the US Fish and Wildlife Service; natural community conservation plan (NCCP) for the California Department of Fish and Wildlife; EIR/EIS for all.
  - Ambitious plan to integrate processes that were previously project by project.
- What is in it for industry?
  - Identifying where we can move rapidly to permit and with more certainty.
  - Mining is not a covered activity, but the county's solar can cover that.
  - We hope it provides incentives and transparency of data.
- Are other counties doing general plan amendments?

- Response from CEC/DRECP: We have a bit of variation. Kern County is doing a full General Plan starting next year, hopefully seeking a grant in this next round. LA County has the Antelope Valley Area Plan, and San Bernardino is doing a General Plan element.
- Response from County: The County tried to do a General Plan amendment in 2011. We saw a lot of interest in this after the RPS was set. We wanted to address renewable energy development at the local level. This gives us an opportunity to articulate our local vision and authority for renewable energy.
- Response from BLM: We are looking at reinventing how we provide electricity in California. It's a big complicated thing with lots of moving parts. We need to meet our energy and conservation goals, and we are looking out to 2040. There are 10 million BLM acres and 20,000 megawatts of development focus areas in this area of California. The public process is very important.

Flip Chart Notes

<u>DRECP Questions:</u>

- How many acres of land are managed by the BLM in California?
  - Response from BLM: Can't give actual number right now. Estimateis15.2 million acres.
- Does the DRECP have a shelf life?
  - 2040 (components have different requirements)
  - But tool with more longevity (Data Basin) → Need to keep updating!
  - Reduce project-by-project approach
- For geothermal → more project-by-project evaluation, different authority

<u>REGPA Questions:</u>

- Have you considered utilizing EPA's Repowering America?
  - Response from County: We'll be looking into this.
- What about cultural resources?
  - Response from REGPA: Can be difficult to map. Can come down to project-specific assessment.
  - Response from DRECP: We are undergoing an effort to get this information and make it less sensitive. We will get some of this information for environmental review.
  - Having a good relationship with tribes is key (e.g., Hawaii and ground blessing).
- Where do geothermal policies exist?
  - Looking toward future projects.
  - Geothermal ordinance is in place.
- Looking at multi-use with geothermal, e.g., mixed technologies, solar.

  - One example: lifting solar in order to allowing sheep and cattle grazing on the same land.
- Where do you put panels where they have no impact?
  - Designate impact areas.
- How do we match up county and state and federal regulations (zoning-wise?)
  - Comes back to land use authority on specific sites.
  - DRECP does not zone, just provides clarity of permitting.
  - County permitting has gotten easier but still relies on state approvals.
- Getting agencies on the same page upfront is essential in order to save time and money.
  - An integrated process would be preferable.
  - Getting better. The DRECP helps formalize that process and provides tiering opportunities.
- Need to consider transmission for geothermal.
  - Use existing transmission corridors.
  - BLM has corridor with room for additional transmission development.

STAKEHOLDER MEETING #6 – LOCAL ENVIRONMENTAL ORGANIZATIONS AND TRIBES

The following people participated in Stakeholder Meeting #6:

REGPA Staff	DRECP Staff	Stakeholders
• Cathreen Richards, Inyo County • Nolan Bobroff, Inyo County • Josh Hart, Inyo County • Robert Edgerton, Helix Environmental Planning • Susan Lee, Aspen Environmental Group • Emily Capello, Aspen Environmental Group • Nora De Cuir, PMC	• Terry Watt, DRECP • Carl Symons, BLM • Steve Nelson, BLM • Robert Pawelek, BLM • Greg Haverstock, BLM • Ashley Blythe, BLM • Eli Harland, CEC	• April Zrelak, Lone Pine Paiute-Shoshone Reservation • Earl Wilson, Lone Pine • Sally Miller, The Wilderness Society • Alan Bacock, Big Pine Paiute Tribe • Bill Helmer, Big Pine Paiute Tribe • Sally Manning, Big Pine Paiute Tribe • Julie Anne Hopkins, California Native Plant Society • Mark Bagley, Bishop Sierra Club • Malcolm White, Bishop Sierra Club • Malcolm Clark, Toiyabe Sierra Club (on phone)

Summary of Group Discussion

After the DRECP presentation (Mr. Harland and Mr. Nelson), participants provided comments and asked questions regarding the plan and process.

- How much of the DRECP's 20,000-megawatt (MW) renewable energy goal is accounted for by the projects in the pipeline?
  - Response from CEC: Roughly 6,000 MW of the 20,000-MW goal are accounted for by projects in the pipeline, which are at various stages of the approval and construction process. The pipeline projects are a part of the baseline. Approved/built projects are a part of the cumulative impacts of the environmental assessment.
- Which projects are included in this 6,000 MW? Is the DRECP including built projects such as Mojave and Antelope Valley?
  - Response from CEC: Yes, these built projects will be included in the DRECP analysis.
- What about habitat and ecological impacts that have already happened as a result of built renewable energy projects?
  - Will the studies conducted for these projects be included in the DRECP?
  - Response from CEC: The HCP and the NCCP process for these sites analyzed impacts. The DRECP takes studies conducted as a part of these projects into account. The DRECP is data-driven, and the results of these studies will be taken into account. The DRECP is working to be proactive and conserve and meet energy goals.
- Will the DRECP alternatives have different renewable energy targets?
  - Response from CEC: All alternatives will have the same 20,000-MW planning target. The alternatives show different areas available for renewable energy development. The DRECP is developed to be adaptable over time (until 2040).
- What criteria did the DRECP use to determine the 20,000-MW renewable energy goal?
  - Response from CEC: The DRECP took a couple of factors into account including the state's GHG emissions goal, the energy sector's projected GHG emissions and subsequent contribution to goal, estimated energy use, projected population growth, and projected energy conservation over time, among other factors.
  - Response from Ms. Watt: The DRECP website provides the method used to calculate the 20,000-MW goal. It also includes the Sierra Club methodology for the renewable energy goal.
- How does the CEC predict population growth?
  - Response from CEC: The CEC has been predicting population growth out 10 years for the last 30 years with a fair amount of accuracy.
- Request: Data illustrating the energy consumption in California.
- What is the federal renewable energy goal?
  - Response from CEC: The federal government recently redefined their goal. I do not know it offhand.

- Does the DRECP boundary criterion include the cost of land?
  - Response from CEC: No, it does not. The land is defined as the desert ecosystem and was created by the DRECP. It includes the renewable energy as a use that requires a permit.
- Where does the baseline start for the DRECP analysis?
- Why does the DRECP boundary differ from the county boundaries?
  - Response from CEC: The boundaries are based on existing HCP/NCCP designations and ecological areas, which span county boundaries.
- Why are the boundaries limited to BLM lands? Why not identify brownfield sites?
  - Response from CEC: The DRECP includes lands available to do this type of ambitious plan. The DRECP is limited to the desert region and therefore does not include the San Joaquin Valley. The EPA's Repowering America program includes brownfield sites, and the CEC encourages the use of brownfields for renewable energy development.
- Is there a statewide analysis of energy needs?
  - What is the equivalent of the 20,000 MW for the state?
  - Response from CEC: Yes, there is a statewide analysis. No, the state does not have an equivalent.
- Why is military land excluded from the DRECP at this point?
  - Response from CEC: The DOD is a DRECP partner and has small-scale solar projects on their lands. The DOD has provided data demonstrating the impact of renewable energy projects on their operations.
- Does the DRECP take the Desert Conservation Plan into account (championed by Senator Feinstein)?
  - The plan states that there is potential for 7,000 MW of renewable energy on DOD land.
  - Response from DRECP: This doesn't include transmission, so it is excluded from the 20,000-MW goal. The plan will be taken into account as part of the DRECP environmental analysis.
- How does the DRECP take existing infrastructure and proposed projects into account?
  - Response from CEC: The DFAs inform the transmission needs. Some of the DFA alternatives are aligned with transmission and others are not. Transmission along existing corridors will be encouraged.
- Will the DRECP address decommissioning and restoration of old energy sites?
  - Response from CEC: This is approved on a project-by-project basis and is not included in the DRECP.
- What is the life span of a PV solar facility?
  - Response from CEC: 25–30 years.
- Why does the DRECP DFA not include the two proposed solar projects?

  - Response from CEC: There is an opportunity to understand this discrepancy by using Data Basin. The purpose of the DFAs is to streamline projects.

- Suggestion to include the cultural resources overlay at the programmatic level, rather than just in project-by-project assessment and analysis.
  - Response from CEC: Cultural resources surveys will still have to be conducted for each project.

Background Report

Inyo County staff presented an overview of the Background Report, which was prepared to give a summary of the County's current and previous efforts to include policies for renewable energy development in its General Plan. The following discussion resulted.

- The DRECP map is inconsistent with the County map regarding area of critical concern near Pearsonville.
- The BLM recreational trail through the Panamint Valley should be put on the map.
  - Response from County: Thank you for that suggestion.
- Does the County have more current DFAs than 2011?
  - Response from County: At this point, the County only has 2011 DFAs.
- How will you handle restrictions on LADWP land?
  - Response from County: These will be included in the REGPA. The LADWP like all other public agencies must demonstrate that it is in compliance with and has addressed the policies in the General Plan and all other County regulations.

Draft Policy Concepts

Inyo County staff presented a list of policy concepts derived from both the Background Report and the initial work done in 2011 (also included in the Background Report). Draft policy concepts were reviewed aloud for the group and explained where unclear. The group did not ask questions or provide comments on the draft policy concepts.

- It is important to reach out to local tribes on a site-specific basis.
- Can the County consider community solar?
  - If a community has a net generation, then the County should include it in the REGPA.
  - Response from County: There are different restrictions on commercial versus residential projects.

STAKEHOLDER MEETING #7 – CIVIC AND CHAMBER OF COMMERCE REPRESENTATIVES

The following people participated in Stakeholder Meeting #7:

REGPA Staff	DRECP Staff	Stakeholders
• Cathreen Richards, Inyo County • Nolan Bobroff, Inyo County • Robert Edgerton, Helix Environmental Planning • Susan Lee, Aspen Environmental Group • Emily Capello, Aspen Environmental Group • Nora De Cuir, PMC	• Terry Watt, DRECP • Carl Symons, BLM • Steve Nelson, BLM • Robert Pawelek, BLM • Greg Haverstock, BLM • Ashley Blythe, BLM • Eli Harland, CEC	• Lisa Isaacson (on phone) • Jeff Bouders (on phone) • Jim Stroh • Mary Roper • Nina Weisman • Nancy Masters

Summary of Group Discussion

After the DRECP presentation (Mr. Harland), participants provided comments and asked questions regarding the plan and process.

- What is the consequence of not meeting the RPS?
  - Response from CEC: Fines. The CPUC will not set this and enforce it; the Air Resources Board will assess penalties.
- What percentage of electricity is currently renewable?
  - Response from CEC: A little over 20%. Some counties have accomplished more.
- Required for each one? Not overall in state?
  - Response from CEC: Yes, for each one.
- How is the LADWP doing?
  - Response from CEC: We are just starting to assess how they're doing. First compliance period doesn't end until 2015, so we won't know until then. They have not, however, met the interim 20% goal.
  - At that time, the CPUC would bind the investor-owned utilities to do this, but the publicly owned utilities were just encouraged to do it. Now this is more oversight of the publicly owned utilities.
- Do the investor-owned utilities have oversight by the CPUC? What about elected officials of the publicly owned utilities?
  - Response from CEC: The CEC enforces the RPS for both.
- What about the Northland proposal?

  - Response from CEC: We have that proposal. Utilities can buy power from these private developers.
  - Developers won't build until they have an agreement to sell power to a utility.
  - The Power Purchase Agreements are typically public record since they have to be approved by the board. However, for investor-owned utilities, the Power Purchase Agreements are not public until the point when the CPUC approves them.
- There is a little chicken-and-egg problem of projects between the concept and coming to fruition.
  - Response from CEC: But under CEQA, it becomes a matter of public interest, if reasonably foreseeable.
- Does the DRECP address social and economic impacts?
  - Response from CEC: There are those plan components and there will be CEQA/NEPA projects. CEQA and NEPA require an assessment of economics from a programmatic perspective.
- How is the DRECP going to deal with environmental issues that are unforeseen now?
  - Response from CEC: The plan is designed to be very flexible and adaptable—it can be changed as appropriate.
  - The plan will have a web-based mapping component that will help everyone access it. It will be a tool for adapting to unforeseen changes.
- Will the CEC have authority to shut down a power plant that has unforeseen consequences?
  - Response from CEC: Our licenses have a lot of conditions and qualifications that are based on what we know now and find in these hearings. This isn't part of the DRECP, though.
- Will this apply to tribal lands? Are there any projects being built on tribal land?
  - Response from CEC: It does not apply to tribal lands. Don't know if there are currently any projects, but there has been a lot of interest.
- What sort of mechanism does the DRECP have to enforce environmental regulations?
  - Response from CEC: It will establish project-by-project conditions. The responsibility of enforcement will be on the party who issued the permit to build that facility.
  - The EIR/EIS will have mitigation measures, which are theoretically enforceable under CEQA. But ultimately, this will be a planners' document, which just suggests actions and does not dictate/indicate everything that will ultimately get built. But it will be an improvement over the status quo; right now, there is no plan. Developers have been taking their best shot at where to put projects. We are hoping that by having this plan in place, we'll avoid haphazard siting in the future.
- Does the County have to consult with the DRECP in order to permit projects?
  - Response from CEC: The HCP/NCCP has "plan participants." The DRECP does not have to join, and it can do this informally.
  - Response from BLM: On the BLM side, yes, they conform to it.

- What are the HCP and NCCP?
  - Response from CEC: A habitat conservation plan/natural community conservation plan.
- When do American Recovery and Reinvestment Act (ARRA) funds dry up?
  - Response from CEC: Most of the ARRA money has been accounted for. There is still the investment tax credit, which is not ARRA, but is a federal incentive for solar installations for everyone.
- Is rooftop solar counted in utilities' RPS?
  - Response from CEC: They can count excess energy produced by residential solar installations, but can't count what the resident is actually using behind the meter.
- How many biologists did this program put on the ground? I'm sure there are huge gaps in the data because of the size of the project area.
  - Response from CEC: You can dial down to a location and see the species that exist there, that are projected to exist there, but ultimately you're still going to need to do a survey. It helps with probabilities—so it's better than not knowing anything/going in blind.
- Shouldn't the 33% be a moving target based on population change? There is a lot to do.
- We have an entity who owns 300,000 acres. They don't follow county plans. Will the DRECP help the County with permitting?
  - Response from CEC: The LADWP says they are not subject to the County's lead agency status. The DRECP will not change lead agency status, but will provide a programmatic framework to identify whether the biological goals are being met.
  - There are potentially permitting issues for an entity like the DRECP because there are requirements under CEQA to identify inconsistencies with HCPs/NCCPs.
  - If their projects are conflicting with the state agencies' considerations/plans in a certain area, this has to make it more difficult for them.
  - Not ideal to have major projects moving forward right now, but is a fact true of most public processes.

Background Report

Inyo County staff presented an overview of the Background Report, which was prepared to give a summary of the County's current and previous efforts to include policies for renewable energy development in its General Plan. The following discussion resulted.

- Is there a proposed transmission corridor? Is it likely to get off the ground?
  - Response from County: Yes, the 368 (transmission line). Whether it happens depends on what the political outlook is like.
  - We have read a lot of studies that talk about transmission needs, but there are no real proposals for transmission upgrades in the county.
- What is the mine site north of Independence?

  - Response from County: The Old Quarry Site. This is from USGS data. The EPA has a great old mine sites database, and we will be looking through it and looking at old mines.

- All the sites are so small.
  - Response from County: The dots are not representative of the area at this point.
  - Even if they are small, why is that a hindrance? Maybe it's a better geographic location for distribution.
- Owens Valley Land Management Plan. This was excluded from the analysis. Why?
  - The governing document is the 1991 EIR. The long-term waste management EIR is for 1970–1990 extractions, and the MOU (1997) amends the EIR.
  - In their EIR for solar, they didn't address their own MOU or the City of LA General Plan Conservation Element.
- County has made permitting for residential solar quite easy.
  - Response from County: The County is definitely in support of residential solar and making it easier.
- What about small hydro?
  - Response from County: We already have policies addressing small hydro in the General Plan, so the REGPA will not address it. The DRECP does include geothermal.
- If the military doesn't like it, what does that mean?
  - Response from County: We aren't legally bound by it, but we need to recognize it.
- SHPO [State Historic Preservation Office] databases? For historical and cultural resources?
  - Response from County: These are hard to map, and so it has to be done on a case-by-case basis.
- How do you anticipate overlaying the maps? Are you weighting them somehow?
  - Response from County: We have not yet thought about a weighting or rating system.
- On what basis were the boundaries of the DRECP drawn? Why not include northern Inyo County?
  - Response from CEC: Not sure exactly why the boundary was drawn exactly where it is, but the decision was based on trying to follow the "desert ecosystem."
- It would be interesting to see the data that made that determination. With climate change, does the boundary change?
  - Response from County: If they are using an existing model, it might not make sense everywhere. And there have been some changes to the boundaries of the plan in the past.
  - Really, it's based on 50 species, 30 natural communities. The desert tortoise, for instance, had an impact on bringing the boundary up into the Owens Valley.
- What role do cultural landscapes play?

- Response from CEC: They are not well defined in the DRECP, but some of the biological resource areas also cover it. This is a big issue for Hidden Hills and Manzanar. There are so many more grey areas with this type of evaluation; no scientific method is fully adequate. But remember that each of these planning areas will have to go through CEQA.

- What are the lands colored white? What does white represent on the maps?
  - Response from County: State Lands Commission, private land, BLM land that is mislabeled, US Forest Service, and US Fish and Wildlife Service land that is mislabeled. We are working to refine this in the Background Report.
- On private land, what economic benefits are there for the County?
  - Response from County: Not a lot for solar, but some for geothermal and wind. Tax incentives may change. The assessor doesn't come and reassess after solar, which is meant to incentivize solar, but that sunsets shortly. Legislation could re-extend it. About two years ago, the assessors started to talk to the Board of Equalization about this. The board issued guidance that said that all solar generation applies, but it only applies to the first person who builds it. The assessor can reassess after it is sold. But investors are pretty savvy of this, so often the majority don't sell.
- Going forward 25 years, what sort of restoration standards could be incorporated into the REGPA? What kind of restoration? Will it be part of pre-project conditions/requirements?
  - Response from County: The County had this in the 2011 versions. The CEC includes this in the licenses.
  - What is required has to be project-specific. Might be things like requiring a reclamation plan or requiring a bond raised for reclamation. That's already in the renewable energy ordinance. Ensuring that restoration is part of a plan is one of the reasons why it's important that we have the REGPA.
- Regarding connection efforts, has the CEC thought about increasing rates to convey the price of electricity, both for efficiency and for things like mitigation costs?
  - Response from CEC: Some of the fee is passed through the Power Purchase Agreement. The revenue that they think they can generate has to cover the cost to build and operate, which includes mitigation.
  - Response from County: A lot of concurrent efficiency planning efforts are also going on. They are looking at tiered pricing, new building standards, Title 24, much more mandatory efficiency and net zero, which are also state goals.
- Electricity use is very elastic. When people start getting their bills, they will be motivated to conserve.
- Education is already a good thing.
- When you are generating your own power, it gives you a good feeling. We're doing so much with efficiency, and we're so much more comfortable.

ADDITIONAL WRITTEN COMMENTS FROM STAKEHOLDERS

Comment Card #1:

Why does Inyo County think its citizens want/need large-scale renewable energy development (i.e., whose idea was this?). I think Inyo County's people DON'T want this sort of development. Focus on getting rooftop/parking and maybe disturbed-land solar on much smaller scale and community co-op projects. This whole approach is top down, but it should be bottom up. Have citizens propose, not developers.

Comment Card #2:

I frequently feel that not enough attention is given to how important tourism is to the economy here in Inyo County. With that in mind, I believe we need to be very careful identifying potential locations for industrial-scale energy. Viewshed is extremely important in scenic evaluation, and we need to keep that in mind. Any proposed increase in jobs is temporary and not really a net increase and shouldn't be counted as such. Also sites should be located on already disturbed land.

PUBLIC WORKSHOPS SUMMARY AND ANALYSIS

OVERVIEW

The community workshops were held Tuesday, December 3, to Thursday, December 5, 2013, from 6:00 to 7:30 PM each evening. They were held at Independence High School, the Bishop City Hall Auditorium, and the Tecopa Community Center. Each of the three workshops had the same approach and general content. A total of 6, 22, and 15 community members attended each workshop, respectively, for a total of 43 members of the public combined.

Workshop Purpose and Approach

At each workshop, attendees were first given an overview by County staff of the REGPA's purpose and overall process, followed by a detailed review of potential criteria to be used for development of renewable energy development areas in the county, including areas for inclusion and areas for exclusion. This was done with the aid of a PowerPoint presentation. Questions were taken informally both during and after the presentation period. Notes were taken of each public comment or question on a flip chart. The presentation portion of the workshops took approximately 30 minutes to an hour depending on the volume of questions and comments by members during this time. Afterward, members of the public were invited to provide input on the preliminary REGPA criteria, policies, and specific map locations for the renewable energy development areas. For all three areas, participants were asked to provide their feedback on posters using sticky dots or to write specific comments on sticky notes.

In sum, attendees were able to provide input through sticky dot voting on posters and maps of the county, sticky note comments, comment cards, and comments and questions recorded on the flip chart during the discussion.

Below is a more detailed description of each area of feedback topics and the results.

Criteria Interactive Posters

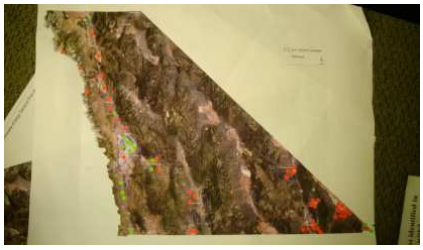
This activity streamlined the technical criteria selected by staff and was explained during the presentation portion of the workshops. The map results of each criterion were printed and displayed along with the criteria descriptions (see Appendix A). Participants were asked "Is this an appropriate evaluation tool?" and could respond using sticky dots on a grid of options including "yes," "no," and "maybe, I need more information," or provide written comments for each criterion.

Policy Interactive Posters

This set of posters listed policy statements proposed by County staff to be included in the REGPA. The activity was set up similarly to the criteria posters, with a grid of voting options allowing attendees to indicate whether they consider each policy appropriate for the county (see Appendix B).

Mapping Exercise

The participants were also presented with a large-scale map of the county that indicated the locations of proposed renewable energy development overlay areas from the 2011 update effort and based largely on the criteria presented from the Background Report (see Appendix C). The participants could indicate whether they support or would oppose renewable development in those areas or any other portion of the county using green dots (support) or red dots (not support).



Key Findings

The following is a summary of key findings from the community workshops. A complete summary of participant feedback is included in Appendix D.

Criteria

<u>Potential and Infrastructure</u>

- In general, workshop participants indicated support for the use of renewable potential mapping tools as an evaluative tool for project siting.
- Participants more strongly supported the consideration of solar potential over wind potential. This is likely linked to stronger support for solar development over wind development generally.
- Participants indicated strong support for all transmission-related criteria.
- Considering and utilizing the DRECP development focus areas and transmission areas received the most number of positive responses of any proposed evaluative potential criteria, and received no "no" responses.
- Environmental impact statement criteria received many responses (i.e., high input) but with little consensus (split nearly evenly between positive and negative responses) as to whether programmatic environmental impact statements are an appropriate evaluation tool.

<u>Areas for Inclusion</u>

- Degraded land was supported by a number of participants, but also drew a number of "no" responses and comments, including the need to still consider cultural and other impacts on these lands.

Areas for Exclusion

- Overall, exclusionary criteria received the most positive responses of all criteria presented, with 7 to 10 "yes" responses for nearly every criterion in the category.

Additional Criteria (participants were asked what additional criteria, if any, should be used)

- Various viewshed areas were emphasized, and the need for further assessment of visual impacts
- Cultural and historical impacts
- Water
- Dust creation or mitigation potential
- Decentralization

Policies

- In general, participants indicated they supported each proposed policy statement, except for those listed in the bullet points below.
- Nearly half the policies garnered at least one response indicating the need for more information before deciding if the policy was appropriate.
- The following policy received the highest number of positive responses (13) of any policy, and no "no" responses: Renewable energy development should take steps to minimize water consumption and the use of potable water.
- The following policy received 8 "no" responses and only 1 "yes" response: Transmission facilities and related infrastructure should be allowed to locate and operate within any land use designation and zoning district, provided the facilities operate under valid approval and appropriate environmental review.
- The following policy received 9 "no" responses and 3 "yes" responses: The County should promote or encourage the use of public lands for renewable energy development over private lands to the maximum extent feasible.

Map Areas

The table below summarizes participants' responses as to where renewable growth should be promoted or discouraged. Seven location areas on the map received between three and four responses indicating they were not good for development. Owens Lake-Keeler is notable for receiving a significant number of responses indicating it is good for renewable energy development and only one response indicating it is not good for development. Likewise, the Charleston View area is notable for receiving a much higher number of responses (10) indicating it is not good for renewable development and no responses indicating it is a good location for development.

Location on Map	Good for RE Development?	
	Yes	No
East side of 395 corridor north of Owens Valley up until Laws		4
Far western edge of county west of 395 corridor and from north of Owens Valley to approx. where 168 enters the county		3
Near intersection of 395 and 168 near Laws	1	
Laws		1
Deep Springs		
Fish Lake Valley		
Owens Valley	1	4
Owens Lake-Keeler	6	1
Rose Valley	4	3
Centennial Flat-Darwin		
Death Valley Junction		4
Pearsonville	1	
Panamint Valley		3
Chicago Valley		4
Charleston View		10
Trona		2
Sandy Valley	2	1

Other Issues

The following is a list of issues raised during the discussion and question-and-answer period in the presentation portion of the workshops that otherwise might not be fully articulated in the results summarized above.

- Participants frequently indicated concern about the LADWP's intentions to develop renewable projects on their land and how the REGPA would impact those projects.
- Participants had a number of questions about how the DRECP decisions and other public agencies' general decision-making processes to move forward with siting and developing renewable energy projects would interact with the REGPA process and results.
- Several participants at multiple workshops indicated a desire that renewable energy projects provide some form of additional contribution to the community either through taxes per kilowatt produced or paying for land conservation areas equivalent to land area taken for renewable project development.
- A number of participants emphasized the need to develop criteria that directly consider cultural resources more than currently indicated in the proposed criteria.

APPENDICES

A. Public Workshops – Criteria Activity Posters and Results

B. Public Workshops – Policy Activity Posters and Results

C. Public Workshops – Mapping Exercise Results

D. Public Workshops – Discussion Notes Transcription

E. Public Workshops – Comment Card Transcription

F. Additional Public Comment Received

APPENDIX A - CRITERIA ACTIVITY POSTERS AND RESULTS

Participants were invited to indicate their support in the following table showing criteria. The following shows the summed voting results from all community members that voted at the stakeholder meetings or workshops, or which were turned in later to county staff.

DRAFT Criteria	Is this an appropriate evaluation tool?			
	Yes	Maybe, need more information	No	Comments If not, why not? What modifications do you suggest?
I. Solar Potential				
A. Concentrating Solar Resources of the United States Map • A map illustrating the potential solar generation resources across the United States. • Developed by the National Renewable Energy Laboratory (NREL) using satellite radiation modeling.	10	1	3	Not for Inyo County. It only serves as justification by power developers. It does not require the County to relinquish jurisdiction of land use. Line loss from source to use is not factored into the scale. Recommend the photovoltaic map rather than concentrating as county more likely to have PV facilities. http://www.nrel.gov/gis/images/map_pv_national_hi-res_200.jpg Doesn't take into account local needs, solar resources should be positioned where use is.
B. Solar Energy Zones (SEZs) • Relatively large areas that provide highly suitable locations for utility-scale solar development. • Include locations where: • Solar development is economically and technically feasible • There is good potential for connecting new electricity-generating plants to the distribution system • There is generally low resource conflict.	9	4	1	Yes, but…Only as a way to quickly eliminate non-geographically acceptable sites. Economics and technically feasible aspects should not be Inyo County's concern or decision. Community input should be a large part of site selection. Need to protect local cultural landscapes and related economy (i.e., tourism). Solar should not be a money maker for utilities. Generate it where folks live. Clarify north sloping up to 5% not desirable to PV solar developers→ look at 90-270 degrees up to 5% slope to the west, south to east and drop 270-90 degrees west, north and east.

DRAFT Criteria	Is this an appropriate evaluation tool?			
	Yes	Maybe, need more information	No	Comments If not, why not? What modifications do you suggest?
II. Wind Potential				
A. Wind Power Resource Map of California • A map illustrating wind potential across California. • Developed by the Department of Energy (DOE) and NREL using surface wind data, coastal marine data, and upper-air data.	9	1	5	There is a lot of dust in Inyo County. To what extent will wind farms aggravate our ability to breathe? DUST Not locally sensitive, problems with cultural landscape and birds. Make sure to look at wind resources at 50m above ground and at 80m above ground. Newer generation is much higher/taller.
B. Wind Development Focus Areas (DFAs) • Five Development Focus Areas for solar development based a set of criteria. • Created by Desert Renewable Energy Conservation Plan (DRECP), a planning organization for the Colorado and Mojave desert areas.	4	1	6	Again, community input should play a major role. Not locally sensitive, problems with cultural landscape and birds. Made by wind energy association. Inyo should get raw data from NREL or another agency and use their own criteria to screen appropriate areas. Not sure how these were designated. I think CalWEA* layers were used, in which case the info is for wind advocacy and not objective. * CalWEA is a non-profit corporation supported by members of the wind energy industry.
III. Renewable Energy Transmission				
A. Competitive Renewable Energy Zones (CREZ) • Zones identified as able to provide electricity by year 2020 based on cost effectiveness and low environmental impacts. • Zones include existing and proposed transmission corridors.	4	2	5	The county should identify its best areas for solar PV and be ready when inquiries come in. This is a market issue. Inyo County should have access to information of future transmission corridors, but should not use this to determine where appropriate energy sites should be located. Cost effectiveness should not be the issue (environmental

DRAFT Criteria	Is this an appropriate evaluation tool?			
	Yes	Maybe, need more information	No	Comments If not, why not? What modifications do you suggest?
• Created by the Renewable Energy Transmission Initiative (RETI).				impact yes)- needs to take into account local issues first. Early planning which has informed DRECP now considers RETI successor. Isn't this info out of date? Out of date?
B. Transmission Line Maps • Maps identify transmission lines with high or medium potential upgrades to move large scale electricity. • Created by the California Transmission Planning Group (CTPG).	11	1	2	Again, not for use to determine appropriate development. This is a market issue. Inyo County should not promote large-scale development. Needs to take into account local issues first. As below, Inyo should be practice as TX—what do county and residents want? Consider but doesn't necessarily need to dictate what Inyo Plans/does.
C. California Independent System Operator (CAISO) Annual Transmission Plan • Identifies the transmission corridors entering and exiting California. • Corridors are held by Inyo County's two electricity providers. • Created by the California Independent System Operator (CAISO).	12	1	1	Yes—but only where Inyo County is impacted. Not to use for siting acceptability. Informational only.
D. State of Nevada Conceptual Transmission Plan • Plan to upgrade the State's transmission system to serve established renewable energy zones. • Includes conceptual transmission line linking Northern and Southern	7	3	3	Yes, but only where Inyo County is impacted. Not to use for siting acceptability. Informational only. To extent it does not conflict with policy of no new transmission corridors. Inyo should decide (be proactive) if it wants this rather than be passive and/or reactive to what NV is planning.

DRAFT Criteria	Is this an appropriate evaluation tool?			
	Yes	Maybe, need more information	No	Comments If not, why not? What modifications do you suggest?
California. • Created through collaboration of utility companies in Nevada.				CA not reactive to other state's plans. CA/Inyo need to be proactive.
E. Los Angeles Department of Water and Power (LADWP) Transmission Lines • Identifies existing transmission lines that run along the east side of Owens Valley. • Identifies transmission availability on this transmission line. • Includes proposal for a solar project adjacent to this line. • Includes approval to upgrade at Barren Ridge transfer station to: • increase electricity movement from Barren Ridge area to southern California • Open potential to increase capacity between Barren Ridge and Owens Valley.	10		3	LADWP will always make plans without consulting Inyo County. The information is needed to predict what LADWP will want to do. Solar project on this scale not appropriate to our cultural landscape and economy. I couldn't find this "available" transmission information. And what is the status of the BRRTP [Barren Ridge Renewable Transmission Project]??
F. Inyo County Transmission Lines • Includes existing transmission lines throughout Inyo County. • Illustrates transmission lines with upgrade potential to serve renewable energy generation facilities.	11		1	What's the status of SCE transmission lines and capacity to transmit power south to Kramer Junction and /or Vincent to get into the solar power use load center? I couldn't find the "upgrade potential" defined.
G. Desert Renewable Energy Conservation Plan (DRECP) • Includes an analysis of five	15	3	1	Bird migration pathways. DRECP has eliminated areas of some natural resource concern. However, the DFAs are not complete as evidenced by the two

DRAFT Criteria	Is this an appropriate evaluation tool?			
	Yes	Maybe, need more information	No	Comments If not, why not? What modifications do you suggest?
Development Focus Areas (DFAs) in Inyo County and the transmission needs to develop within them. • Presents conceptual transmission upgrades: • A new substation (#1) located between Independence and Lone Pine • A new substation (#2) near Ridgecrest • A new transmission line extending from new substation (#1) to the Keeler area.				current large-scale arrays in OV [Owens Valley] that have footprints outside the DRECP DFAs. Inyo should not use this as acceptable siting prior to other resource criteria evaluation. No sub-station in Owens Valley. Ask Ridgecrest about it--Ridgecrest plant. Who pays for?
IV. Environmental Impact Statements				
A. Solar Programmatic Environmental Impact Statement (PEIS) - Right of Way (ROW) Access on Private Land • Evaluates the right of way access on private land to transmission facilities for solar development. • Created by Bureau of Land Management (BLM).	11	2	7	There is almost no private land here. Why only private lands?
B. Solar Programmatic Environmental Impact Statement (PEIS) – Variance Areas • Variance areas are the only areas identified in PEIS as possibly appropriate for solar energy development. • A variance is required from the Bureau of Land Management (BLM) prior to construction.	6	4	3	Variance lands are contentious, not always near transmission and have not been environmentally pre-screened. Consider these areas but know that they have not been thoroughly screened for environmental impact.

DRAFT Criteria	Is this an appropriate evaluation tool?			
	Yes	**Maybe, need more information**	**No**	**Comments** **If not, why not? What modifications do you suggest?**
• Created by Bureau of Land Management (BLM).				
C. West-Wide Energy Corridor Programmatic Environmental Impact Statement (WWEC-PEIS) • An Environmental Impact Statement (EIS) prepared for energy corridors identified in 11 western states. • Purpose is to facilitate future site of oil, gas, and hydrogen pipelines; and renewable energy development. • Created by Bureau of Land Management (BLM), Department of Energy (DOE), and Department of Agriculture and Defense.	7	1		The EIS data are valuable to Inyo County. On the basis of description in the background report, and excluding corridors—if any—primarily relevant to pipeline transmission (oil, gas, etc.) Subject to further NEPA –corridor ID
Additional Criteria Please include any additional criteria below that we may have missed.				
A. Old Spanish National Historic Trail—Visual impacts	2			
B. Viewsheds	2			
C. Agriculture mapping	1			
D. Water and water resource maps	2			
E. All new renewable energy projects to be offset by equally sized areas of conservation land	1			

APPENDIX B - PUBLIC WORKSHOPS – POLICY ACTIVITY POSTERS AND RESULTS

Participants were invited to indicate their support in the following table showing proposed policies. The following shows the summed voting results from all community members that voted at the stakeholder meetings or workshops, or which were turned in later to county staff.

DRAFT Policy Concepts	Are these appropriate for Inyo County?			
	Yes	Maybe, need more information	No	Comments If not, why not? What modifications do you suggest?
Renewable energy development will help offset administrative costs to the County and the loss of other potential economic development. If there are economic impacts from renewable energy development, mitigation and offsets should be required that minimizes financial contribution commitments by the County.	14	1	4	Yes but, renewable energy development should not be permitted where the result is a financial burden on the County. Loss of other economic sources must include current impact on tourism. Look to Riverside County for policy related to solar tax to provide revenue to county.
The conversion of agricultural land for urban development should be discouraged, and renewable energy development should avoid productive agricultural land.	13	1	1	Productive ag land should be preserved. Ag land should be screened to see if it is appropriate for future agric. Use or more useful/economical for conversion to RE.
The County should have a map of areas where solar or wind renewable energy facilities are appropriate.	13	2	1	Maps should be easily updateable as relevant new information becomes available. And these areas should include smaller, qualified sites.
The County should work with renewable energy developers and other agencies involved with the development site to minimize impacts.	8		1	Add: and other local stakeholders, including those adjacent to proposed projects. Assuming that minimizing impacts has been key to the pre-designated RE siting criteria, further resource protection is good, though promotion of large-scale RE by the County would not be acceptable.

DRAFT Policy Concepts	Are these appropriate for Inyo County?			
	Yes	Maybe, need more information	No	Comments If not, why not? What modifications do you suggest?
Renewable energy development should take steps to minimize water consumption and the use of potable water.	17	1		Should be evaluated in light of total water needs & resources, recognizing that water withdrawal may in some cases impact areas some distance from the project. Yes, but should be a criterion not a policy. Avoidance first. Then minimization of impacts. County should draft water policies specific to RE development.
The siting of renewable energy facilities should minimize significant changes to the visual environment, including minimizing light and glare and screening facilities.	10	2	1	Not minimize but avoid completely. Yes but…Rather, "avoid" significant impacts. If they are minimal, they are not significant. If somewhat significant, the development should not be permitted. Dark skies? Avoidance first. Then minimization of impacts.
The County should continue to be involved in large scale planning efforts with state and federal level organizations for renewable energy development, to promote better land use and transmission opportunities.	8	3	1	The County should not promote large scale development of RE. There are no direct benefits. Long-term destruction of the vistas and cultural landscape so unique to Inyo must be preserved. Land does not have to be 'used' to be valuable. Work in collaboration w/DRECP esp. w/regard to species conservation. Plants/animals do not know jurisdictional boundaries.

DRAFT Policy Concepts	Are these appropriate for Inyo County?			
	Yes	Maybe, need more information	No	Comments If not, why not? What modifications do you suggest?
The capacity to generate enough energy to make renewable energy financially feasible should be a key consideration of which areas are suitable for renewable energy development.	5	2	5	Many other policy considerations should precede this. Financially feasible but also in accordance with the character of surroundings adding design assessments. Need independent analysis of what constitutes "financially feasible." Developers frequently make unsubstantiated claims of a project not being financially feasible unless all their "desires" are granted. This is a market issue. The County should protect its resources as a primary goal.
The proximity to existing transmission corridors to export energy without the development of new transmission lines should be a key consideration of the location of renewable energy facilities.	16		2	Yes, If this means: only along current corridors <u>and</u> no additional lines. More transmission lines should be actively discouraged.
Transmission lines that carry energy through Inyo County should allow future local tie in.	11		3	Not where the communities are too far from lines to trade impacts of new line development. Instead, promote RE within and around communities for local use. Hopefully this will not occur: there needs to be a very public conversation about what we want OV to look like in 20, 40 years. New transmission lines will drive new development. Can EIR do visual simulations? Yes for California ISO but not necessarily for LADWP or other municipal governments.

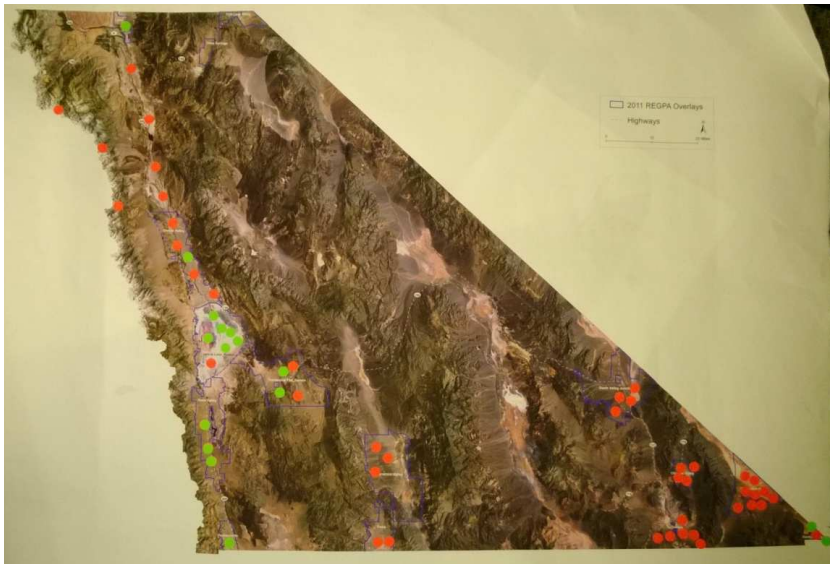
DRAFT Policy Concepts	Are these appropriate for Inyo County?			
	Yes	Maybe, need more information	No	Comments If not, why not? What modifications do you suggest?
Future transmission line development should be limited to existing public right of way.	15		3	We would not like to see future line development in the Owens Valley. Protection of cultural landscape is critical to native people, Manzanar National Historic Park and visitors from around the world. Current right of way might be too narrow for future development of new line. There might be compelling reasons to have new rights of way.
Disturbance to critical habitats of plants and animals, and to important historical and cultural sites and landscapes, should be minimized.	15	1		Yes but…Should be "avoided." How to quantify "minimized." By whose standards? Landscape cannot be broken up and remain a valuable cultural landscape or scenic vista. Avoidance first.
Solar and wind energy facility location should be limited to areas with a renewable energy land use designation overlay or in an appropriate zoning district.	11	1	1	
Transmission facilities and related infrastructure should be allowed to locate and operate within any land use designation and zoning district, provided the facilities operate under valid approval and appropriate environmental review.	3	3	10	Don't want a situation like common in current Texas oil boom where people find oil/gas rigs situated adjacent to their homes. This one appears to conflict with the policy above (future transmission lines should be limited to public right of way). We strongly urge the County to map appropriate potential sites as first step in permitting, then require further environmental review.
Renewable energy development should be encouraged to locate on disturbed lands.	15	5		Yes but…On disturbed lands as <u>appropriate</u> siting, but not promoted for RE above other possible uses. Transmission lines should be sited to avoid impacts, then minimize, then mitigate, if necessary.

DRAFT Policy Concepts	Are these appropriate for Inyo County?			
	Yes	Maybe, need more information	No	Comments If not, why not? What modifications do you suggest?
Utilities and renewable energy developers should locate transmission and intertie facilities on the same site.	6	5	1	Unless less impact can be demonstrated by doing otherwise. Including agricultural lands that are no longer productive.
The overall size of a single renewable energy facility should be limited to minimize impacts on natural, cultural, historic or visual resources.	11	4		Prefer cluster development even if it means larger facilities—rather than leapfrog or scatter hot industrial RE development.
The County should promote or encourage the use of public lands for renewable energy development over private lands to the maximum extent feasible.	5	2	11	It is uncertain where LADWP fits into these categories. With similar design review and resource protection? Real private land is very limited, and public may hold more options for resource protected locations. This presupposes private land is more "valuable" than public land. If a private landholder wants to develop renewable energy it is not the county's duty to discourage such development. Why? The county gets the impacts and the BLM gets the rent. Use best lands and landowners willing. Public lands could serve as mitigation. County should ID the lands that avoid the most amount of impacts first. Then deal with private/public land impacts.
What are we missing?				
Endangered, threatened, species of conservation concern areas should include necessary connectivity to sustain the species and recognize that habitats are variable over time.	1			

DRAFT Policy Concepts	Are these appropriate for Inyo County?			
	Yes	Maybe, need more information	No	Comments If not, why not? What modifications do you suggest?
Cumulative effects shall be considered: current proposed project, other approved projects, and proposed future projects.	I			
Reclamation, restoration requirements should be sufficiently bonded to assure completion, even in event the project owner no longer exists. There should be triggers as to when/how the project is to be regarded as no longer operational to facilitate restoration without undue delay. Degree to which meaningful restoration possible should be considered in evaluation project proposal.	I			
Recognize that information gaps exist and that revisions may be necessary in order to maintain compliance with policy concepts and criteria.	I			
When alternative technologies exist, preference is for least disruptive technology (as related to the other policies and criteria).	I			
The county should develop a development impact fee that covers the cost of county services.	I			
DG, community solar, county solar facilities, etc.	I			

APPENDIX C - PUBLIC WORKSHOPS – MAPPING EXERCISE RESULTS

Location on Map	Good for RE development?	
	Yes	No
East side of 395 corridor north of Owens Valley up until Laws		4
Far western edge of county west of 395 corridor and from north of Owens Valley to approx. where 168 enters the county		3
Near intersection of 395 and 168 near Laws	1	
Laws		1
Deep Springs		
Fish Lake Valley		
Owens Valley	1	4
Owens Lake-Keeler	6	1
Rose Valley	4	3
Centennial Flat-Darwin		
Death Valley Junction		4
Pearsonville	1	
Panamint Valley		3
Chicago Valley		4
Charleston View		10
Trona		2
Sanay Valley	2	1



APPENDIX D - PUBLIC WORKSHOPS – DISCUSSION NOTES TRANSCRIPTION

Key: C= comment (by member of public) Q= question (by member of public) A= answer (by County staff)

- Q: Are we calculating leakage from transmission?
  - Q: Can we add this as criteria?
  - C: Could be displayed as loss percentage over the county (image: radiating circles of percentage loss around given areas).
  - C: Adjust solar potential map.
  - C: This would be more realistic about how much energy is available and used.
  - C: There are also different amounts of loss with different current type (i.e., AC vs. DC).
- C: So much of land is LADWP, need to include them—key to this.
  - A: Previously included LADWP lands also included federal lands, as well as private.
  - A: We will consider how to treat this.
- C: All criteria seem to lead to areas for solar development that exclude the north county.
  - A: The criteria do seem to include more area in the south, but there are still some in the north.
  - A: In 2011, excluded northern areas due to environmental constraints.
- Q: Do you have a map of all criteria that show what's "left" after exclusions for solar/wind development?
  - A: Yes, the 2011 summary map that has been created is on display today on one of the posters.
- Q: How does the DRECP have a boundary that does not match LADWP areas to the north?
  - Q: Reason for boundary?
- Q: What is the relationship between Inyo County and the LA County General Plan relating to the REGPA?
  - A: The County of LA is required to consider the Inyo County General Plan in their development decision-making. They have to explain and justify any inconsistencies.
- Q: Is LADWP land private or public?
  - Q: How will we define it in the REGPA? Private, public, or hybrid?
  - A: Tax issues? Pay only in special cases, specific rate, calculated annually.
  - A: It is its own category.
- A: More stakeholder meetings will be held.
  - C: Want opportunity for more organized voice.
- Q: Will you consider size/scale?

  - A: Yes, being considered.
  - C: It's very important.
- C: Tourism is key here; visual and cultural impacts are therefore a very big deal in the county, economically.
- Q: What is the status of solar on Owens Lake?
  - A: There is a small project under way. To be done in mid-2014.
  - C: Solar should be put there because it is already disturbed land there.
  - C: Disagree that solar should be sited there.
- Q: How long to see a return on investment on solar and wind?
- Q: Why is the scenic overlay only the west side of 395 corridor, and not on its east side?
- Q: Why don't we see cultural and historic sites on these maps?
  - A: Hard to get that information and hard to display at this large a scale, but these things will be included at the site-specific level of decision-making.
- Q: So much public land in Inyo County that is managed by other agencies—what role does the County play in these lands that it doesn't necessarily control?
  - A: The other agencies must consider the content of the County General Plan before they make land use decisions—that's partly why we're doing this.
- C: Recommendation for working group of citizens (see my comment letter) to be formed that address this element and siting issues.
  - C: County ratepayers should have more of an opportunity to work together to develop a ratepayer idea for how to deal with renewable energy in the county.
- Q: How will the General Plan address the lack of tax benefits from solar?
  - A: Other renewable energy pays taxes.
  - C: Can we ask for tax payment?
- Q: Why tax breaks?
  - C: State initiative.
  - C: Voter initiative regarding rooftop solar, later applied to utility scale.
  - A: Up in the air.
- Q: Will this effort avoid issues of past lawsuit?
- A: Have EIR this time and public process which should help avoid the lawsuit issue.
- Q: Can we have a fee per kilowatt installed?
  - A: Renewable energy ordinance does look at fiscal impacts.

- A: Cost can vary in different parts of county.
- C: We should already be doing something like this.
- Q: Will projects happen before this is completed?
- Q: Can look into this.

- Q: What was the basis of the past lawsuit?

APPENDIX E - PUBLIC WORKSHOPS – COMMENT CARD TRANSCRIPTION

One concern I have on the present proposed project along the McIver Canal is that the canal retain its location should an alfalfa project be done in the future. I think the project would be a good addition to the Owens Valley.

Keep large-scale solar development off most highly visible area of the Owens Valley floor. To preserve the viewscape, consider that this area is highly visible from many perspectives.

Shades of grey concept: The General Plan LUE Diagram Overlay is designed to "include policies for renewable energy development in its GP." This has been an iterative process, but in the end there will be maps with "permitted" use for wind, solar, and perhaps other renewable energy sources (like biofuels).

> "Criteria utilized at the beginning of the process included (1) areas with known interest in renewable wind and solar energy development; (2) proximity to transmission and electrical conveyance facilities, and (3) appropriate terrain. Through an extensive public engagement effort, the maps were refined and updated iteratively. The GP LUE Diagram Overlay maps now show areas where it may be appropriate to develop renewable wind and solar energy projects based on a more comprehensive set of criteria."

My comments in this note are not simply I'm for or against renewable energy development in Inyo County, everyone knows by now where I stand on that, but about the maps. I assume each type of renewable energy source will receive a separate map, with overlap possible. The maps will designate where renewable energy development is "permitted" under the GP.

I would also like to see maps indicating some range of value where the development should be most likely or most encouraged. That is why I call this a "shades of grey" concept for renewable energy. The Planning Commission and general public would then have something in addition to a simple in or out criterion for using the overlay. As an example, solar maps could show values related to the following criteria, graded higher desirability to lower desirability (this is a slant on the criteria Planning has used this far):

1. Nearness to current high voltage transmission corridors. This is important for two reasons. The cost and environmental impact is lower if minimal new connection is needed, and a new transmission line would most likely follow in the same corridors as existing one again to minimize impact.

2. Location at brownfield or reclamation sites (currently used as a criterion).

3. The nearer transportation the better, specifically paved roads and the quality of those roads for safe transportation of building materials.

4. The farther from transportation the better. This is because of possible viewshed impairment. So there is no golden rule for transportation.

5. Lower slopes. This is desirable for solar, less so for wind.

6. Farther from national parks and wilderness area boundaries.

7. And so on.

Please note, I suggest varying the intensity of the desirability or liability. These maps could be objective; for example, the distance from a wilderness boundary, proximity to a transmission line. Users can put their own values on the criterion.

Also, I have my favorite zones for solar development → Owens Lake (LADWP); LADWP Reward; Northland Power "McNaughton." Also high potential areas → Coso Junction area; Briggs Mine reclamation; Owens Valley along the transmission corridors; Charleston View.

Thank you for reading!

1. Inyo County should develop a citizen working group to provide recommendations and strategies for the formation of renewable energy policy and the practical application of some to Inyo County.

2. The citizen working group should consist of a reasonable cross-section of taxpayers to include individual citizens, business, nongovernmental organizations, city and county representatives, other public and private entities (like federal land management agencies, Southern California Edison, LADWP), and other interests as appropriate.

3. The citizen working group should be formed in the near term (e.g., 3 to 4 months) and provided general and specific direction by the Inyo County Board of Supervisors for developing useful recommendations for renewable energy policy.

4. The working group should provide renewable energy policy recommendations through consensus.

APPENDIX F - ADDITIONAL PUBLIC COMMENT RECEIVED

OWENS VALLEY FLOOR IS FAR MORE IMPORTANT FOR OPEN SPACE, SCENIC VIEWS, OUTDOOR RECREATION, BIODIVERSITY, HISTORY THAN FOR INDUSTRIAL SOLAR.

Michele Mattei

From: Jane Mcdonald <janemcd1@mac.com>
Sent: Wednesday, November 13, 2013 9:31 AM
To: Cathreen Richards
Subject: Criteria

Hi Cathreen,

Thanks for your part in a good meeting last night.

Regarding criteria....is there a way we can be more specific about the landscape issues effect on our local ecomomy? In a non tourist based economy the landscape criteria alone might be sufficient, but I'm thinking we should take it one step further here: Will the project's visibility detract from our local tourist based economic capacity?

Thanks for your thoughts,

Jane McDonald

Sent from my iPhone

Michele Mattei

From: Colleen Hampton <wallandcrocket@me.com>
Sent: Sunday, November 17, 2013 12:34 PM
To: Nolan Bobroff
Subject: LA DWP solar in the Owens Vally

How can this possibly be good for the Owens Valley? If you can answer that I would listen with an open mind. Owens Valley residents are saying no this isn't a good thing, and providing many reasons why. Is anyone listening to us? Will you hear us? I urge you to ask LA DWP to find another way, and yes there are other ways. Please stand behind us and don't let this happen. Please say No to the dust storms, no to the visual blight, and no to the raping of the land. There are other ways!

Sincerely,

Colleen

Michele Mattei

From: Colleen Hampton <wallandcrocket@me.com>
Sent: Sunday, November 17, 2013 12:36 PM
To: Nolan Bobroff
Subject: LA DWP SOLAR
Attachments: image.jpeg

Michele Mattei

From: Colleen Hampton <wallandcrocket@me.com>
Sent: Sunday, November 17, 2013 12:44 PM
To: Nolan Bobroff
Subject: LA DWP
Attachments: image.jpeg; ATT2506010.txt

Please don't let this happen to the Owens Valley!

NATIONAL PUBLIC LANDS NEWS.com
941 E Ridgecrest Blvd
Ridgecrest, California 93555
760-375-3181
http://www.nplnews.com

November 12, 2013

Inyo County Supervisors
Independence, California 93526

Dear Supervisors,

Since 1999 National Public Lands News, a non-profit organization dedicated to informing citizens about their public lands, has provided comments to BLM, NPS, US Forest Services and Kern, Inyo, Riverside and San Bernardino Counties regarding NEPA and CEQA documents.

The DRECP and other planning efforts are nothing but mini Resource Management Plans (RMP's) that BLM is supposed to complete every 15 years to allocate, administer and manage the resource within an area under their jurisdiction.

The difference is that the DRECP is a single issue-driven planning effort - not like RMP's, which address the entire resources in the subject area and are part of multi-use agency.

Planning only for desert tortoise (WEMO) or renewable energy (wind and solar) does not work because it does not take into account allocations and decisions made in the past RMP process regarding recreation, mineral, cultural and other resources in the area; in this case, the CDCA plan of 1980 and amendments.

Federal Land Policy Management Act (FLPMA) 94-579, Sec. 202. [43 U.S.C. 1712]

The Secretary shall, with public involvement and consistent with the terms and conditions of this Act, develop, maintain, and, when appropriate, revise land use plans which provide by tracts or areas for the use of the public lands. Land use plans shall be developed for the public lands regardless of whether such lands previously have been classified, withdrawn, set aside, or otherwise designated for one or more uses.

(c) Criteria for development and revision In the development and revision of land use plans, the Secretary shall -

(1) use and observe the principles of multiple use and sustained yield set forth in this and other applicable law;
(2) use a <u>systematic interdisciplinary</u> approach to achieve integrated consideration of physical, biological, economic, and other sciences;
(3) give priority to the designation and protection of areas of critical environmental concern;

(4) rely, to the extent it is available, on the inventory of the public lands, their resources, and other values;
(5) consider present and potential uses of the public lands;
(6) consider the relative scarcity of the values involved and the availability of alternative means (including recycling) and sites for realization of those values;
(7) weigh long-term benefits to the public against short-term benefits;
(8) provide for compliance with applicable pollution control laws, including State and Federal air, water, noise, or other pollution standards or implementation plans

The California Desert Conservation Plan is considered a RMP along with all of its amendments. Chapter seven of this document clearly states the amendment process and notification of the public.

The 1980 California Desert Conservation Area Plan Amendment Process

FACTS

1. The CDCA Plan established a process for amending the 1980 Plan to assure consistency and evenhandedness in future management of the California Desert.

2. The CDCA Plan established criteria for how BLM will review and process Plan amendments

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Plan Amendment may be initiated at any time by the BLM California District Manager, in response to new findings under the continuing monitoring, and revision procedures.

Individuals and public or private organizations desiring to have the Plan or any of its elements amended may submit requests for amendment to the District Manager of the BLM, California Desert District. The District Manager will respond in writing within 30 days, acknowledging receipt of the request and informing the applicant of the process to be followed in studying and deciding upon the amendment. Processes will be consistent with Bureau procedures.

The general categories of Plan amendments anticipated are described below:

Category 1- The proposed changes are less than significant EA -Level NEPA analysis (no EIS is required).

i.e. NO significant changes to the goals and policies expressed in the Plan elements or in ACEC's or Special Areas.

Category 2-The proposed change, based on preliminary analysis, will require a <u>significant</u> change to a Plan element, goals, policies, or the process in that element.

Will require an EIS.

Category 3- The proposed change is beyond BLM jurisdiction and requires legislation.

Upon receipt of a request to consider a Plan amendment, the Desert District Manager shall decide:

(1) To consider the Plan amendment, in which case he shall determine the category of amendment to be assigned:

(2) Not to consider the Plan amendment, in which case shall notify the requestor stating the

reasons for his decision.

Any decision to consider or not to consider a Plan amendment is subject to protest to the State Director.

ANALYSIS OF PROPOSED AMENDMENTS

In analyzing any applicant's request for amending or changing the Plan, the BLM District Manager, Desert District, will:

(1) Determine if the request has been properly submitted and if any law or regulation prohibits granting the requested amendment.

(2) Determine if alternative locations within the CDCA are available which would meet the applicant's needs without requiring a change in the Plan's classification, or an amendment to any Plan element.

(3) Determine the environmental effects of granting and/or implementing the applicant's request.

(4) Consider the economic and social impacts of granting and/or implementing the applicant's request.

(5) Provide opportunities for and consideration of public comment on the proposed amendment, including input from the public and from Federal, State, and local government agencies.

(6) Evaluate the effect of the proposed amendment on BLM management's desert-wide obligation to achieve and maintain a balance between resource use and resource protection.

DECISION CRITERIA FOR APPROVAL OR DISAPPROVAL

Before submitting a recommendation for a Plan amendment, the BLM Desert District Manager must determine that the proposed amendment is in accordance with applicable laws and regulations and will provide for the immediate and future management, use, development, and protection of the public lands with the CDCA. The BLM Desert District Manager will base his rationale for such determination on the principles of multiple use, sustained yield, and maintenance of environmental quality, as required in the Federal Land Policy and Management Act of 1976.

PUBLIC NOTIFICATION

Notification of proposed amendments to or changes in the California Desert Plan will be published in the Federal Register. In addition, notices will also be published in a newspaper, or newspapers, of general circulation in the area which would be affected by the proposed amendment(s).

Further, a Plan amendment mailing list will be developed by the BLM and will include appropriate publications which publish material of interest to people concerned about public lands of the California Desert. All individuals, organizations, and other public agencies requesting notices of Plan amendment proposals or decisions will receive such notices. All notices and information will be published in this manner no later than 30 days prior to the first or subsequent public hearing, if one is to be held.

All county boards of supervisors and all city councils located where incorporated limits and spheres of influence encompass the land area which might be affected by a proposed amendment to the Plan will be notified of such application to amend no later than 30 days prior to any scheduled public hearings.

PUBLIC HEARINGS

Before the BLM Desert District Manager makes final decision(s) on proposed amendment(s), he may hold one or more public hearings to consider these proposals.

Source: 1980 CDCA Plan Ch 7

I would like to congratulate Inyo County on taking this initial step and ensuring that the public is listened to. The majority of the 'Public Meetings' the DRECP held were in Ontario. The majority of the meetings were not held in the CDCA and there was no notification unless you were on their list. In going to those meetings, the public had very little chance to speak, only the designated stakeholders that were being paid to be there. At one meeting there was a show of hands of the actual public and who was being paid to participate. It was sad to see that the public that had traveled in some instances, four hours at their own expense, had to watch the paid lobbyists.

Thank you for the opportunity to share our information with you,

Sophia Anne Merk (Sam)
Director, National Public Lands News.com
samnplnews@yahoo.com

cc: Governor Brown
Rep Cook, McCarthy, Raiz, Vargas
Senators Boxer and Feinstein
DRECP Karen Douglas
Kern and County San Bernardino Planning Department (Terri Rahhal)
Supervisors for Kern, Inyo, Los Angeles, Riverside, San Bernardino and San Diego Counties
BLM – Sally Jewel, Director
BLM – Jim Kenna, State Director
BLM – Terri Raml, CDCA District Manager
BLM – Area Managers, Bakersfield, Barstow, Bishop, El Centro, Needles, Palm Springs, Ridgecrest, Palm Springs
BLM – DAC
Chuck Bell

National Public Lands News.com

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Ridgecrest, California 93555

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Talking Points

1. DRECP is a single-issue land-use planning effort focused on wind and solar and does not take into account other resources.

2. AN RMP EIS includes alternative management of the subject lands (more conservation level or less conservation level).

3. DRECP is a landscape regional planning effort. Forest Service tried that approach with the Sierra Nevada Forest Planning and The Four Southern California Forests Planning in the early 2000s. The Forest Service process did not work; the FS was sued and lost.

4. Amendments to each RMP in the region (California Desert Conservation Area Plan, Bishop, Coachella etc.) and County General Plans need to be completed before the DRECP, which includes many land-use plans in the affected areas.

5. DRECP does not take into account other planning decisions from the past.

6. Subject area crosses multi-BLM offices that have their own land-use plan and allocations that will be disrupted by a new layer of planning.

7. Will not work because it is not site-specific it will need EA's and EIS's in the future because the decisions that will come out of the DRECP are broad and regional in nature.

8. Many of the new solar projects are combining water rights with their projects. Is this a new fast track procedure to start allocating water away from indigenous, historic peoples and natural springs, aquifers and streams?

samnplnews@yahoo.com

Michele Mattei

From: Andy Decker <andydecker01@gmail.com>
Sent: Sunday, November 17, 2013 11:37 AM
To: Nolan Bobroff
Subject: NO to solar in Owen's Valley!

Hello Sir,

My name is Andy Decker and I live in California.

I am an informed and concerned voter. I believe wind and solar belong ONLY on rooftops and already disturbed land. California's wild lands are so few and precious and already being gobbled up by projects like the one being proposed in your plan.

There are many many ways to implement projects of this scale in your county that bring jobs and economic activity WITHOUT doing irreparable harm.

I consider myself pragmatic and centrist. And I believe you should not support the 1,200 acre Northland Power Indepedence LLC Solar Project.

Thank You for your time.

Regards,

Andrew Decker

Michele Mattei

From: McDonald Jane <janemcd1@mac.com>
Sent: Sunday, November 17, 2013 5:27 PM
To: Nolan Bobroff
Subject: Northland Power Independence, LLC Solar Project, and DWP project adjacent to it

Hi Nolan,

I am writing to comment both on the Northland Power Independence project, and the DWP project adjacent to it.. I am totally opposed to this kind of mass scale solar operation in our valley, as it will have an incredibly detrimental effect on our way of life here. We rely on our landscape for tourism, our primary economic engine here. This kind of project completely change the nature of our landscape, making our space industrial and providing a serious disincentive for tourists to travel here. Our landscape is also the reason the majority of our residents choose to live here.

I appreciate the opportunity to comment on these projects and the overall general plan with regard to renewable energy. I support renewable energy on rooftops, not on our open spaces.

Thank you,

Jane McDonald
140 Rosedale
Independence

Comment Cards Transcriptions

One concern I have on the present proposed project along the McIver Canal is that the canal retains its location should an alfalfa project be done in the future. I think the project would be good addition the Owens Valley.

Keep large scale solar development off most highly visible area of the Owens Valley floor. To preserve the viewscape, consider that this area is highly visible from many perspectives.

Shades of grey concept: The General Plan LUE Diagram Overlay is designed to "include policies for renewable energy development in its GP" this has been an iterative process, but in the end there will be maps with "permitted" use for wind, solar, and perhaps other renewable energy sources (like biofuels).

- "Criteria utilized at the beginning of the process included (1) areas with known interest in renewable wind and solar energy development; (2) proximity to transmission and electrical conveyance facilities, and (3) appropriate terrain. Through an extensive public engagement effort, the maps were refined and updated iteratively. The GP LUE Diagram Overlay maps now show areas where it may be appropriate to develop renewable wind and solar energy projects based on a more comprehensive set of criteria."

My comments in this note are not simply I'm for or against renewable energy development in Inyo County, everyone knows by now where stand on that, but about the maps. I assume each type of renewable energy source will receive a separate map, with overlap possible. The maps will designate where renewable energy development is "permitted" under the GP.

I would also like to see maps indicating some range of value where the development should be most likely, or most encouraged. That is why I call this a "shades of gray" concept for renewable energy. The planning commission and general public would then have something in the addition to a simple in or out criterion for using the overlay. As an example for solar maps could show values related to the following criteria, graded higher desirability to lower desirability (this is a slant on the criteria Planning has used this far):

1) Nearness- to current high voltage transmission corridors. This is important for two reasons. The cost and environmental impact is lower if minimal new connection is needed, and new transmission line would most likely follow in the same corridors as existing one again to minimize impact.
2) Location at brownfield or reclamation sites (currently used as a criterion).
3) Nearer transportation the better, specifically paved roads and the quality of those roads for safe transportation of building materials.
4) Farther from transportation the better. This is because of possible viewshed impairment. So there is no golden rule for transportation.

5) Lower slopes. This is desirable for solar, less so for wind
6) Farther form National Parks and wilderness area boundaries.
7) And so on.

Please note, I suggest varying the intensity of the desirability or liability. These maps could objective, for example distance form a wilderness boundary, proximity to a transmission line. Users can put their own values on the criterion.

Also, I have my favorite zones for solar development→Owens Lake (LADWP); LADWP Owen yo; LADWP Reward; Northland Power "McNaughton." Also high potential areas→ Coso Junction area; Briggs Mine reclamation; Owens Valley along the transmission corridors; Charleston View

Thank you for reading!

---

1) Inyo County should develop a citizen working group to provide recommendations and strategies for the formation of renewable energy policy and the practical application of some to Inyo County.
2) The citizen working group should consist of a reasonable cross section of tax payers to include individual citizens, business, non-governmental organizations, city and county representatives, other public and private entities (like federal land management agencies, Southern California Edison Company, LADWP) and other interests as appropriate.
3) The citizen working group should ne formed in the near term (e.g. 3 to 4 months) and provided general and specific direction by the Inyo County Board of Supervisors for developing useful recommendations for renewable energy policy.
4) The working group should provide renewable energy policy recommendations through consensus.

Michele Mattei

From: Jeff Borders <jeffborders@bordersconsulting.com>
Sent: Wednesday, November 20, 2013 2:41 PM
To: Cathreen Richards
Subject: RE: Inyo County Renewable Energy General Plan Amendment (REGPA) - Public Workshops

Cathreen

I am not sure how to get this issue addressed by the planning process, so I'll just throw it out to you to do with as you see fit.

As you may know, I own a 140 acre parcel of vacant land between Pearsonville and Little Lake, Parcel # 037-250-03. A few years back, several developers contacted me regarding the possibility of developing the property as a solar site following the County's initial efforts to approve a Renewable Energy overlay that included my property. While I actually opposed developing the area for solar, because I think the county would be better served by developing a community in the area, I finally signed a purchase option agreement with Lincoln Renewable Energy (LRE). LRE spent almost 3 years and probably over $100,000 doing surveys and working through the approval process with LADWP to connect to the high voltage lines along the east side of the property. They recently terminated the option agreement because they would not be likely to get approval to connect to the LADWP lines. I asked them to explain why, since this would most likely affect any other developer that might be interested in developing a solar site in the area. Here is what Jason Tundermann of LRE provided me.

"The problem with the interconnection is that the available capacity in a given line is allocated "first-come first served" to the projects in the interconnection queue. LRE's proposed 200 megawatt (MW) solar project proposed to interconnect to LADWP's 230kV line adjacent to your property. The problem is that there are two projects ahead of us in the queue – a 200 MW proposed project (LADWP's Owen's Valley Solar project), and a 138 MW proposed project (Northland Solar's project). According to permitting documents published by LADWP, there is approximately 240 MW of existing capacity on that LADWP line. Once the existing capacity gets consumed, then new any additional projects would be financially responsible for building a new transmission line, which would make the project economically infeasible. So essentially, both projects ahead of us in the interconnection queue would need to drop out of the queue for our project to be able to step into that existing capacity. Since both projects ahead of us appear to be actively permitting, the likelihood of both failing seemed relatively unlikely."

This being the case, what purpose does it serve for the Inyo Planning Department to expend all of this effort and resources to develop solar and wind anywhere along this particular high voltage line through the County? There simply does not appear to be any more capacity to move any power produced to market. Should this not be clearly addressed in the planning process. I am doubtful that any developer will be willing to build a generation facility AND add or upgrade the high voltage electric lines necessary to be able to sell it.

Just something I assumed the County would already be thinking about. Thanks.

Jeff

From: Cathreen Richards [mailto:crichards@inyocounty.us]
Sent: Wednesday, November 20, 2013 2:00 PM
To: Cathreen Richards
Subject: Inyo County Renewable Energy General Plan Amendment (REGPA) - Public Workshops

Please pass this along to anyone who may be interested – Thank You!!

INYO COUNTY

Renewable Energy General Plan Amendment

Please join us for a public workshop!

Inyo County is updating its General Plan to help guide potential renewable energy development.

This effort will result in land use policies regarding where and how renewable energy facilities may be built.

We need your input on what is appropriate for Inyo County.

Workshops will be held in three locations. The agenda for each workshop will be the same and you are welcome at each, regardless of where you live.

WHEN	WHERE
December 3 6:00PM - 7:30PM	Owens Valley Elementary School - Multi-purpose Room 202 S. Clay Street Independence, CA 93526
December 4 6:00PM - 7:30PM	City of Bishop, City Hall Auditorium 377 West Line Street Bishop, CA 93514
December 5 6:00PM - 7:30PM	Tecopa Community Center 405 Tecopa Hot Springs Road

Stakeholder Meetings –November 17th 2013

Additional Written Comments from Stakeholders

Comment Card #1:

Why does Inyo County think its citizens want/need large-scale renewable energy development (ie whose idea was this? I think Inyo County's people DON'T want this sort of development. Focus on getting rooftop/parking and maybe disturbed-land solar on much smaller scale and community coop projects. This whole approach is top down, but it should be bottom up. Have citizens propose, not developers.

Comment Card #2:

I frequently feel that not enough attention is given to how important tourism is to the economy here in Inyo County. With that in mind I believe we need to be very careful identifying potential locations for industrial scale energy. Viewshed is extremely important in scenic evaluation and we need to keep that in mind. Any proposed increased in jobs is temporary and not really a net increase and shouldn't be counted as such. Also sites should be located on already disturbed land.

Attachment B

Renewable Energy General Plan Amendment

Opportunities and Constraints Technical Study

Prepared for

County of Inyo

February 2014

Aspen Environmental Group

Renewable Energy General Plan Amendment

Opportunities and Constraints Technical Study

Prepared for

County of Inyo

Prepared by

Aspen Environmental Group

February 2014

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List of Acronyms

AB	Assembly Bill
AC	alternating current
ACEC	Area of Critical Environmental Concern
AML	Abandoned Mine Land
BLM	Bureau of Land Management
CA	Corrective Action
CAISO	California Independent System Operator
CBC	California Building Code
CDC	Centers for Disease Control
CDCA	California Desert Conservation Area
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System
CESA	California Endangered Species Act
CLUP	Comprehensive Land Use Plan
CNDDB	California Natural Diversity Database
CPUC	California Public Utilities Commission
CREZ	Competitive Renewable Energy Zone
CRHR	California Register of Historic Places
CRPR	California Rare Plant Rank
CTPG	California Transmission Planning Group
DC	direct current
DG	Distributed generation
DOD	Department of Defense
DOE	Department of Energy
DRECP	Desert Renewable Energy Conservation Plan
DTSC	Department of Toxic Substances Control
DWMA	Desert Wildlife Management Area
EIR	Environmental Impact Report
EIS/EIR	Environmental Impact Statement/Environmental Impact Report
EPA	Environmental Protection Agency
ESA	Endangered Species Act
FAA	Federal Aviation Administration
FGV	fine-grained volcanic
FH	Flood Hazard
FWS	Fish and Wildlife Service
FY	fiscal year
GAP	Gap Analysis Project
GIS	Geographic Information Systems
HCPs	Habitat Conservation Plans
IMS	Interim Mitigation Strategy
IOU	investor-owned utility
IS/MND	Initial Study/Mitigated Negative Declaration

KOP	Key Observation Point
LADWP	Los Angeles Department of Water and Power
LMOP	Landfill Methane Outreach Program
MACRS	Modified Accelerated Cost Recovery System
MGS	Mohave ground squirrel
MTA	Mitigation Target Area
MW	megawatt
NAHC	Native American Heritage Commission
NCCP	Natural Community Conservation Plan
NCED	National Conservation Easement Database
NFS	National Forest System
NHD	National Hydrography Dataset
NMFS	National Marine Fisheries Service
NMTC	New Markets Tax Credit
NPL	National Priorities List
NPS	National Park Service
NREL	National Renewable Energy Laboratory
OCTS	Opportunities and Constraints Technical Study
OSHA	Occupational Safety and Health Administration
OSR	Open Space and Recreation
POU	publicly owned utility
PPA	Power Purchase Agreement
PRC	Public Resources Code
PV	photovoltaic
RAM	Renewable Auction Mechanism
RCRA	Resource Conservation and Recovery Act
RDSBC	Rural Desert Southwest Brownfields Coalition
REDA	Renewable Energy Development Area
REGPA	Renewable Energy General Plan Amendment
RETI	Renewable Energy Transmission Initiative
RMP	Resource Management Plan
ROD	Record of Decision
RPS	Renewable Portfolio Standard
SB	Senate Bill
SCE	Southern California Edison
SIO	Scenic Integrity Objective
SLC	State Lands Commission
SMS	Scenery Management System
SSTI	Southwest Solar Transformation Initiative
USFS	U.S. Department of Agriculture, Forest Service
VRM	Visual Resource Management
WMP	West Mojave Plan

1. Introduction

Inyo County (County) has initiated the development of a Renewable Energy General Plan Amendment (REGPA) to include policies for renewable energy development in the County's General Plan. The County prepared a Background Report for the REGPA in October 2013 and has held multiple stakeholder and public meetings in November and December 2013 to provide opportunities for public involvement in the process. The Background Report provides an overview of the County's previous and current efforts to include policies for renewable energy development in the General Plan and to provide a foundation to identify areas that may be appropriate for future renewable energy development (Inyo County, 2013). In 2011, the County worked on an update to the General Plan to provide policy direction for commercial scale renewable energy generation development. As part of this update, a General Plan Land Use Designation Overlay was created that identified where renewable energy projects, specifically solar and wind, might be developed. These areas identified places appropriate for further review for potential development and were not pre-selected sites for development (Inyo County, 2013).

Building off of the Background Report, the County has prepared this Opportunities and Constraints Technical Study (OCTS), which identifies the County's renewable energy resources and potential locations where development of these resources can most feasibly occur. This OCTS serves as the basis for a subsequent effort in which the County would develop a General Plan Amendment and complete the required environmental review under the California Environmental Quality Act (CEQA).

The OCTS combines resource and infrastructure requirements for renewable energy development with key environmental considerations within the County and readily available spatial information to document existing environmental conditions. This information is used to identify areas within the County suitable for future renewable energy development as well as available or most easily upgraded transmission and distribution lines that may be used to connect the renewable energy facilities to the power grid.

Similar to the 2011 General Plan Land Use Designation Overlay areas, the OCTS reviews the 2011 Designation Overlay areas and identifies areas with reduced constraints based on a set of criteria, where commercial scale renewable energy projects might be developed. The purpose of this analysis is to further refine the County's proposed Renewable Energy Development Areas (REDAs) and include them in the 2013 REGPA.

To the extent practicable, the OCTS evaluations:

- Spatially depict the County's renewable energy resource potential;
- Are in proximity to electric transmission/distribution and other infrastructure (e.g., roads, water, etc.); and
- Identify opportunities for renewable energy development that avoid or minimize impacts to sensitive resources. Where sensitive resources cannot be avoided, mitigation would be defined at a programmatic level in the Program Environmental Impact Report (EIR) for the REGPA.

The final REDAs will be used as a basis for the definition and delineation of a new Renewable Energy Land Use Designation Overlay. They will become a key part of the Project Description and alternatives in the Program EIR that will serve as the CEQA document for the REGPA.

The purpose of the OCTS is to identify locations in the County that would result in the development of renewable energy with the least environmental impacts, and so would present the best opportunities

for streamlined processing of renewable energy development applications. These areas are illustrated by level of constraint: Least Constrained and Moderately Constrained.

The remainder of the study is organized as follows:

- **Section 2, Policy and Economic Drivers of Renewable Energy Development** provides an overview of both State and local policies and the economic drivers applicable to renewable energy;
- **Section 3, Renewable Energy Resources** provides background on the energy development requirements of the resources that exist in the County;
- **Section 4, Electric System Infrastructure** provides background regarding the transmission and distribution system in the County;
- **Section 5, Renewable Energy Areas** provides the conclusions of the OCTS and illustrates the results;
- **Section 6, Data Sources and References** provides a list of data sources and resources used to prepare the study;
- **Section 7, Figures** provides a large number of maps associated with the areas established by the OCTS with renewable energy requirements, and infrastructure.
- **Appendix A, Environmental Resource Analysis: Opportunities and Constraints** provides the detailed analysis supporting the environmental considerations that were used to define the areas of constraints and the environmental resources maps.

2. Policy and Economic Drivers of Renewable Energy Development

California and Inyo County have numerous policies designed to increase renewable energy development. State and County policies focus on encouraging appropriate development. Sections 2.1 through 2.4 provide a brief overview of these policies.

2.1 State Renewable Energy Policies

In California, a number of existing and proposed policies drive renewable energy development, the primary of which is California's Renewable Portfolio Standard (RPS).

Renewable Portfolio Standard

California's RPS was established in 2002, accelerated in 2006, and expanded in 2011; it is the most aggressive RPS in the country. It requires investor-owned utilities (IOUs), publicly owned utilities (POUs) and other electric service providers, and community choice aggregators to increase procurement from eligible renewable energy resources to 33 percent by 2020. The RPS is the primary driver for new utility-scale renewable energy development in California (CPUC, 2013).

As of the end of 2012, the IOUs reported that they served 19.6 percent of their electricity with RPS-eligible generation in 2012 (CPUC, 2013). RPS procurement requires the utilities to achieve a target of 20 percent from 2011 to 2013. According to the California Public Utilities Commission (CPUC), California is on track to meets its interim requirement of 25 percent renewable by 2016 and well positioned to meet 33 percent by 2020 (CPUC, 2013). With California's utilities on track to meet the RPS, the development of new renewable energy could slow. In October 2013, California's Senate and State Assembly passed Assembly Bill 327. This bill removes the RPS upper limit thereby providing the potential to increase renewable generation to more than 33 percent. While the RPS has not yet been raised, AB 327 indicates the governor's willingness to exceed the current RPS which may continue to drive developer interest.

In addition to the California RPS goals, other programs encourage development of customer-side renewable energy. The California Solar Initiative[1] and Self-Generation Incentive Program[2] encourage customers to install renewable energy technologies to directly serve their electricity needs (or loads). This electricity may contribute to meeting California's RPS goals if a project meets the eligibility requirements established for the RPS. On-site projects also indirectly contribute to meeting the RPS by reducing the overall electricity demand in California.

Assembly Bill 32: Global Warming Solutions Act

In 2006, the Legislature passed the Global Warming Solutions Act which set into law the recommendation for reducing California's greenhouse gas emissions to 1990 levels by 2020. It directed the California Air Resources Board to begin developing actions to reduce greenhouse gases while preparing a Scoping

[1] The California Solar Initiative (CSI) is a solar rebate program that offers cash back to customers of the IOUs – Pacific Gas and Electric, Southern California Edison, and San Diego Gas & Electric. This program funds solar panels on existing homes, and on existing or new commercial, agricultural, governmental, and non-profit buildings. The CSI project has a goal to install approximately 2,000 MW of solar projects by 2016.

[2] The CPUC's Self-Generation Incentive Program (SGIP) provides incentives to support existing, new, and emerging distributed energy systems. The SGIP provides rebates for qualifying distributed energy systems installed on the customer's side of the utility meter.

Plan to identify how best to reach the 2020 limit. A key element of the Scoping Plan was to achieve a statewide renewables energy mix of 33 percent.

Distributed Generation Policies

In California, renewable energy projects are considered either distributed (i.e., 20 megawatts (MW) or less) or utility-scale (over 20 MW). Distributed generation (DG) is also defined as localized energy generation interconnected on site or close to load. DG is generally constructed quickly with no new transmission infrastructure required and minimal environmental impacts. In the *Clean Energy Jobs Plan,* Governor Brown established a goal of 12,000 MW of localized energy development in California (Brown, 2008). The Plan identified solar systems of up to 2 MW that would be installed on roofs and other projects up to 20 MW in size that would be located on public and private property throughout the State. Utility-scale renewable development is defined as projects that are greater than 20 MW in size.

Assembly Bill 327 (Electricity: natural gas: rates: net energy metering: California Renewables Portfolio Standard Program)

The cost of electricity has a major influence over DG and other small-scale renewable installations. One recent policy change, Assembly Bill (AB) 327 is specifically relevant to electricity rates, and is expected to directly influence and create opportunities for future solar development because it removes the net metering cap for IOUs and removes the RPS cap as noted above.

Under previously existing law, the CPUC had regulatory authority over public utilities, including electrical corporations. AB 327 is comprehensive rate reform legislation that provides the CPUC with the authority to address current electricity rate inequities, protect low-income energy users, and maintain robust incentives for renewable energy investments. It also requires the electric utilities to develop distribution infrastructure plans to ensure that ratepayer dollars are being used in the most efficient way possible.

AB 327 authorizes the CPUC to rewrite rules for solar power users selling excess power back to the grid and to require utilities to generate even more electricity from wind, solar, and other renewable sources. AB 327 also sets pricing tiers for electrical customers. People living in temperate climates will probably see higher bills. Meanwhile, those in warmer regions of the State, such as Inyo County, would get a rate decrease. Exactly how much rates would change would be left to the CPUC after it conducts a detailed technical investigation.

2.2 Financing Mechanisms for Renewable Energy Development

The economic feasibility of renewable energy projects is contingent on a willing purchaser of the energy. The most common market agreement is a Power Purchase Agreement (PPA). A PPA is a contract between an electricity generator and a purchaser of electricity. A renewable developer would be unlikely to develop a project without a purchaser for the energy. As California IOUs and POUs have moved closer to reaching the 33 percent RPS goal, the number of available PPAs has decreased.

Since 2009, the number of viable renewable projects has increased significantly, and these projects are competing for a decreasing RPS need (Douglas, 2012). The result is an increased number of solar photovoltaic (PV) installations and wind energy to the disadvantage of solar thermal technologies (Douglas, 2012). Because the number of viable renewable energy projects has increased since 2009, there is a decreasing RPS need, PPAs are becoming increasingly challenging to get. As a result, power purchasers are paying less for renewable energy.

In addition to PPAs, there are three primary market strategies for smaller energy projects called wholesale DG. Wholesale DG is considered to be electric generation between 1 and 20 MW produced for sale to utilities or other purchasers for distribution. The market strategies are the Renewable Auction Mechanism, IOU solar PV programs, and the Senate Bill 32 Feed-in-Tariff; summarized below.

- **Renewable Auction Mechanism (RAM).** In December 2012, the CPUC adopted the RAM to stimulate the development of wholesale renewable DG projects between 3 MW and 20 MW by lowering transaction costs. RAM is a streamlined contracting mechanism that uses an auction where renewable energy sellers that meet certain criteria can submit non-negotiable price bids. The buyer then selects winning sellers based on the lowest-priced bids and signs non-negotiable standard contracts with these sellers. RAM is intended to be the primary procurement means for projects in this size range.
- **IOU solar PV programs.** The CPUC authorized Pacific Gas and Electric (PG&E), Southern California Edison (SCE), and San Diego Gas & Electric (SDG&E) to own and operate solar PV facilities and execute solar PV PPAs with independent power producers through a competitive process. The three programs were supposed to yield up to 1,100 MW in total; however, the programs were revised downward after other market strategies came into fruition.
- **Feed-in Tariff.** Assembly Bill 1969 (2007) created a feed-in-tariff program for projects up to 1.5 MW to stimulate small-scale renewable DG by streamlining the process for generators to sell power wholesale to IOUs through a standard contract. In 2012, the CPUC adopted a revised, larger program.

2.3 Financial Incentives for Renewable Energy Development

Federal renewable energy plans and polices regarding financial incentives are wide ranging, from tax deductions to providing grants and loans to renewable developers. Several federal tax incentives can support siting of renewable energy facilities. In general the goal of tax incentives is to channel private capital to certain areas, such as distressed communities, or to achieve a desired investment outcome, such as renewable energy development. Examples include:

- *Business energy investment tax credits*: The federal government offers tax credit incentives to promote the development and deployment of renewable technologies.
- *Renewable energy bonus depreciation*: Many renewable energy projects are classified as “five-year property” under the IRS Modified Accelerated Cost Recovery System (MACRS), making total project costs depreciable over five years, with 50 percent “bonus” depreciation for eligible systems in the first year.
- *Property Tax Exemptions*: Section 73 of the California Revenue and Taxation Code allows a property tax exclusion for certain types of solar energy systems installed between January 1, 1999, and December 31, 2016 (DSIRE, 2013a).
- *Renewable Electricity Production Tax Credit*: The federal renewable electricity production tax credit is a per-kilowatt-hour tax credit for electricity generated by qualified energy resources (including wind) and sold by the taxpayer to an unrelated person during the taxable year. Originally enacted in 1992, it has been renewed and expanded numerous times, most recently by the American Taxpayer Relief Act of 2012 (H.R. 6, Sec. 407) in January 2013 (DSIRE, 2013b).
- *New Markets Tax Credits (NMTC)*: NMTCs were designed to stimulate investments and create jobs in distressed communities, often the location of brownfield properties.

More than two-dozen federal programs have been used to support brownfields redevelopment. These programs support the use of brownfield sites for renewable energy projects. The US Environmental

Protection Agency's (EPA) Brownfields Program may be used to supplement investment in renewable energy site planning, preparation, construction, or capital equipment purchases. Renewable energy projects could benefit during the early stages of project planning and development from EPA assessment grants (up to $200,000) and cleanup grants (up to $200,000, typically with a 20 percent cost share requirement); renewable energy project developers may also be able to partner with recipients of EPA Revolving Loan Funds (capitalized up to $1 million). These funds can be used to make the site "shovel ready" for a renewable energy project, potentially incorporating elements of the final site requirements.

2.4 Inyo County Renewable Energy Policies

The County has a long history of planning for renewable energy. Beginning in the early 20th century hydroelectric power plants were built for the purpose of constructing the Los Angeles Department of Water and Power (LADWP) Los Angeles aqueduct. Since this time, the County has developed several codes to address and facilitate the development of renewable energy.

Title 19: Geothermal Resource Development

In 1973, the County added Title 19, Geothermal Resource Development, to its County Code to provide regulations, procedures, and performance standards for the development of geothermal resources. The goal of Title 19 was to provide for geothermal development while providing protection for the public and general welfare and protection of the environment.

County Code Title 18: Chapter 18.79 Regulation of Small Wind Energy Conversion Systems

Chapter 18.79 of the County Code includes development standards applied to small wind energy systems. Small wind energy systems are those that supply energy solely for on-site use. It allows small wind conversion systems with a Conditional Use Permit in all County zones and sets standards with respect to the development of small wind energy systems. A Conditional Use Permit requires Planning Commission approval with a public hearing, as well as California Environmental Quality Act (CEQA) review. The requirements applying to small wind energy systems are primarily derived from aesthetic, noise, and safety concerns.

County Code Title 21: The Renewable Energy Ordinance

Noncommercial, small scale, photovoltaic (PV) systems for solar energy production are allowed in all Inyo County zoning districts and require building and electrical permits. To encourage these small scale, private, PV systems the County has created an expedited permitting process.

Title 21 provides standards for commercial scale wind and solar energy development. Under Title 21, the construction of any commercial solar thermal, photovoltaic, or wind energy power plant, or an electric transmission line associated with these types of power plants, requires the developer to either obtain a renewable energy permit or renewable energy impact determination or enter into a renewable energy development agreement with the County. Each choice is likely subject to CEQA review.

Depending on the scale of a project a renewable energy permit can be appropriate. The permit must be approved by the Planning Commission, which requires a public hearing. The specific development standards attached to a renewable energy permit are decided on a case by case basis and can address the same requirements found in the rest of the County's zoning code such as noise, light and glare, height, setbacks, and distance between structures.

A renewable energy impact determination is required for a commercial facility that is required to obtain a permit approval from a permitting authority other than the County such as the Energy Commission. The purpose of the renewable energy impact determination is to ensure that the development standards and/or mitigation measures that would otherwise be addressed in a renewable energy permit are to the extent possible, incorporated into any approval of the facility granted by a state or federal agency.

The last option, a renewable energy development agreement, is designed to encourage and support the development of renewable energy projects. These exempt developers from the requirement of obtaining a renewable energy permit or renewable energy impact determination and, instead, are tailored to each project and developed through negotiations with the County. The process for entering into a renewable energy development agreement with the County are specified in ICC Title 20 – Development Agreements. All commercial scale renewable energy developments, per Title 21, must also be consistent with the County's General Plan.

Small scale, private, wind or solar generation systems (rooftop and ground mount, onsite serving) are allowed in all County zoning districts. They only require building and electrical permits and the County has established an expedited permit process for small scale photovoltaic systems.

Ordinance No. 1158 to Encourage and Regulate Development of Renewable Energy Resources. Ordinance No. 1158 Amends Title 2, Section 2.40.070 of the Inyo County Code and adds to Section 20.08.120 to Title 20 of the Inyo County Code. The purpose of this ordinance is to support, encourage and regulate the development of solar and wind resources for the generation and transmission of clean, renewable electric energy. As stated in the General Provisions, development of any renewable energy facility requires a renewable energy permit from the County Planning Commission. Any exemptions from this provision would require a renewable energy impact determination from the County Planning Commission. The ordinance sets forth the minimum requirements necessary for a permit such as mitigation measures, development standards, and financial assurances.

2011 Renewable Energy General Plan Amendment

In 2010 the County began work on an update to the General Plan to provide policy direction for commercial scale renewable energy generation development. The Amendment was completed in April 2011 and was based on outreach to local, regional, State, Tribal and national stakeholders, government agencies, and the interested public. As part of this update, a General Plan Land Use Designation Overlay identified potential development areas appropriate for further review for renewable energy. The areas were identified based on a constraints analysis and would have permitted the County to consider applications for renewable energy projects within the Overlay based on site specific studies, environmental review, and permitting requirements pursuant to the Renewable Energy Ordinance and other applicable State, federal, and local laws. These overlay areas are used as a starting point for this OCTS, see Section 5.

The update to the General Plan consisted of additions to the language in the Land Use, Public Services and Facilities, Economic Development, Conservation and Open Space, and Public Safety Elements. The updates focused on: identifying the appropriate means to develop renewable wind and solar energy resources, provided that social, economic, and environmental impacts are minimized; offsetting costs to the County and lost economic development potential, and mitigation of economic effects; working to protect military readiness, and; considering conversions of lands utilized for agriculture, mining, and recreation. The 2011 General Plan Amendment was challenged by environmental groups and the County did not have the funds necessary to try to defend it in court and was subsequently rescinded.

3. Renewable Energy Resources

A number of renewable energy resources are available in Inyo County. The primary resources available in the County are solar, wind, geothermal, and hydroelectric, but other renewable technologies are available at a smaller scale. The County already has policies for geothermal and hydroelectric development, so this section focuses on solar and wind energy. The majority of the data summarized below is from the National Renewable Energy Laboratory (NREL) *Renewable Electricity Futures Study: Volume 2 Renewable Electricity and Storage Technologies.* Other citations are provided as relevant.

3.1 Solar Photovoltaic Technology

3.1.1 Technology Description

Solar photovoltaic (PV) technologies convert sunlight directly into electricity by allowing solar photons to heat electrons from their ground state, producing a freed electron and a "hole" pair. The electron and the hole are then separated by an electric field within the PV cell and pulled toward positive and negative electrodes, generating direct current (DC) electricity. Multiple PV technologies are currently in use and under development, and the most widely developed PV technology is based on crystalline silicon cells and thin-film cells, including amorphous silicon and cadmium telluride.[1]

A typical PV module or panel includes several PV cells wired together and encapsulated. PV modules are connected electrically into a PV array. PV arrays generate DC electricity that is converted to alternating current (AC) electricity using an inverter. PV projects can be mounted on existing structures such as rooftops or parking structures or can be ground mounted, that is to say, free standing. Ground-mounted solar PV projects can use a fixed-tilt or tracking structure. Ground-mounted PV structures range between 4 and 30 feet in height depending on the technology used.

Larger solar PV projects would typically require an area with a slope of under 5 percent, although some technologies can accommodate greater slopes and small projects can be built on very steep slopes if necessary. Slopes must face south or southeast to be appropriate for siting in North America. Solar PV would typically require between 7-10 acres per MW of energy produced. Solar PV systems do not require water during operations other than for panel washing which is minimal, less than 5 gallons/ megawatt-hour (MWh).

3.1.2 Solar PV Resources in Inyo County

The National Renewable Energy Laboratory (NREL), under the sponsorship of Department of Energy (DOE), created a data layer to illustrate the solar generation resources, called insolation, across the U.S., expressed

[1] PV modules contain hazardous materials such as cadmium telluride. Cadmium telluride is a lung carcinogen and long-term exposure can cause detrimental effects to kidney and bone tissues. PV modules do not fail the federal hazardous waste criteria for toxicity but may be hazardous waste by California standards. Since 2012, the Department of Toxic Substance Control (DTSC) has been drafting and revising potential regulatory language to address PV modules. After several public comment periods, the DTSC proposed to amend the California Code of Regulations to designate both hazardous waste solar modules and non-hazardous waste solar modules as universal waste. The Department's goal is to limit the number of modules in California's landfills by managing the waste stream and recycling activities of solar modules. The Office of Administrative Law disapproved the proposed regulations in October 2013. No further update regarding the status of PV modules is available at this time: see Proposed Regulations: Proposed Standards for the Management of Hazardous Waste Solar Modules.

in kilowatt-hours per square meter per day (kWh/m2/day).[2] This data was used to create a map of Inyo County's solar resources, see Figure 3-1. All figures are presented in Section 7. As shown in this figure, all of Inyo County is covered by areas with high kWh/m2/day with most of the County being covered with the highest kWh/m2/day (greater than 7.5). This indicates that the entire County has an extremely high solar resource capacity and could support solar PV generation. Commercial-scale solar PV technologies are most economic when sited on land that has less than 5 percent south-facing slope for maximum exposure to the sun.[3] Much of the County has a slope under 5 percent as seen in Figure 3-2. As part of the study, a map with only south-facing slope was created. After reviewing the map, it became clear that the direction of the slope varied substantially throughout large areas such that to have sufficient continuous land, a developer would likely have to incorporate some of the north facing locations and adjust the technology accordingly. As such, Figure 3-2 includes both south-facing and north-facing slope.

Photo credit: Emily Capello

[2] The solar resource data was produced with a satellite radiation model developed by the State University of New York/Albany's Richard Perez along with NREL, and other universities working for DOE. The model used to create the data takes hourly radiance images from geostationary weather satellites, daily snow cover data, and monthly averages of atmospheric water vapor, trace gases, and the amount of aerosols in the atmosphere, to calculate the hourly total insolation (sun and sky) falling on a horizontal surface. The insolation values represent the resource available to a flat plate collector, such as a photovoltaic panel, oriented due south at an angle from horizontal to equal to the latitude of the collector location. (NREL, 2013).

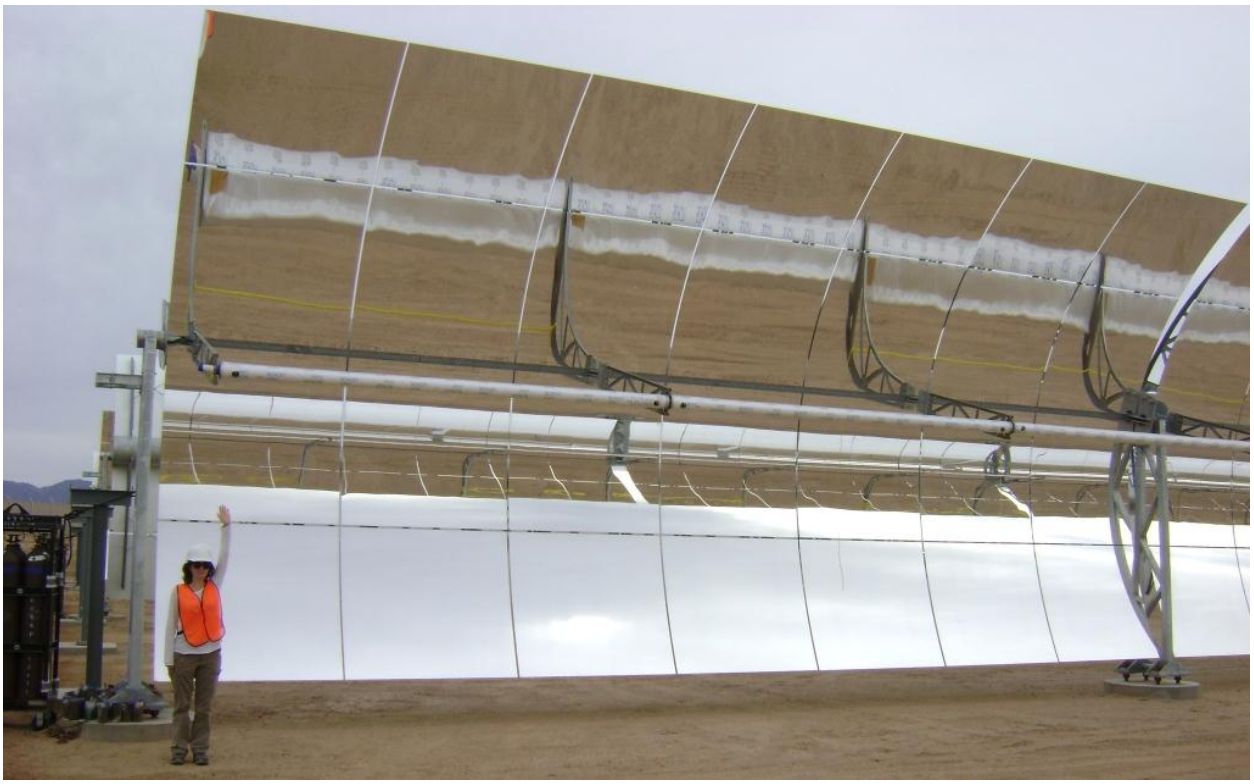
[3] Commercial-scale solar PV project can be sited on locations with greater than 5 degree slope or slopes that are not completely south facing. Steeper slopes or slopes that are not entirely south facing may require additional grading increasing the cost and potential impacts of the project. South-facing slopes are required for solar PV projects located in the northern hemisphere only because of the position of the sun relative to the solar project.

3.2 Solar Thermal Technology

3.2.1 Technology Description

Solar thermal technologies use mirrors or lenses to focus sunlight onto a receiver that contains a working fluid such as an oil-based heat transfer fluid, molten salt, or water. This fluid transfers the thermal energy to a heat engine that drives an electrical generator. There are multiple types of solar thermal technologies. Developers in California are constructing and operating solar trough and solar power tower projects. Solar trough projects include a parabolic trough concentrator that uses a 1-axis tracking receiver to collect concentrated sunlight. Solar power towers use an array of tracking flat mirrors (heliostats) to focus sunlight onto a fixed central receiver. Additional technologies such as the Linear Fresnel system[4] and dish concentrators[5] have been proposed in California in the past, but are no longer being commercially pursued as of 2013.

Solar thermal technologies can have storage integrated into the system such that energy captured during the daytime can be used in the evening or when needed. Solar thermal technologies with over 7 hours of storage are operating in Spain (Andasol 1 and 2). Solar thermal technologies can be developed



Solar trough. Photo credit: Dr. Joel Pagel, USFWS

[4] A linear Fresnel system uses long rectangular, curved mirrors that reflect the sunlight on the receiver tube. In a linear Fresnel system, one receiver tube is positions above several mirrors to allow the mirrors greater mobility in tracking the sun (NREL, 2012).

[5] A dish/engine system uses a mirrored dish similar to a large satellite dish that directs and concentrates sunlight onto a thermal receiver that absorbs and collects the heat and transfers it to the engine generator. The most common type of heat engine is the Stirling engine (NREL, 2012).

Solar power tower. Photo credit: Susan Lee

at the DG level, although the majority of the solar thermal projects proposed in California have been at a utility scale. Solar thermal technologies have a variety of slope requirements, from less than 2 percent (solar trough) to up to 3 percent (solar power tower). As with solar PV, solar thermal technologies require a minimum of 7 acres per MW of electricity generated. Solar thermal technologies can vary in height from 30 feet (solar trough) to hundreds of feet tall (solar power tower).

Solar thermal technologies require water consumption for cooling (both wet- and dry-cooled) projects. Water consumed for wet-cooled solar thermal projects ranges from 800 to 1,000 gal/MWh. The use of dry-cooling or hybrid wet-dry cooling can reduce water by up to 97 percent based on system design and location.

3.2.2 Solar Thermal Resources in Inyo County

As highlighted above for solar PV technologies, almost all of Inyo County is covered by the highest solar kWh/m2/day (greater than 7.5). Much of this area has appropriate slope considerations for solar thermal development. This indicates that the entire County has an extremely high solar resource capacity and could support solar thermal generation.

3.3 Wind Generation Technology

3.3.1 Technology Description

Wind turbines, like windmills, are mounted on a tower to capture the most energy from the resource (NREL, 2012a). Turbines catch the wind's energy with their propeller-like blades; usually two or three blades are mounted on a shaft to form a rotor. The wind’s force against the blade causes the rotor to

spin like a propeller, and the turning shaft spins a generator to make electricity. Wind turbines can be used as stand-alone applications (e.g., for water pumping or communications), or can be combined with a PV system. For utility-scale applications, large numbers of wind turbines are built in various configurations in the same general area to form a wind farm. Small wind systems have potential as distributed energy resources. Utility-scale turbines range from 50 kW to over 5 MW; the average wind turbine in the U.S. is rated at 1.5 MW (AWEA, 2012), but 2- and 3-MW turbines are also being used more frequently.

The electrical power output of a wind turbine is a function of wind speed. Wind speeds at 3-5 meters/ second (m/s) can be captured to produce energy. Wind turbines generally produce energy best at wind speeds of between 12-15 m/s. Wind turbines are typically designed to shut down at speeds above 25-30 m/s to prevent damage to the generator.

3.3.2 Wind Resources in Inyo County

Inyo County wind resources are depicted in Figure 3-3. Most of the County has poor or marginal wind resource potential. Pockets of good to superb wind resource potential are found along the Sierra Nevada Mountains near the western border of the County and near Pearsonville along US-395. Very minor amounts of excellent to superb wind resource are located along the peaks of the Panamint Range, the Amargosa Range, and the Funeral Mountains.

3.4 Energy Storage

Energy storage devices store energy during periods of low demand and discharge this energy during periods of high demand. In order to improve the reliability of renewable energy in Inyo County, storage could be added to renewable energy development, such as solar thermal development, or included in addition to the renewable energy projects.

Photo credit: Emily Capello

In October 2013, the CPUC established an energy storage target of 1,325 MW for PG&E, SCE, and SDG&E. As stated by the CPUC, the benefits of storage include optimizing the grid by reducing the peak load, contributing to reliability of the grid, or deferring transmission and distribution upgrade investments (see Section 4); aiding in the integration of renewable energy; and aiding to reduce the greenhouse gas emissions to 80 percent by 2050 per California's goals (CPUC, 2013b).

There are many types of energy storage products ranging from multiple types of battery storage to compressed air or pumped-storage hydropower. Batteries provide an uninterrupted supply of electricity and can also increase power quality and reliability. Lead-acid batteries are currently the standard battery type used in energy storage applications, but many other types of batteries are near commercial readiness (Energy Commission, 2013d).

Compressed air energy storage uses pressurized air as an energy storage medium. An electric motor–driven compressor pressurizes the storage reservoir using energy during off-peak or low-use times and then the air is released from the reservoir through a turbine during on-peak or high-use hours to produce energy (Energy Commission, 2013d). Ideal locations for large compressed air energy storage reservoirs are empty aquifers, abandoned conventional hard rock mines, and abandoned hydraulically mined salt caverns (Energy Commission, 2013d).

Pumped-storage includes storing energy by pumping water from a lower elevation reservoir to a higher elevation reservoir using pumps that run during off-peak times. During high electricity demand times, the stored water is released through turbines that produce electricity.

3.5 Conclusions: Renewable Resources in Inyo County

While a number of renewable energy types are potentially feasible in Inyo County, the largest resource available is solar energy. Table 3-1 provides a summary of the information presented in Section 3 for the renewable resources available in the County, including the siting requirements.

Table 3-1. Summary of Renewable Energy Technologies and Requirements

Technology	Siting Requirements	Land Use Requirements	Potential Locations	Potential Sizes
Solar PV	▪ Insolation ▪ Slope	▪ 7 to 10 acres per MW	▪ Throughout the County	▪ From rooftop or parking lot to several thousand acres
Solar Thermal	▪ Insolation ▪ Slope	▪ 7 to 10 acres per MW	▪ Throughout the County	▪ Generally greater than 500 acres (50 MW)
Wind	▪ Wind Speed	▪ Up to 40 acres per MW ▪ Ground disturbance is much lower	▪ Along the peaks of the Sierra Nevada, Panamint, Amargosa, and Funeral Ranges ▪ Near Pearsonville	▪ Small to medium-sized wind projects

4. Electric System Infrastructure and Demand

The electric system consists of the transmission and distribution networks. The distribution system of lines (conductors) interconnects homes, buildings, and other customer locations to the bulk electrical transmission system, which ties together power plants. The function of the system is to provide reliable service to all customers or end-users of electricity. Electricity customers may be customer-generators, often with renewable generation facilities that serve on-site, offsite, or both on-site and offsite loads. California's electric service providers, including SCE and LADWP, are obligated by the Public Utilities Code to provide reliable service at a reasonable cost.

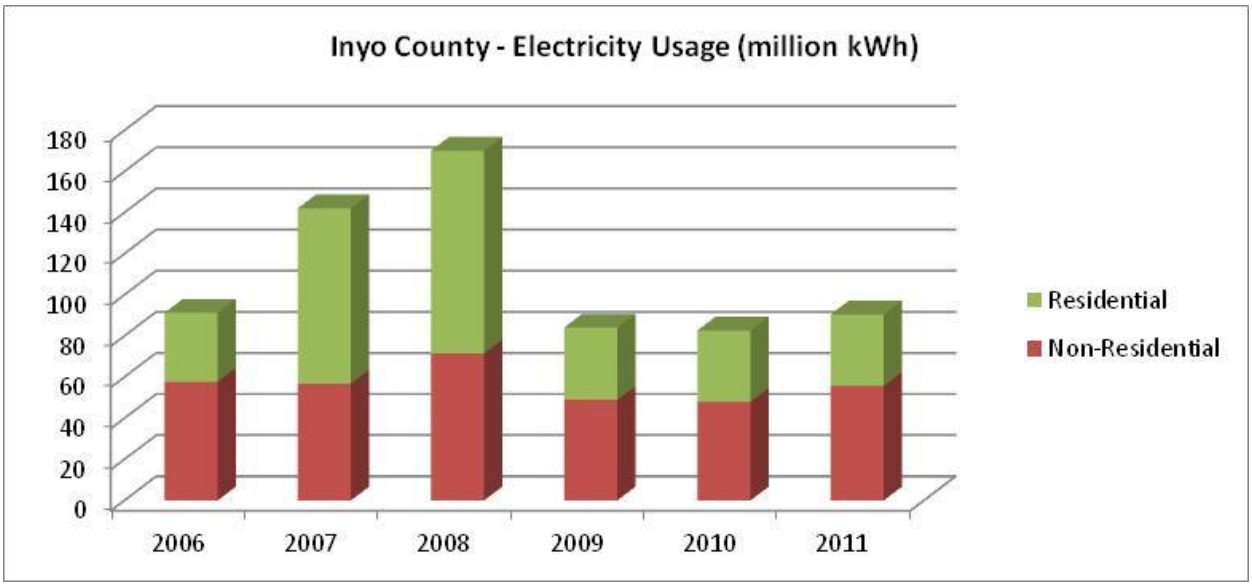
At the retail customer level, the two electric service providers (SCE and LADWP) cover portions of the County, as described in more detail below. Valley Electric Association, a rural electric cooperative of Nevada, provides retail electric service within a small northeastern corner of the County, and development near the Nevada state line will likely find the Valley Electric Association network more accessible than those of SCE and LADWP.

4.1 Energy Demand

Demand for reliable electric service dictates the nature and extent of electric system infrastructure. The infrastructure must be built with sufficient capacity to serve peak load for all customers including high demand users, with redundancies to ensure continuous service even during maintenance or accidental outages of portions of the system. Peak load is the maximum capacity demand (e.g., MW) at any instant, whereas electrical energy is quantified as the amount of power delivered over time (e.g., kWh).

Customers within Inyo County use about 0.03 to 0.06 percent of all of California's total electricity demand. The Inyo County Electricity Use is shown in Graph 4-1. As with much of the State, Inyo County's use decreased after 2008 with the slowing of the economy.

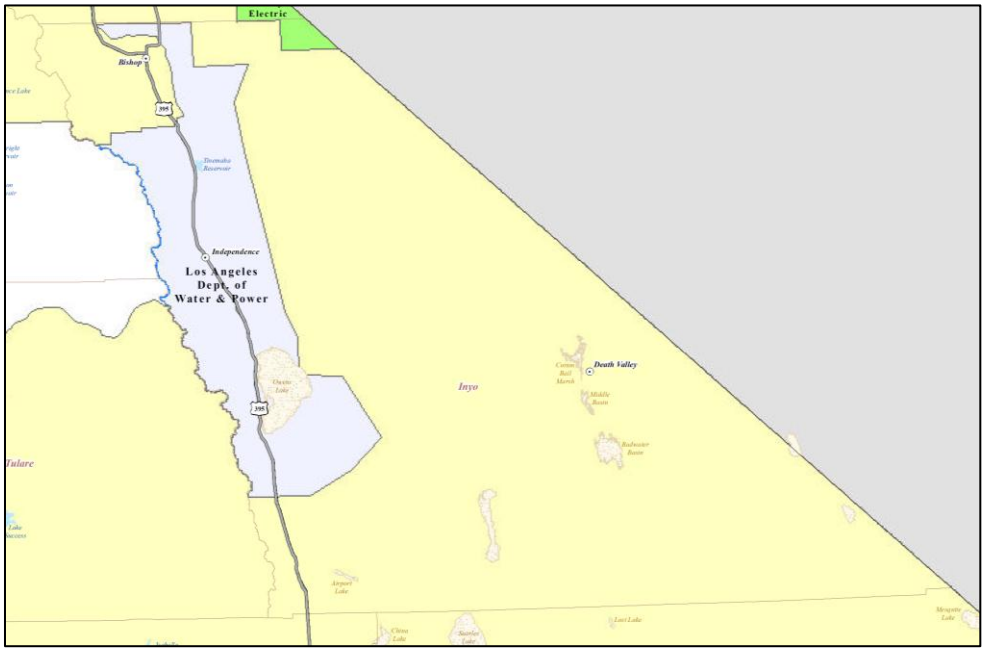
Graph 4-1. Electricity Usage in Inyo County



Source: Energy Commission, Energy Almanac 2013.

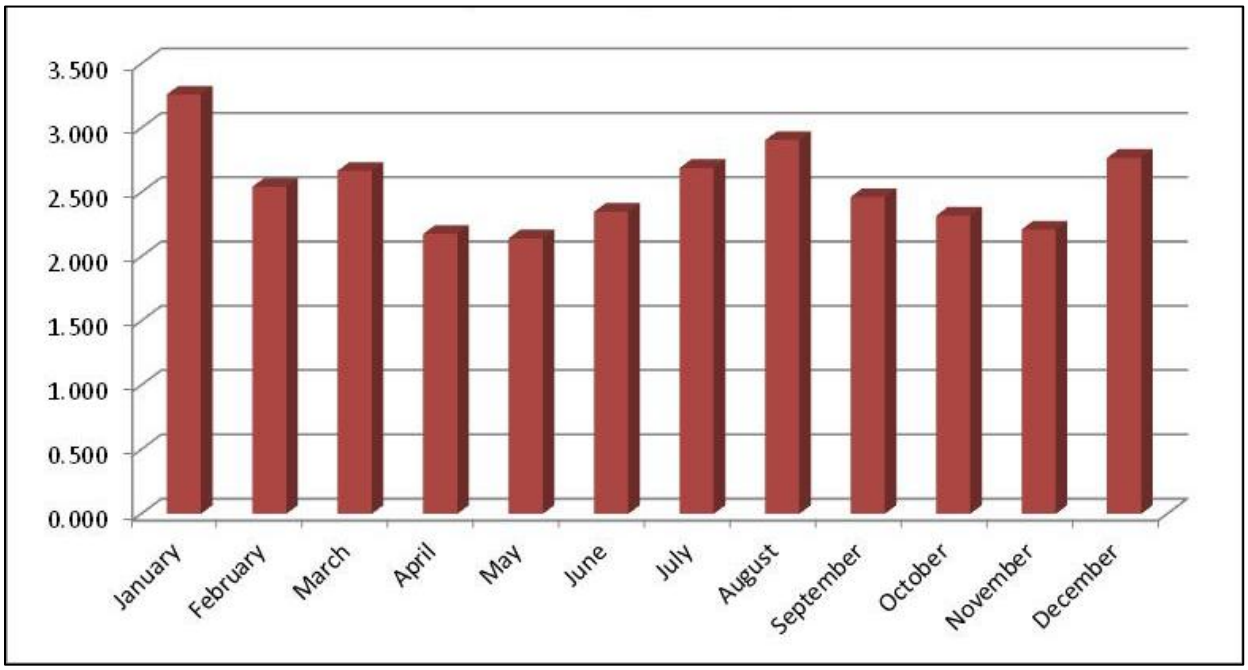
Both LADWP and SCE provide electricity to portions of the County. LADWP provides electricity service to the towns and cities along U.S. Route 395 including Bishop, Independence, Lone Pine, Keeler, and Big Pine, as shown below. LADWP's approximate load for Inyo County is 29 MW. SCE provides electricity service to the remaining portion of the County. Exhibit 4-1 illustrates the LADWP territory in gray and the SCE territory is shown in yellow. Graph 4-2 illustrates the residential usage in SCE's territory in 2012.

Exhibit 4-1. California Electric Utility Service Areas: Inyo County



Source: Energy Commission, California Energy Maps 2011a.

Graph 4-2. Unincorporated Inyo County (SCE Territory) – 2012 Residential Usage (million kWh per month)



Source: CPUC, Residential Consumption Data 2013.

Local Generation and Power Plants

The existing generation facilities in Inyo County are hydropower and geothermal generation. The primary hydroelectric resources are located along the Owens River Gorge and the headwaters of Bishop Creek. The Coso geothermal field is located north of Pearsonville within the Naval Air Weapons Station at China Lake. Table 4-1 summarizes the current hydro and geothermal generation in the County.

Table 4-1. Inyo County Power Plants

Power Plant Name	Fuel	Service Territory	Online Year	Online Capacity (MW)
Coso Finance Partners, Unit 1-3	Geothermal	SCE	1987	102.43
Coso Energy Developers, Unit 4-6	Geothermal	SCE	1989	99.99
Coso Energy Developers, Unit 7-9	Geothermal	SCE	1988	99.99
LADWP Control Gorge	Hydroelectric	SCE	1952	37.5
Bishop Creek 2	Hydroelectric	SCE	1908	7.3
Bishop Creek 3	Hydroelectric	SCE	1913	7.84
Bishop Creek 4	Hydroelectric	SCE	1905	7.95
Bishop Creek 5	Hydroelectric	SCE	1919	3.8
Bishop Creek 6	Hydroelectric	SCE	1913	1.6
LADWP Haiwee 1-2	Hydroelectric	SCE	1927	5.6
LADWP Pleasant Valley	Hydroelectric	SCE	1958	3.2
LADWP Big Pine	Hydroelectric	LADWP	1925	3.2
LADWP Cottonwood 1-2	Hydroelectric	LADWP	1908	1.5
LADWP Division Creek	Hydroelectric	LADWP	1909	0.65
Desert Power Co.	Hydroelectric	SCE	1983	0.95
Cinnamon Ranch	Hydroelectric	SCE	1986	0.155
Deep Springs College	Hydroelectric	SCE	1988	0.1

Source: Energy Commission, Power Plant Database, 2013.

Small-scale solar[1] is deployed and being developed, but larger distributed generation projects and utility-scale solar[2] proposals have not yet been realized. Several utility-scale solar projects have been proposed or are under environmental review. These include:

- The LADWP Southern Owens Valley Solar Ranch is a 200 MW solar PV project located on approximately 1,200 acres six miles southeast of the town of Independence that would tie into the LADWP's existing 230 kV Inyo-Rinaldi transmission line. LADWP published a Draft EIR for this project in September 2013 and has an anticipated construction schedule that would begin in 2014 and end in 2019 (LADWP, 2013a).
- The Northland Power Independence, LLC Solar Project is an estimated 140 to 200 MW solar PV project located on approximately 1,280 acres five miles east of the town of Independence. The solar project proposes to tie into the LADWP's existing 230 kV transmission line. The County has prepared an Initial Study for the project (Inyo County, 2013).
- The Bright Source Hidden Hills Solar Electric Generating System is a 500 MW solar power tower project located on approximately 3,280 acres located near the residential community of Charleston

[1] The small-scale projects are all primarily smaller than 1 MW and are used to supply the existing load at the site.

[2] Utility-scale projects are generally considered greater than 20 MW and are interconnected to the California grid system at the transmission level. Distributed generation ranges up to 20 MWs.

View adjacent to the Nevada border. The project would interconnect to the Valley Electric Association system, a system in Nevada that is part of the California Independent System Operator (CAISO) operational system. In April 2013, the project was suspended for a year (Energy Commission, 2013).

Additionally, many solar projects of 5 MW or less are proposed or under construction throughout the County, as highlighted in the REGPA Background Report.

The County has no thermal power plants that produce electricity from fossil fuels such as coal or natural gas, and there are no cogeneration facilities in the County. Biomass is not used for energy in Inyo County. The county does not have any grid-connected wood or agricultural waste burning power plants or electric facilities powered by digester gas or landfill gas.

4.2 Transmission Planning

State and federal agencies and utilities in California have completed many transmission planning processes, primarily focusing on the transmission needed to integrate large amounts of renewable energy. Inyo County has participated in a number of these planning procedures as discussed in the County Background Report. The transmission planning processes indicate that the high level upgrades needed across the state to meet the RPS goals by 2020 do not target upgrades in Inyo County. The DRECP's Transmission Technical Group looked at the development of 20,000 MW of renewable energy in the California desert by the year 2040 and identified a specific transmission upgrade of about 64 miles between Owens Dry Lake and LADWP's Barren Ridge Substation in Kern County. The Renewable Energy Transmission Initiative, West-wide Energy Corridor Programmatic Environmental Impact Statement, the California Transmission Planning Group, and transmission planning in the State of Nevada have also evaluated the need for additional transmission through Inyo County.

Electric Transmission Corridor Designation Under SB 1059

In 2006, Senate Bill (SB) 1059 (Escutia and Morrow, Chapter 638, Statutes of 2006) was passed and signed into law by the governor. This law established an electric transmission corridor designation process to link electric transmission planning processes with transmission permitting to assure the timely permitting and construction of needed transmission facilities. The law grants the Energy Commission the authority to designate electric transmission corridors to help assure that California can develop a robust and reliable high-voltage electric transmission system that will meet future electricity needs, reduce congestion costs, integrate renewable resources into the state's energy mix, and meet the state's critical energy and environmental policy goals. Corridors could be proposed by a utility, a state or local agency, or by the Energy Commission itself.

When enacted, SB 1059 created a new chapter to the Public Resources Code (PRC), starting at PRC Section 25330 titled, "Chapter 4.3. Designation of Transmission Corridors." The regulations developed pursuant to this chapter are in the California Code of Regulations, Title 20, Sections 2320 through 2340. SB 1059 provides entities such as Inyo County the opportunity to work with the Energy Commission to propose and evaluate locations that may be appropriate for designation as an electric transmission corridor.

West-Wide Energy Corridor Programmatic Environmental Impact Statement

Section 368 of the Energy Policy Act of 2005, Public Law 109-58 (H.R. 6), directed the Secretaries of Agriculture, Commerce, Defense, Energy, and the Interior to designate under their respective authorities corridors on federal land in 11 Western States, including California, for oil, gas, and hydrogen pipelines

and electricity transmission and distribution facilities (energy corridors). As part of that effort, the US Forest Service and BLM evaluated designated potential energy corridors on federal lands in a Programmatic EIS. The result was the designation of specific corridors across the 11 western states. After publications of the Record of Decision, multiple organizations filed a Complaint that raised challenges to the Agencies' Records of Decisions. The BLM, US Forest Service, Department of Energy, and the Department of Justice worked collaboratively with the plaintiffs to develop a settlement to mutually resolve the challenges in the Complaint. The settlement required the agencies to complete a Memorandum of Understanding addressing period corridor reviews; update agency guidance; update agency training; and complete a corridor study. The BLM, US Forest Service, and DOE executed a Memorandum of Understanding on July 8, 2013 that includes a work plan for the Regional Periodic Reviews and approved a work plan for the corridor study. In December 2013, the 368 Working Group released a 2013 annual report as required by the settlement. A subgroup has been formed to designate regions and prioritize the top three regions to be studied.

Within Inyo County, the PEIS defined a corridor on BLM lands near Highway 395 and within the Bishop Resource Management Plan area. The corridor (Corridor 18-23) was designated as 1,320 feet wide within the Bishop Resource Management area and as 10,560 feet wide within the CDCA (BLM, 2009).

Renewable Energy Transmission Initiative

The Renewable Energy Transmission Initiative (RETI) was a statewide initiative to help identify the transmission facilities needed to accommodate California's renewable energy goals, support future energy policy, and facilitate transmission corridor designation and transmission and generation siting and permitting. RETI was a collaborative process between the CPUC, Energy Commission, CAISO, publicly-owned utilities, PG&E, SDG&E, SCE, renewable energy developers, the Natural Resources Defense Council, Department of Ratepayer Advocates, and Native American tribal representatives, among others.

RETI developed and evaluated Competitive Renewable Energy Zones (CREZs) in California and identified where renewables could be most cost effective and least environmentally constrained. RETI analyzed 3,750 MW of potential development in the Owens Valley CREZ and determined transmission upgrades and a new transmission right-of-way would be needed access this CREZ and to transport this energy to a load center. RETI determined that the Owens Valley CREZ's environmental score was below (i.e. had fewer impacts than) the median environmental score but its economic score was much higher than the median score. The Owens Valley CREZ was ranked the second most costly in-state renewable energy zone (RETI, 2010a).

California Independent System Operator and the California Transmission Planning Group

The California Transmission Planning Group (CTPG) conducts joint transmission planning studies and allows for coordination between members' transmission planning activities. The primary objective is to provide a foundation for a statewide transmission plan that identifies the infrastructure needed to meet California's RPS by 2020. In the CTPG's most recent transmission plan, the Phase 3 of the 2011 Statewide Transmission Plan, the CTPG used multiple inputs to determine "high" and "medium" potential transmission upgrades. No such upgrades were determined in Inyo County (CTPG, 2012). Some of the earlier CTPG studies (2010 CTPG Draft Phase 4 Study Report) did identify a need for upgrades in Owens Valley if additional renewable energy were to be located here.

The CAISO prepared a 2012/2013 Conceptual Statewide Transmission Plan Update for the 2013/2014 Transmission Planning Cycle that drew on the efforts of the CTGP. The conceptual plan focused on the

transmission upgrades across the state needed to meet the state's RPS goal by 2020. No projects were identified in Inyo County but some upgrades in the southern Nevada Eldorado area were identified to bring energy into the state from southern Nevada (CAISO, 2013).

Nevada Conceptual Renewable Energy Zone Transmission Plan

As part of the requirements defined in Nevada Assembly Bill 387 and NAC 704.9385.6, Nevada Power Company and Sierra Pacific Power Company prepared a Conceptual Renewable Energy Zone Transmission Plan. The plan was for informational purposes only and focused on renewable energy zones in Nevada. The S-1 solar resource zone was located along the Nevada/California border near the Amargosa Valley. The Study anticipated that an estimated 5 – 15 mile long interconnection line would be needed to access renewable energy in this area with an estimated $13.2 to 12.8 million (2009 USD cost; Nevada Power Company, 2012). This solar resource zone is in proximity to the southeast corner of Inyo County and expanded transmission capacity in this region would likely provide potential access opportunities for renewable development in Inyo County to be delivered to California and Nevada markets.

Nevada Transmission Initiative Routing Study

The Transmission Initiative Routing Study (February 2012) was prepared for the Nevada Energy Assistance Corporation to evaluate the viability of high voltage transmission lines for the benefit of renewable energy development and export out of Nevada. One of the preferred corridor opportunities would exit Nevada to the south, cross the northeastern corner of Inyo County, then follow the Highway 395 corridor south until Ridgecrest where it would head southwest until reaching the Antelope Substation near Lancaster. The project was analyzed as a 290-mile 500 kV transmission line with a cost of $595 million dollars (2012 USD). It also considered a potential substation near Ridgecrest that could accommodate California resources if requested. This substation was not included in the cost of the project. A second route through the southeastern corner of Inyo was also considered as part of the study but was found to be constrained by established BLM wilderness and wilderness study areas and was determined to have limited feasibility.

Desert Renewable Energy Conservation Plan

In January of 2012, the REAT agencies created the Transmission Technical Group to develop conceptual information about the transmission upgrades likely to be required to serve the various alternatives being studied to develop renewable energy in the DRECP Plan Area.

The DRECP allocated between 70 to 237 MW (depending on the alternative) of renewable energy in the Owens River Valley. The transmission study considered the need to deliver this energy to load centers like the Los Angeles basin. The report concluded that a single-circuit 230 kV line would be needed for up to 237 MW. This line would join a new substation near the Owens Valley Dry Lake with the existing LADWP Barren Ridge Substation (in northern Kern County).

4.3 Electric Transmission Infrastructure in Inyo County

The transmission network in the County is split between two different balancing authorities. The CAISO[3] controls power flows on the transmission lines owned by SCE. LADWP is a separate balancing authority in control of its own transmission lines. These systems generally run to the load centers of southern

[3] CAISO is a nonprofit public benefit corporation that manages the flow of electricity across the high-voltage, long-distance power lines that make up 80 percent of California's and a small portion of Nevada's power grid.

California. Although some Nevada electric transmission lines allow delivery to the County, no electric transmission facilities cross the Sierra Nevada range into the County from central California.

Transmission versus Distribution

The two electric service providers own separate transmission and distribution networks. Service voltages on distribution lines vary by utility and location across California. In Inyo County, the SCE high-voltage transmission network operates at 115 kV and 55 kV and is controlled by the CAISO. In Inyo County, the LADWP transmission lines operate at 230 kV. LADWP owns a separate 500 kV DC system that passes through Inyo County without a local connection.

The distribution network is the remainder of the system that delivers energy to the end user, or any part of the grid owned and controlled by the utility at a service voltage below 55 kV (typically 33 kV or 12 kV in the County).

Both transmission and distribution systems lose electricity as energy passes along the line. The amount of energy lost depends on the specific conductors, the electric current flowing through the line, the length of transmission, and air temperature. The Energy Information Administration estimates that annual electricity transmission and distribution losses average about 7% of the electricity that is transmitted in the United States (EIA, 2012). The Energy Commission has estimated an average of 5.4 to 6.9 percent system loss in California between 2002 and 2008 (Energy Commission, 2011b). Because renewable energy developed in Inyo County would be a large distance from load centers, transmission losses would be at the higher end of the typical range.

SCE Transmission System

The northernmost portion of the SCE service territory is in Inyo and Mono counties. SCE's main north-south corridor along Route 395 provides access to geothermal and hydroelectric energy sources in Inyo and Mono counties, while serving SCE's portion of the local load, see Figure 4-2, presented in Section 7.

The SCE system in Inyo County is isolated from the remainder of central and coastal California and is only weakly connected to Nevada. SCE's transmission system through Inyo County includes an intertie to the northeast through the Silverpeak (55 kV) transmission line to Esmeralda County, Nevada. The intertie to Silverpeak, Nevada occurs along SCE's main north-south 115 kV system at SCE's Control Substation in the hydro-rich headwaters of the Bishop Creek, west of Bishop. SCE's Control Substation is connected to SCE's Inyokern Substation to the south with two 125-mile low capacity and high impedance 115 kV lines (SCE, 2008). It is also connected to the LADWP system through a single 3-mile 115 kV line that is tied to a phase shifting transformer bank (SCE, 2008). Due to the weak system connections, a special protection system[4] (also called a Remedial Action Scheme) is in place to mitigate reliability issues in the area under specific outage conditions.

In 2007, SCE published a conceptual transmission report for integrating renewable resources (SCE, 2007). The report concluded that a number of upgrades to the existing substations and transmission lines would

[4] A system protection scheme uses a set of fast and automatic control actions, protection relays, and a telecommunications network to ensure the most reliable and safest power system performance following critical outages on a transmission network. They are used to mitigate problems following the loss of one or more transmission lines in a transmission corridor. The primary function is to monitor load flows on critical transmission lines, detect outages, take pre-planned actions to reduce the problems, and to signal system operators. (Wang and Rodriguez, no date).

be needed to export renewable energy from Mono and Inyo counties. It noted that renewable resources located in the Inyo County region of study (Cluster 8, Control Substation) would require upgrades to the Control and Inyokern Substations and a new 230 kV transmission line between Control and Inyokern (SCE, 2007). More recently, in November 2013, SCE provided a Technical Assessment for Generation Interconnection in the Bishop region (SCE, 2013a). This report was for development in the Mammoth Lakes area and reiterated the need for upgrades to the SCE system to interconnect renewable energy in the region that would cost between $43 and $449 million.[5]

Exporting energy from the Inyo County region on the existing SCE system is possible and it has been studied by SCE for renewable energy in the County region, but it would require substantial upgrades to the existing SCE system. Such upgrades are costly and time consuming but may offer a potential long-term solution for future renewable energy export.

LADWP Transmission System

LADWP's system includes the 230 kV Inyo-Rinaldi Transmission System from the Owens River Gorge substation to the Rinaldi Receiving Station in the San Fernando Valley, see Figure 4-2 (LADWP, 2013a.) The Inyo-Rinaldi System is a 230 kV line with a rated capacity of about 450 MW (although a substantial upgrade to the line's capacity is scheduled to occur in the segment between the Barren Ridge Switching Station, in Kern County and the Rinaldi Switching Station). LADWP holds entitlement to the entire 450 MW capacity of the existing line that has approximately 240 MW of excess carrying capacity. The LADWP-proposed Southern Owens Valley Solar Ranch project has priority position for future interconnection to this existing line[6] (LADWP, 2013a). According to LADWP, the interconnection of the proposed 200 MW project would require relatively minor work at the project site, but no upgrades to the transmission line itself.

As noted in the LADWP 2012 Power Integrated Resource Plan, potential Owens Valley solar projects may require upgrades to the Inyo–Barren Ridge segment of the Inyo-Rinaldi transmission line, and an additional new transmission line may be required depending on the solar build-out. As part of the Desert Renewable Energy Conservation Plan[7] (DRECP), LADWP and SCE studied the potential transmission needs to

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[5] SCE's study noted that substantial upgrades would be necessary to interconnect as few as 30 to 35 MW of new renewable generation under an Energy Only Interconnection status and would require new substation infrastructure, telecommunications, and a phase shifting transformer to mitigate thermal overload and stability problems for an outage on the Control-Inyo 115 kV line or a loss of the Inyo 115 kV phase-shift transformer of Inyo 115/220 kV A-Bank service LADWP (SCE, 2013a). This upgrade was estimated to cost over $43 million.

[6] The majority of LADWP's transmission assets are located outside of the Los Angeles Basin. They were originally constructed to supply lower cost electricity to LADWP's customers and maintain lower electricity rates. LADWP considers these assets as important to meetings the 33 percent RPS goal by 2020. According to LADWP "Excess transmission capacity is sold on a non-discriminatory basis in a wholesale market under an open-access transmission tariff largely conforming to FERC Order 890." (LADWP, 2012).

[7] The County General Plan Update is being done through a grant from the California Energy Commission (CEC) that was authorized by AB 113 Perez, and consists of funds from the Renewable Resource Trust Fund. These funds were made available to the County because of its participation in the DRECP. The DRECP was established in May 2010, by an agreement between the California Department of Fish and Wildlife (CDFW), the CEC, U.S. Bureau of Land Management (BLM), and the US Department of Fish and Wildlife Service (USFWS) to guide renewable energy development in tandem with a multispecies conservation plan for the Mojave and Colorado Desert regions. Counties located within the DRECP area were invited to participate in the DRECP efforts. Inyo County has been active in the DRECP since its inception and in March 2013 entered into a Memorandum of Understanding (MOU) with the CEC. The MOU provides the framework for a cooperative relationship between the CEC and Inyo County that focuses on effective planning and promotion of renewable energy development.

export renewable energy from the Owens Valley Area. The December 2012 DRECP Transmission Technical Report concluded that exporting renewable energy would require a new single circuit 230 kV transmission line between the Owens Valley and the Barren Ridge Substation. It is possible that LADWP could upgrade the Inyo-Rinaldi system rather than constructing a new transmission line; however, there is no indication at this time that such upgrades are planned.

Valley Electric Association

Projects located near the state line and in the southeastern portion of the County, could interconnect with the Nevada transmission system. In January 2013, the Valley Electric Association became a part of the California grid as a participating member and part of the CAISO. The proposed Hidden Hills Solar Electric Generating System planned to interconnect to the Valley Electric Association system. This would require analysis by the Valley Electric Association and approval by the CAISO. The studies performed for the Hidden Hills project concluded that the Valley Electric Association system could interconnect the 500 MW project to its existing Pahrump Bob Tap 230 kV line (Energy Commission, 2013). This would require a new substation and either a re-conductoring of existing 230 kV line or a new 230 kV line between the new substation and the existing SCE Eldorado substation near Boulder City, Nevada (Energy Commission, 2013).

4.4 Electric Distribution System

The distribution system is fed by the statewide bulk transmission system. As noted above, both LADWP and SCE own and manage portions of the distribution system in Inyo County. Because of the size of the load in Inyo County, the distribution system and substations are small. It is generally possible for circuits on the distribution system to physically accommodate power plants up to about 20 MW. In Inyo County, the distribution system would accommodate less energy because it would be constrained by the amount of energy serving the customer load and the capability of the generation to be properly designed for safe interconnection.

LADWP has a Feed-In Tariff program that studied the capacity of their system in the Owens Valley to interconnect distributed projects. LADWP concluded that up to 4 MWs of distributed generation could interconnect with its distribution system.

Similarly, SCE has performed studies of the SCE system pertinent to distributed generation developers who are interested in interconnecting with SCE's distribution system. SCE would typically consider projects of less than 10 MW to be viable for interconnection to SCE's distribution system. SCE identifies "preferred" and "not preferred" areas of the distribution system for DG interconnection. Preferred areas are high load density areas that currently have low DG penetration levels which would minimize the cost of interconnection to the SCE system (SCE, 2013b). Not preferred areas are areas with a low load density and/or high DG penetration. These areas are identified because the cost of interconnection would likely be higher and could take longer. Most of SCE's distribution system in Inyo County is not preferred because there is no available capacity on SCE's distribution system (SCE, 2013b). A portion of the SCE distribution system in the Bishop region is preferred for distributed generation (SCE, 2013b). This portions includes a substation that has an estimated 19 MW of available capacity on the outskirts of Bishop (SCE, 2013b).

4.5 Inyo County Renewable Transmission Infrastructure Needs

In order to plan for renewable development, Inyo County has estimated the amount of energy (in MW) likely to be developed in each REDA, using the 2013 designation overlays. The designation of energy capacity is provided for both solar and wind and is presented in phases, as shown in Table 4-2.

Phase 1 corresponds to the energy estimated to require fewer and less costly transmission upgrades. Phase 2 corresponds to energy development where transmission upgrades would be more challenging and more costly.

Table 4-2. Energy Distribution in Inyo County REDAs

REDA	Group	Base Case Solar Phase 1 (MW)	Base Case Solar Phase 2 (MW)	Base Case Wind Phase 1 (MW)	Base Case Wind Phase 2 (MW)	Total Phase 1 (MW)	Total Phase 2 (MW)	Total (MW)
Laws	Western	20	20	0	0	20	20	40
Fish Lake Valley		20	20	0	30	20	50	70
Deep Springs		30	30	0	20	30	50	80
Owens Valley		400	0	0	0	400	0	400
Owens Lake		50	100	0	100	50	200	250
Centennial Flat/Darwin		50	100	0	100	50	200	250
Rose Valley		100	100	0	100	100	200	300
Pearsonville		50	50	200	0	250	50	300
Group Subtotal		**720**	**420**	**200**	**350**	**920**	**770**	**1,690**
Panamint	Southern	100	200	0	0	100	200	300
Trona		100	200	0	400	100	600	700
Group Subtotal		**200**	**400**	**0**	**400**	**200**	**800**	**1,000**
Death Valley Junction	Eastern	100	100	0	100	100	200	300
Chicago Valley		50		0	0	50	0	50
Charleston View		500	250	0	0	500	250	750
Sandy Valley		100	100	0	0	100	100	200
Group Subtotal		**750**	**450**	**0**	**100**	**750**	**550**	**1,300**
County Total		**1,670**	**1,270**	**200**	**850**	**1,870**	**2,120**	**3,990**

Source: Inyo County.

Transmission Requirements for Each REDA Group

Table 4-2 shows three groups of REDAs within Inyo County. The transmission requirements for each group are presented below.

Western Group REDAs. In order to carry 920 MW of solar and wind from the western REDAs in Phase 1, upgrades to the existing SCE 115 kV or LADWP single circuit 230 kV line would be needed. As highlighted in Section 4.2, the SCE line is fully subscribed, but the LADWP could carry an additional 240 MW. Therefore, transmission would be needed to carry about an additional 700 MW of electricity.

As part of the RETI process, a 230 kV line was defined that could carry 500 MW from the Control Substation (near Bishop) to the Kramer Substation (near Kramer Junction in Kern County). This line was assumed to have the capacity for 500 MW, but could carry up to 1,000 MW. RETI assumed a new 230 kV line could carry 500 MW for single conductor and 1,000 MW for bundled conductors. The cost of this line was estimated at $655.5 million (in 2010 USD; RETI, 2010b). Similar transmission would be needed to carry the Phase 1 generation (700 MW) in the Western REDAs.

An alternative to constructing a completely new line would be to upgrade the existing SCE 115 kV line and the existing LADWP 230 kV line, most likely requiring new towers and new lines due to the age of the existing infrastructure. Upgrading these two lines would allow them to carry additional energy. SCE's Technical Assessment for Generation Interconnection in the Bishop region for a geothermal project

noted that replacing the existing 115 kV line with a new Control-Inyokern 115 kV line would allow the line to carry additional load. SCE estimated the cost of replacing the line with a new line, expanding the infrastructure and installing a new communication system at over $449 million (SCE, 2013a). Upgrades to the existing LADWP 230 kV line to a new 230 kV line or 500 kV line would likely be as or more costly and would also likely require replacing the existing line.

Phase 2 would add an additional 770 MW of renewable generation in this area. If a new 500 kV line were built along the Highway 395 corridor from the Control Substation to Kramer Substation, it would likely be able to carry the total generation from Phase 1 and 2 developments (1,690 MW). The typical rating for a 500 kV line is 1,200 to 2,500 MW (RETI, 2010b).

Southern Group REDAs. Exporting 400 MW in Phase 1 from the southern REDAs (Panamint and Trona), would require a new transmission line, because there are no existing transmission lines in this area of the County; only distribution to local residences now exist. This new line could parallel the existing SCE distribution line and be built at either 115 kV or 230 kV. Building this line could be both costly and time consuming to permit due to public resistance and because it would require CEQA and NEPA review as it crosses BLM-administered land. Exporting an additional 600 MW in Phase 2 would require a new line if the first line was not built as a 230 kV line. While there is substantial potential for renewable energy in this area, no planning documents or completed processes (e.g., RETI or DRECP) discuss specific transmission upgrades to the Panamint Valley area. Renewable energy development could replace existing diesel generators at the Briggs Mine and be used onsite.

Eastern Group REDAs. Exporting 750 MW in Phase 1 from the eastern REDAs would likely require a transmission interconnection into Valley Electric Association, already part of the California grid. As noted in Section 4.2, the Nevada Conceptual Renewable Energy Zone Transmission studied the area of Nevada that is just east of the state line for potential development, and concluded that up to 4,000 MW of solar energy could interconnect to a new Amargosa 500 kV substation at a cost of $13.2 million (2009 USD) and new Amargosa 230 kV substation at a cost of $12.8 million (2009 USD). New substations and transmission interconnections would be necessary to export the 750 MW in Phase 1 although the length of interconnection and subsequent cost would be greater. Exporting an additional 550 MW would have similar upgrade requirements.

4.6 Conclusion

Because the Inyo County load is small, large-scale renewable energy would serve load outside of the County. Exporting energy would require the use of an existing or upgraded transmission system to deliver the energy. Renewable energy developers of large-scale projects could request transmission service from either the SCE system, the LADWP system, or Nevada's Valley Electric Association. LADWP has priority for use of its transmission system. For the SCE and LADWP systems, the transmission interconnection request would establish a queue position for each new project and initiate the study process that specifies the scope of the transmission upgrades necessary to serve the project. All systems would require substantial and costly upgrades in order to deliver large amounts of energy, interconnection to the existing capacity on the existing LADWP 230 kV line and to the Valley Electric Association system would be the least costly. The upgrades would require a significant time to plan, permit, and construct.

5. OCTS Evaluation Areas

This section presents the methodology used to identify areas in the County by levels of constraints for potential renewable energy development and the conclusions of the OCTS. It identifies and spatially illustrates these areas by high renewable energy resource availability, access to infrastructure, and reduced environmental conflicts. Section 5.1 summarizes the detailed analysis provided in Appendix A. Section 5.2 provides the results of the environmental opportunities and constraints analysis, defining those resources that are most likely to dictate where renewable energy can be developed and that are quantifiable. Using this information, Section 5.3 defines the resulting areas and Section 5.4 presents the study's conclusions.

5.1 Summary of the Environmental Resource Analysis

Appendix A provides a detailed analysis of the environmental resources that were used to identify the opportunities and constraints for renewable development in Inyo County. Key quantifiable data was used to map the sensitive resources throughout the county. This data was then used to identify locations that were more or less sensitive based on the available data. The data sources and the findings are summarized below.

Aesthetics. The OCTS maps (see Appendix A, Figure A.1-1) use the designated scenic highways, the 2011 REGPA scenic designation, as well as the federal lands Visual Resource Management classifications to illustrate the most sensitive aesthetic resources in the County. The Death Valley National Park was also identified as a sensitive resource due to its purpose to conserve scenery. Views within 0-1 miles (foreground views) of a sensitive resource, such as a scenic highway were mapped to provide a buffer to the viewers. Views within 1-3 miles (middleground view), were mapped but were found to be less sensitive as the views of development diminish as the distance to them increases. Because commercial-scale renewable energy can be readily viewed from some distance, locations furthest from these sensitive visual resources were identified as potential opportunities and locations near the sensitive resources as potential constraints.

Biological Resources. For the biological resources analysis, categories were selected to serve as proxies for areas of high biological sensitivity. Each category was mapped using publically available data. These categories include:

- Designated critical habitat for species listed under the Endangered Species Act (ESA)
- Available occurrence data for special-status species, including those listed under ESA and California Endangered Species Act
- Sensitive vegetation and habitats, including waters and wetlands
- Migratory and movement corridors for wildlife, including important migratory bird stopovers
- Habitat Conservation Plans (HCPs) and other biological considerations.

Publicly available spatial datasets were obtained from various sources including the CDFW, Inyo County, FWS, CEC, and DataBasin.org. Datasets were grouped according to the biological sensitivity categories identified above and maps were developed to identify the geographic extent of each resource, as applicable (see Appendix A, Figures A.2-1 through A.2-6). The report also identified areas that are off-limits to renewable energy development because they are protected (in full fee or through conservation easements) specifically to preserve habitat or agricultural land. The biological resources data were assessed in terms of sensitivity, and a ranking system was developed that uses a subset of these data

(see Appendix A, Figure A.2-7). The ranking system is intended to roughly identify areas of moderate and low sensitivity for renewable energy development, with respect to biological resources.

Cultural Resources. The OCTS discusses three kinds of cultural resources, prehistoric, historic, and built-environment. Most cultural resources have a site specific nature. That is, the identification and evaluation of cultural resources can only be accomplished through pedestrian survey of the project area because each and every cultural resource site is unique in its location, preservation of artifacts and features, and extent of its boundaries. However, in order to predict the potential for cultural resources, the study used available datasets to highlight areas of potential sensitivity, including named streams, water bodies, wetlands and playas/dry lakes; ecotone boundaries[1]; obsidian and Fine-grained Volcanic toolstone sources; and slope. This is because access to water and other natural resources was an important consideration for prehistoric population settlements. The study then used the data sets to map where the individual data overlapped highlighting the areas of the County that are most likely to be sensitive for cultural resources (see Appendix A, Figures A.3-1 and A.3-2). In addition, the historic and built-environment areas were mapped to show sensitive locations (see Appendix A, Figure A.3-3).

The OCTS also considered cultural landscapes, or geographic areas associated with a historic event, activity, or person exhibiting other cultural or aesthetic values. Landscapes are understood and documented by conducting ethnographic research that identifies the contributing elements or attributes of the landscape. Contributing elements can include both cultural and biological resources, climate and landforms, subsistence, religion, economy and the built environment. In Inyo County several cultural landscapes have been identified by state agencies, primarily in the southeast corner of the County, in the Panamint Valley, and along the Inyo and White Mountain ranges east of the Owens River Valley. This is not to say that cultural landscapes are not extant in other portions of the County as well, but that thus far these regions are known to have culturally important landscapes. Renewable energy resources may affect cultural landscapes and would be addressed in the programmatic environmental review.

Geology and Soils. Geologic features were mapped where the data was available (see Appendix A, Figure A.4-1). In addition, the overall geologic stability of the County was researched and considered. As with much of California, Inyo County has an extensive fault system that can result in impacts to subsurface conditions resulting in liquefaction, seismic settlement or other effects. While the geologic features were mapped and considered, renewable energy development can generally mitigate for seismic concerns through appropriate engineering. Commercial-scale renewable energy development facilities are not themselves habitable structures so are not required to conform to the California Building Code.

Hazards and Hazardous Materials. Siting renewable energy on contaminated land can provide an economically viable reuse for sites with significant cleanup costs or low real estate development demand that would otherwise lay idle, providing additional tax revenue. As part of this study, brownfield sites that have renewable energy potential were mapped using the Rural Desert Southwest Brownfields Coalition data and the EPA Renewable Energy Mapper data. This EPA tool makes it possible to view information about renewable energy potential on federal- and State-identified contaminated lands, landfills, and mine sites. All of EPA's RE-Powering Mapper sites have been designated as viable for off-grid solar PV development. Additionally, of the sites that have been designated as viable for large-scale and/or utility level solar PV and wind development for grid integration, all but one are located within land under County jurisdiction along the Route 395 corridor (see Appendix A, Figure A.5-1).

Hydrology and Water Quality. As described in Appendix A, the study considered the County groundwater basins as well as the surface water (see Appendix A, Figures A.6-1 through A.6-3). Some renew-

[1] An ecotone boundary is the boundary between two different vegetation zones.

able energy technologies, such as wind and solar PV, have very minimal water requirements while others, such as solar thermal technologies, require more water resources for operational purposes. Groundwater in Inyo County is governed by a number of documents including the 1991 Inyo County/Los Angeles Water Agreement that designates some groundwater basins as On and others as Off. Groundwater basins with an On status provide potential opportunities for siting renewable energy developments with a higher water footprint, such as solar thermal technologies. Because some technologies have very minimal water requirements beyond construction, the groundwater basins were not used as a siting criteria for the REDAs (see Section 5.2). Flood hazard areas were identified and would constrain the amount of renewable energy development potential in such areas.

Land Use. The OCTS considers what land uses within Inyo County would be appropriate for commercial-scale renewable development. Land uses such as public facilities and institutional uses, industrial land uses, airports, and agriculture were identified spatially (see Appendix A, Figure A.7-2). Much of Inyo County is under federal or state jurisdiction. These areas were also mapped to identify sensitive areas under the appropriate jurisdictional land use plan (see Appendix A, Figure A.7-1). Existing land uses, zoning, and regulatory and policy constraints were considered because land use constraints associated with renewable development are typically associated with such concerns.

Mineral Resources. Mineral resources provide both an opportunity and a constraint for renewable energy siting. While siting of renewable energy on active or potential future mine sites must be done carefully to avoid interference with active operations, renewable energy can coincide with mining operations or be a profitable reuse option for former sites. Many existing mines would potentially provide opportunities for development of renewable energy either in conjunction with the active running of the mine or as a potential part of remediation of the mine site (see Appendix A, Figure A.8-1).

Socioeconomic Factors. While socioeconomic factors would not dictate the most appropriate locations for renewable energy, they are important for the County to consider when making policy decisions. County costs vary in the disparate regions due to the relative costs of providing infrastructure and services. The existing level of services in some areas of the County, such as the south and southeast locations, are low compared with other areas such as the Owens Valley. Future renewable energy project development would directly and indirectly result in socioeconomic (employment, etc.) and fiscal (tax and other County revenue) opportunities and constraints.

5.2 Results: Environmental Screening and Infrastructure

Appendix A of this report presents an analysis of environmental resources, identifying the opportunities and constraints of nine technical resources for areas where renewable energy generation could be sited. A subset of the environmental resources analyzed in Appendix A was then defined as those with most relevance for identifying opportunities and constraints for renewable development. For some resources, no constraints or opportunities were quantifiable such that they would help identify locations where renewable energy development would be most appropriate. For example, while geology would be an important feature to consider when engineering a project, it is not a factor that would affect the County's actions in either precluding or encouraging development. Geologic features such as active faults would be addressed via adequate project-level engineering.

After consideration of all environmental resources and evaluation of potential assessment methodologies, the following resources were selected as being the most valuable for identifying opportunities and constraints for renewable energy development: aesthetics, biological resources, cultural resources and land uses. Also, the location of existing available electric transmission and distribution lines has also been included in the consideration of opportunities and constraints.

The REDA maps (presented in Section 7) and the REDA descriptions in this section are intended to be used together. Based on the opportunities and constraints identified for each of the important resource areas (see Appendix A), the County has been divided into the following three ratings for renewable energy development:

- Least Constrained (identified as blue on maps)
- Moderately Constrained (identified as yellow on maps)
- Areas with the most constrains are not highlighted in a color.

These ratings are applied to each resource. The factors used to determine the ratings are discussed in detail for each resource considered in developing the REDAs.

Aesthetics

The results of the aesthetics analysis are shown on Figure 5-1, Overview of Aesthetics Resources (presented in Section 7) and described below.

Least Constrained. For visual resources, the locations where renewable installations would be less visible were found to be least constrained. Much of the County is designated as visually sensitive so these areas were avoided in this designation.

Moderately Constrained. The Route 395 middleground corridors were considered a potential opportunity for development. While some of the scenic corridors may be sufficiently sensitive such that they would not be appropriate for development, many of the areas may provide opportunities for development at a further distance as with the middleground corridors.

Most Constrained. The locations designated by the BLM as sensitive visual resource management classes, Death Valley National Park, and the locations identified as visually sensitive on the U.S. Forest Service lands were identified as not appropriate for renewable energy development at a large scale. These locations have been designated as having high visual sensitivity and the contrast with renewable energy development would be great.

Biological Resources

The results of the biological resources analysis are shown on Figure 5-2, Overview of Biological Resources. Much of the County has one or more potential constraints for renewable energy development, from a biological resources perspective. Portions of the County have sensitive biological resources that may not preclude development of renewable energy, but would require biological surveys, permitting, and mitigation.

Least Constrained. Areas with non-native vegetation types, including areas mapped as Barren, Cropland, Irrigated Hayfield, and Urban were identified as potential opportunities for development. Additionally, LADWP Zone I Areas were identified as opportunities for LADWP properties in the Owens Valley because they were screened by LADWP for vegetation types, sensitive wildlife and plant communities, wetland, riparian areas and springs and found to be the best opportunities for renewable energy development.

Moderately Constrained. Areas with moderate biological sensitivity would potentially be available for renewable energy development, but would likely require additional surveys and mitigation, so are not likely to be appropriate for streamlined development.

Most Constrained. Areas that have been identified as having high sensitivity or been identified for preservation for unique biological values would be less available or not open to renewable energy development.

Cultural Resources

Cultural resources were evaluated in detail in this study, but were not included as a factor in the development of REDAs because most cultural resources are site specific. There is no available data at the County scale that would allow development or prohibit at specific sites. Figure 5-3 illustrates the locations of potentially sensitive archaeological areas overlain by the 2011 REGPA Overlays for informational purposes. However, without completion of site surveys, it is not possible to know the specific locations of most cultural resources and it would not be possible to rank these locations. Best management practices and pre-construction surveys to ensure avoidance will be recommended in the Program EIR to reduce any impacts to cultural resources.

In Inyo County several cultural landscapes have been identified by state agencies, primarily in the southeast corner of the County, in the Panamint Valley, and along the Inyo and White Mountain ranges east of the Owens River Valley. This is not to say that cultural landscapes are not extant in other portions of the County as well, but that thus far these regions are known to have culturally important landscapes. Renewable energy resources may affect cultural landscapes and would be addressed in the programmatic environmental review.

Land Use

The OCTS considers what land uses within Inyo County would be appropriate for commercial-scale renewable development. The results of the land use analysis are shown on Figure 5-4.

Least Constrained. Areas currently being used for Agriculture, General Industrial, Heavy Commercial, Light Industrial, or Public Service Facilities would be most appropriate for renewable energy development because they are already disturbed. Some of these areas, such as existing industry, would be available for renewable energy at a smaller scale because of the existing use but would potentially also provide a load center for the renewable energy. Brownfield sites (as identified by EPA) would also be available for development, but any cleanup of potentially contaminated sites would need to be considered. LADWP lands were also identified as appropriate for renewable energy development based on the LADWP Area Narrowing Study performed in 2013.

Moderately Constrained. Locations where the land use would potentially be compatible with renewable energy development were identified. These included areas that were neither disturbed nor protected under a specific policy.

Most Constrained. Renewable energy development would not be appropriate on wilderness and tribal lands (unless proposed by the tribe). For these locations, renewable energy development would be contrary to the purposes for which such lands are used and designated (i.e., areas with natural environment not intended for human use). In Areas of Critical Environmental Concern, renewable energy development may be prohibited or constrained depending on the stipulations the BLM designates for the area.

BLM-administered grazing allotments are also shown on Figure 5-4, but were not used in the ranking system. The BLM management plans provide an overview of acceptable uses in grazing allotments. These plans would need to be considered when proposing renewable energy on grazing allotments. Wind energy may be compatible with grazing whereas solar energy would likely require the removal of

the grazing allotment. Prior to any development on such land, the effects to grazing allotments would need to be considered and mitigated.

Energy Infrastructure

The existing County energy infrastructure is shown on Figure 4-1 and discussed in Section 4. Both SCE and LADWP have existing transmission lines that run north-south along the Route 395 corridor and energy developers could also interconnect with the Nevada transmission system. For the use of any of these transmission systems, substantial upgrades would be required. LADWP's existing 230 kV Inyo-Rinaldi Transmission System has capacity for approximately 240 MW of renewable energy at this time. LADWP has stated that the Southern Owens Valley Solar Ranch has a priority position for future interconnection to this existing line. If this project is not completed, this capacity would be potentially available for a different project. For projects located in the southeastern portion of the County, existing transmission would be available via the Nevada transmission system. Upgrades along the Valley Electric Association system would also be required.

For distributed commercial generation some capacity is available in the Bishop area on the SCE distribution system. SCE has stated that in general it considers projects of less than 10 MW as the appropriate size to interconnect with their distribution system.

5.3 Description of OCTS Areas by Constraints

Having established resource-specific opportunities and constraints as described in Section 5.1 (and analyzed in Appendix 6), those data were then used to determine the REDAs throughout the County, as shown on Figure 5-5. The methodology used to determine the REDAs is as follows:

- As a starting point, the entire County is considered potentially available for renewable energy development. This analysis then eliminated all areas that were considered ***challenging for renewable energy development,*** i.e., all areas left unshaded.
- The analysis then identified locations where development could ***potentially be appropriate for renewable energy development***, i.e., locations identified as moderately constrained and identified as yellow for each environmental consideration.
- Locations not eliminated or identified as potentially available for renewable energy development were then identified as likely to be ***open for renewable energy development***, i.e., locations identified as least constrained and identified as blue in Section 5.1.

The analysis identified multiple areas with varying sensitivity levels for each environmental resource. Where sensitivities were conflicting, the most conservative designation (i.e., most protective of the resources) was used for the area. The analysis then included brownfield sites as identified by the U.S. EPA RE-Powering data and the Owens Valley Dry Lake. The EPA RE-Powering data identifies locations that are already disturbed and potentially feasible for renewable development. The LADWP is considering renewable energy development on portions of the Owens Valley Dry Lake as potential mitigation for dust emissions resulting from the Dry Lake.

The 2011 REGPA General Plan Land Use Designation Overlay areas have been included in Figures 5-5a through 5-5o. This is because the County has already performed studies on the 2011 REGPA General Plan Land Use Designation Overlay and there is potential development interest in these locations. However, the OCTS is not limited to these regions and presents areas covering the entire County.

The DRECP Development Focus Areas are also shown on Figures 5-5a through 5-5o. The DRECP Development Focus Areas are locations where renewable energy development would be focused and where renewable projects could receive incidental take permits[2] under the DRECP. The DRECP presented seven alternatives in the *Description and Comparative Evaluation of Draft DRECP Alternatives*, published December 2012. The County Background Report Map 10 illustrates the Draft DRECP Development Focus Areas based on the seven alternatives. The OCTS figures show the Development Focus Areas from Alternative 5 because this alternative had the largest number of acres of Development Focus Areas in Inyo County and would represent the most conservative analysis in the CEQA document.

Table 5-2. REDA Acres by General Plan Land Use Designation Overlay

2011 Overlay Name	Moderately Constrained Acres	Least Constrained Acres
Centennial Flat–Darwin	72,126	0
Charleston View	30,419	0
Chicago Valley	6,453	0
Death Valley Junction	67,664	3
Deep Springs	6,897	0
Fish Lake Valley	13,479	0
Laws	3,064	3,672
Owens Lake–Keeler	0	77,014
Owens Valley	29,568	7,240
Panamint Valley	76,495	0
Pearsonville	7,198	0
Rose Valley	48,226	0
Sandy Valley	3,115	
Tecopa	39	1
Trona	19,530	944
Total	**381,234**	**88,869**

Overall, as identified within Table 5-2, the OCTS analysis concludes that within the 2011 REGPA overlays, the County has

- Over 93,000 acres of areas most appropriate for renewable development;
- Over 60,000 acres of land potentially appropriate for renewable development; and
- Over 400,000 acres of land least appropriate for renewable development.

Some of the 2011 overlay areas, such as the Chicago Valley, Deep Springs, Fish Lake Valley, and Panamint Valley are identified in this report as ***potentially subject to constraints*** for renewable development because of sensitive biological or visual resources. Other 2011 General Plan Land Use Designation Overlay areas such as Owens Valley, Owens Lake–Keeler, and Charleston View would ***potentially be appropriate*** for renewable energy development.

As can be seen on Figure 5-5, some locations outside of the 2011 REGPA overlay areas would be likely or potentially appropriate for renewable energy development and portions of the DRECP DFAs are located outside of the 2011 REGPA overlay areas. There are over 24,000 of least constrained acres outside of the overlays that would be potentially appropriate for renewable energy development and almost 800,000 of moderately constrained acres outside of the overlays that would be potentially appropriate for renewable energy development. Most of this area is in and around the Owens Valley Route 395 corridor and near the Laws overlay area. However, it should be noted that some of the cultural landscapes overlap with these areas, so they may be less appropriate from a cultural resource perspective.

[2] The Endangered Species Act prohibits the "take" of listed species through direct harm or habitat destruction. In the 1982 ESA amendments, Congress authorized the U.S Fish and Wildlife Service (through the Secretary of the Interior) to issue permits for the "incidental take" of endangered and threatened wildlife species. Thus, permit holders can proceed with an activity that is legal in all other respects, but that results in the "incidental" taking of a listed species.

The DRECP DFAs coincide with much of the Charleston View overlay area, portions of the Owens Lake-Keeler overlay area, portions of the Owens Valley overlay area, portions of the Pearsonville overlay area, and portions of the Rose Valley overlay area. The DRECP Alternative 5 DFAs cover almost 68,000 acres in Inyo County. There are approximately 4,500 acres of the Development Focus Areas outside of the moderately and least constrained areas that would be potentially appropriate for renewable energy development

5.4 Conclusion

Based on the spatial analysis of the county, there are a total of over 88,000 acres of land in the County 2011 Overlay areas that have the least constraints and over 381,000 acres of land that have moderate constraints that may be appropriate for renewable energy development. The majority of the most or potentially appropriate areas for renewable energy development are located along the Route 395 corridor near existing LADWP and SCE transmission. Some REDAs are located near the Nevada/California border near the Valley Electric Association. As discussed in Section 4.4, both the LADWP and SCE transmission systems would require substantial upgrades to carry large amounts of renewable energy that would be costly and time consuming.

The County could revise the 2011 REGPA overlay areas based on all or some of the information provided in the OCTS and the development focus areas identified in the DRECP. In many instances, this would entail revising the boundaries of REGPA overlay areas but in some instances the County could consider whether to eliminate an overlay area. Because substantial upgrades would be needed to export the energy, the County could work with LADWP, SCE, the Energy Commission, and the CPUC to consider how to encourage upgrades that would be most beneficial to all parties involved.

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Table 6-1. Data Sources Used in Biological Resources Screening Assessment

Data Layer	Source	Data Obtained From	Summary	Rationale for Inclusion
Critical habitat	USFWS	USFWS ECOS website: http://ecos.fws.gov/ecos/home.action#	All available designated critical habitat for federally listed species as of November 2013.	Critical habitat supports listed and other rare species; regulatory constraints and environmental sensitivity warrant avoidance to the extent possible
CNDDB	CDFW	CNDDB professional subscription	Occurrence records for special-status species and sensitive vegetation communities submitted to the CNDDB; current as of 11/2013.	Identifies known occupied areas for special-status species, and sensitive vegetation occurrences that have been submitted to CNDDB.
Modeled Desert Tortoise Habitat	Nussear, K. E., T. C. Esque, R. D. Inman, Leila Gass, K. A. Thomas, C. S. A. Wallace, J. B. Blainey, D. M. Miller, and R. H. Webb. 2009. Modeling habitat of the desert tortoise (*Gopherus agassizii*) in the Mojave and parts of the Sonoran Deserts of California, Nevada, Utah, and Arizona: U.S. Geological Survey Open-File Report 2009-1102, 18 p.	USGS: http://pubs.usgs.gov/of/2009/1102/	Quantitative habitat model for the desert tortoise using an extensive set of field-collected presence data. Habitat is rated from lowest to highest quality on a scale of 0-1.	Identifies the higher quality modeled habitat (ranked 0.6-1.0) in Inyo County for the desert tortoise, a State- and federally listed species.
GAP vegetation data	Davis, F. W., D. M. Stoms, A. D. Hollander, K. A. Thomas, P. A. Stine, D. Odion, M. I. Borchert, J. H. Thorne, M. V. Gray, R. E. Walker, K. Warner, and J. Graae. 1998. The California Gap Analysis Project--Final Report. University of California, Santa Barbara, CA.	http://www.biogeog.ucsb.edu/projects/gap/gap_data2.html	Land-cover/land use data compiled for the California Gap Analysis Project. It contains vegetation attributes for landscape scale map units, including canopy dominant species, canopy density, presence of regional endemic species, and inclusion of wetland habitats.	Provides County-wide vegetation data, including sensitive vegetation where development should be minimized and disturbed habitats where vegetation should be focused
LADWP Type A Vegetation Management Areas and Zone 1 areas	LADWP	Inyo County	A study of vegetation was conducted for the Long Term Water Agreement between Inyo County and the LADWP. Type-A management areas are non-groundwater dependent and were identified as areas to be explored for renewable energy development early in the process. LADWP then screened its properties in the Owens Valley for potential sites for solar energy development, and Zone 1 areas are the locations identified as best opportunities for renewable energy development.	Identifies potential opportunities for renewable energy development on LADWP-owned lands in the Owens Valley.

Table 6-1. Data Sources Used in Biological Resources Screening Assessment

Data Layer	Source	Data Obtained From	Summary	Rationale for Inclusion
NHD streams and waterbodies	USGS	USGS: http://nhd.usgs.gov/data.html	The National Hydrography Dataset (NHD) is a comprehensive set of digital spatial data that contains information about surface water features such as lakes, ponds, streams, rivers, springs and wells. Within the NHD, surface water features are combined to form "reaches," which provide the framework for linking water-related data to the NHD surface water drainage network.	Streams and waterbodies are sensitive habitats/landforms
Missing Linkages in California's Landscape	SC Wildlands: Penrod, K., R. Hunter, and M. Marrifield. 2001. Missing Linkages: restoring connectivity to the California landscape. California Wilderness Coalition, The Nature Conservancy, US Geological Survey, Center for Reproduction of Endangered Species, and California State Parks.	CDFW BIOS: ftp://ftp.dfg.ca.gov/BDB/GIS/BIOS/Public_Datasets/	Data was created to assist land managers, planners, scientists, regulators, and conservation organizations working on connectivity issues in California. For more details, the full report is available at www.scwildlands.org	Habitat linkages are sensitive because they can support biological connectivity between otherwise fragmented habitat blocks
Natural Landscape Blocks, Essential Habitat Connectivity Areas, and Interstate Connections	Spencer, W.D., P. Beier, K. Penrod, K. Winters, C. Paulman, H. Rustigian-Romsos, J. Strittholt, M. Parisi, and A. Pettler. 2010. California Essential Habitat Connectivity Project: A Strategy for Conserving a Connected California. Prepared for California Department of Transportation, California Department of Fish and Game, and Federal Highways Administration	CDFW BIOS: ftp://ftp.dfg.ca.gov/BDB/GIS/BIOS/Public_Datasets/	Caltrans and CDFW commissioned the California Essential Habitat Connectivity Project because a functional network of connected wildlands is essential to the continued support of California's diverse natural communities in the face of human development and climate change. The Essential Connectivity Map depicts large, relatively natural habitat blocks that support native biodiversity (Natural Landscape Blocks) and areas essential for ecological connectivity between them (Essential Connectivity Areas). This coarse-scale map was based primarily on the concept of ecological integrity, rather than the needs of particular species. Interstate Connections were identified to recognize the need for connectivity into neighboring states (Arizona, Nevada, and Oregon).	Natural landscape blocks are sensitive because they are large, relatively intact natural habitats that support native biodiversity, and Essential Habitat Connectivity Areas maintain connectivity between them. Interstate Connections are placeholders for future modeling efforts, ideally in collaboration with the neighboring states.

Table 6-1. Data Sources Used in Biological Resources Screening Assessment

Data Layer	Source	Data Obtained From	Summary	Rationale for Inclusion
Desert Tortoise Connectivity Areas	USFWS Desert Tortoise Recovery Office	BLM: http://solareis.anl.gov/maps/gis/	The FWS Desert Tortoise Recovery Office performed this landscape-scale modeling exercise to identify priority habitat linkages between and among desert tortoise conservation areas (as defined in USFWS, 2011) and define other large blocks of habitat with important value to recovery of the desert tortoise. Based on FWS current understanding, the combination of linkages and existing desert tortoise conservation areas represents the basis for a conservation network for the Mojave desert tortoise. Priority 1 lands are potential habitat linkages between existing conservation areas that have the best chance of sustaining connectivity for desert tortoise populations, and are priority areas for conservation of desert tortoise population connectivity. Priority 2 lands are other blocks of habitat with the greatest potential to support populations of desert tortoises, outside least cost corridors, and may also have important value to recovery.	Identifies modeled habitat linkages for the listed desert tortoise; a species of high conservation priority in the California deserts.
Connectivity Linkages and Condition, DRECP	Conservation Biology Institute; DRECP; SC Wildlands, Kristeen Penrod; Brian Croft, US Fish and Wildlife Service, San Bernardino, CA - 909-382-2677 John M. Taylor, US Fish and Wildlife Service, Palm Springs, CA - 760-322-2070 Ken Corey, US Fish and Wildlife Service, Palm Springs, CA - 760-322-2070Pete Sorensen, US Fish and Wildlife Service, Palm Springs, CA - 760-322-2070Cat Darst, US Fish and Wildlife Servie, Desert Tortoise Recovery Office, Ventura, CA - 805-644-1766 University of Redlands, Redlands, CA	DataBasin.org	These data represent linkages where maintenance or restoration of ecological connectivity is essential for conserving biological diversity within the DRECP area.	Identifies modeled habitat linkages for wildlife in the DRECP planning area, and includes current condition of linkages.

Table 6-1. Data Sources Used in Biological Resources Screening Assessment

Data Layer	Source	Data Obtained From	Summary	Rationale for Inclusion
Important Bird Areas	Audubon California. 2008. Mapping California's Important Bird Areas. National Audubon Society unpublished report. 65 p.	Audubon California: http://ca.audubon.org/california-important-bird-areas-gis-data-and-methods	Important Bird Areas (IBAs) identify essential sites that provide habitat for (i) rare, threatened or endangered birds, (ii) exceptionally large congregations of shorebirds, or (iii) exceptionally large congregations of waterfowl. In an effort to promote conservation and awareness of these areas, Audubon California set out to define and map the geographic boundaries of all IBAs in California using a Geographic Information System (GIS). The GIS data are current as of October 2013.	Identifies general areas important for migrating and breeding birds.
Conservation Easements – NCED Version 3, July 2013	National Conservation Easement Database (NCED)	DataBasin.org	The NCED is a collaborative venture to compile easement records (both spatial and tabular) from land trusts and public agencies throughout the United States in a single, up-to-date, sustainable, GIS compatible, online source. The goal of the NCED is to provide a comprehensive picture of the privately owned conservation easement lands, recognizing their contribution to America's natural heritage, a vibrant economy, and healthy communities. Conservation easements are legal agreements voluntarily entered into between landowners and conservation entities (agencies or land trusts) for the express purpose of protecting certain societal values such as open space or vital wildlife habitats. In some cases landowners transfer "development rights" for direct payment or for federal and state tax benefits.	Identifies conservation easements in Inyo County
Wildlife Conservation Board (WCB) approved projects	Wildlife Conservation Board	CDFW BIOS: ftp://ftp.dfg.ca.gov/BDB/GIS/BIOS/Public_Datasets/	A comprehensive set of Wildlife Conservation Board projects from board inception in 1949 to present (8/23/2013 publication date)	Identifies conservation easements and ecological reserves in Inyo County

Table 6-1. Data Sources Used in Biological Resources Screening Assessment

Data Layer	Source	Data Obtained From	Summary	Rationale for Inclusion
IMS Mitigation Target Areas – 2010	CDFW	CDFW BIOS: ftp://ftp.dfg.ca.gov/BDB/GIS/BIOS/Public_Datasets/	Mitigation Target Areas (MTA) were developed by the CDFW for the Interim Mitigation Strategy (IMS) in 2010. The MTAs are an identification of generalized target sub-areas for initial priority acquisition under the IMS. The MTAs were developed through collaboration between desert land trust experts, BLM, and CDFW biologists. These sub-areas were known to contain high-quality habitat with parcels that may potentially be available for acquisition under the provisions of SB 34. The selected MTAs are intended only for habitat acquisition under the provisions of SB 34 and do not necessarily correspond with mitigation areas yet to be defined after more detailed analyses under the DRECP Conservation Strategy. However, it is anticipated that the DRECP Conservation Strategy conservation areas will include portions of the areas designated here as IMS MTAs.	Identifies areas of conservation priority due to high biological value.
Mohave Ground Squirrel Management Area	BLM	Inyo County	The Mohave Ground Squirrel (MGS) Management Area is a BLM-designated Desert Wildlife Management Area (DWMA) under the WMP. Along with the desert tortoise, MGS is a target species of conservation concern for the WMP. This area was designated to protect MGS habitat in a core area of its current distribution, but applies only to BLM lands.	Identifies a conservation area on BLM lands for the listed MGS; a species of high conservation priority in the California deserts.
Protected Areas – California, October 2012 (PAD-US Version 2)	Conservation Biology Institute	DataBasin.org	PAD-US (CBI Edition) Version 2 is a national database of protected fee lands in the United States. This dataset is a subset showing fee lands in California.	Protected Areas have been set aside in perpetuity to preserve functioning natural ecosystems, act as refuges for species, and maintain ecological processes.
Conservation Plan boundaries, HCP and NCCP	CDFW	CDFW BIOS: ftp://ftp.dfg.ca.gov/BDB/GIS/BIOS/Public_Datasets/	Habitat Conservation Plan (HCP) and Natural Community Conservation Plan (NCCP) boundaries in California.	Designated for sensitive resources; development restricted or prohibited

Table 6-1. Data Sources Used in Biological Resources Screening Assessment

Data Layer	Source	Data Obtained From	Summary	Rationale for Inclusion
Environmental yellow areas (RETI)	Energy Commission	CDFW BIOS: ftp://ftp.dfg.ca.gov/BDB/GIS/BIOS/Public_Datasets/	Environmentally sensitive "Yellow" areas were generated by Black and Veatch and are general zones of sensitivity for renewable energy projects due to environmental sensitivity and other land use/management constraints. See "Phase 1B Proposed Final Report" at http://www.energy.ca.gov/reti/documents/index.html for more details. Yellow Areas are areas where existing restrictions are intended to limit potential renewable development. The following are considered Yellow Areas although some lands have restrictions unique to each area: BLM Areas of Critical Environmental Concern; USFWS designated Critical Habitat for federally listed endangered and threatened species; Special wildlife management areas identified in BLM's West Mojave Resource Management Plan i.e., Desert Wildlife Management Areas and Mojave Ground Squirrel Conservation Areas; Lands purchased by private funds and donated to BLM, specifically the California Desert Acquisition Project by The Wildlands Conservancy; and "Proposed and Potential Conservation Reserves" in HCPs and NCCPs.	Environmentally sensitive areas identified through the RETI process

Section 7

Figures

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Figure 5-5c Renewable Energy Development Areas – 2011 County REDA: Deep Springs
Figure 5-5d Renewable Energy Development Areas – 2011 County REDA: Fish Lake Valley
Figure 5-5e Renewable Energy Development Areas – 2011 County REDA: Laws
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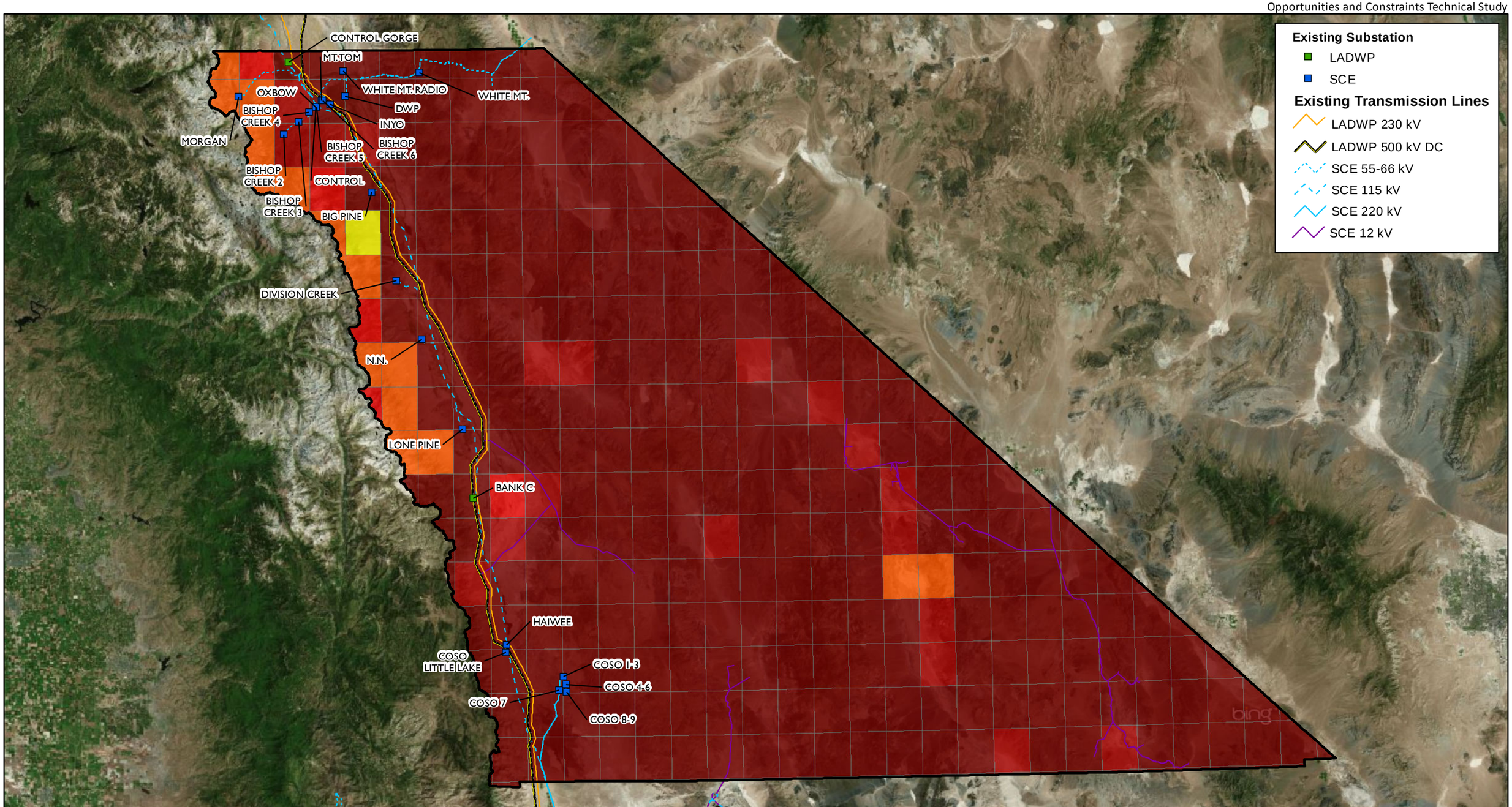
Figure 5-5i Renewable Energy Development Areas – 2011 County REDA: Pearsonville
Figure 5-5j Renewable Energy Development Areas – 2011 County REDA: Rose Valley
Figure 5-5k Renewable Energy Development Areas – 2011 County REDA: Sandy Valley
Figure 5-5l Renewable Energy Development Areas – 2011 County REDA: Tecopa
Figure 5-5m Renewable Energy Development Areas – 2011 County REDA: Trona
Figure 5-5n Renewable Energy Development Areas – 2011 County REDA: Centennial Flat–Darwin
Figure 5-5o Renewable Energy Development Areas – 2011 County REDA: Death Valley Junction



Aspen Environmental Group

0 10 20 Miles

Source: CEC, 2013; NREL, 2012

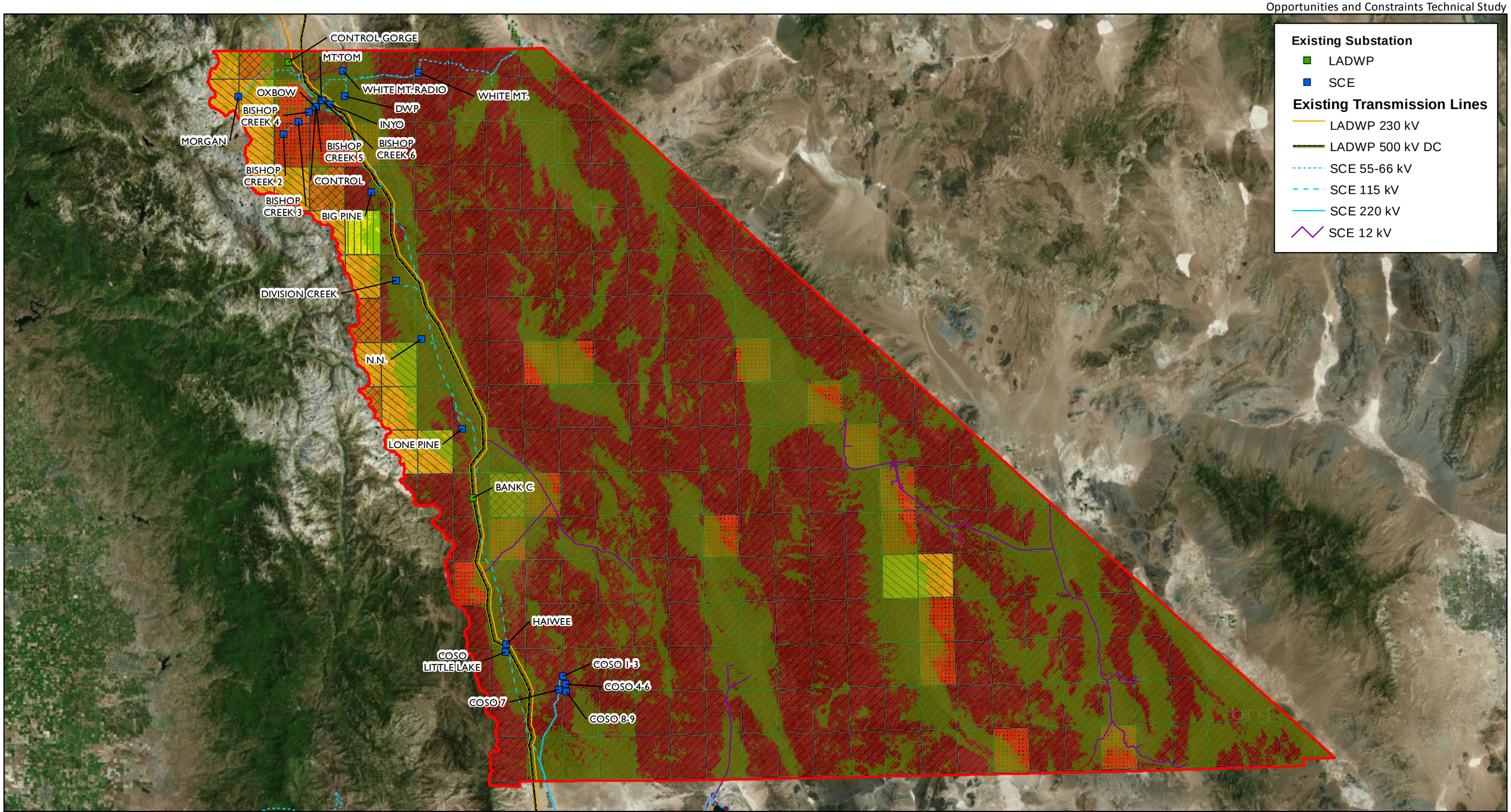
Annual Average Direct Normal Irradiance (kWh/m2/Day)

- < 6.0
- 6.1 - 6.5
- 6.6 - 7.0
- 7.1 - 7.5
- > 7.5

Inyo County Boundary

Figure 3-1

Inyo County
Solar Resources



Aspen Environmental Group

0 10 20 Miles

Annual Average Direct Normal Irradiance (kWh/m2/Day)

- < 6.0
- 6.1 - 6.5
- 6.6 - 7.0
- 7.1 - 7.5
- > 7.5

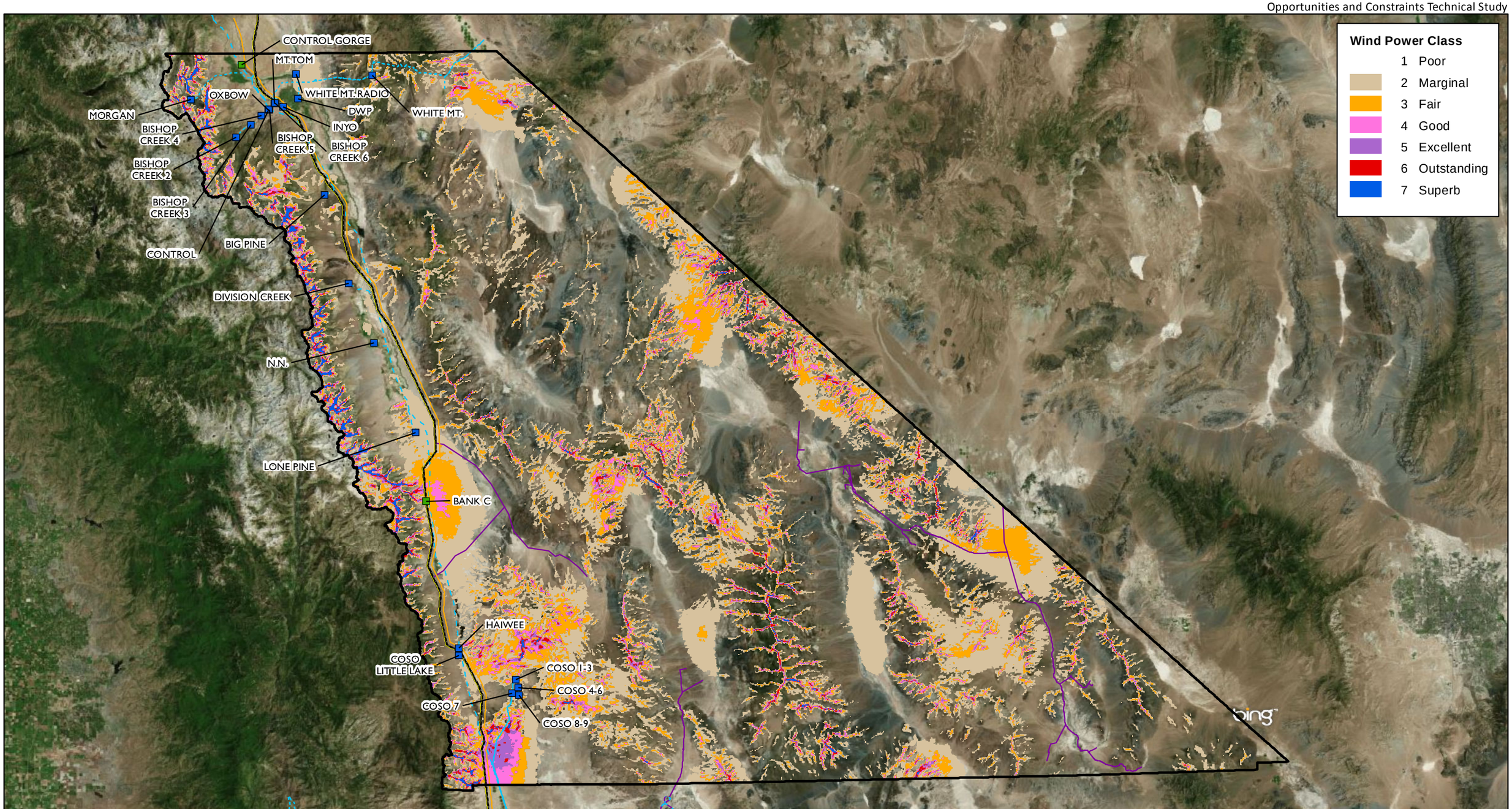
Area with 0-5% slope

Inyo County Boundary

Source: CEC, 2013; NREL, 2012; Inyo County, 2013

Figure 3-2

Inyo County
Solar Resources and Slope



Aspen Environmental Group

0 10 20 Miles

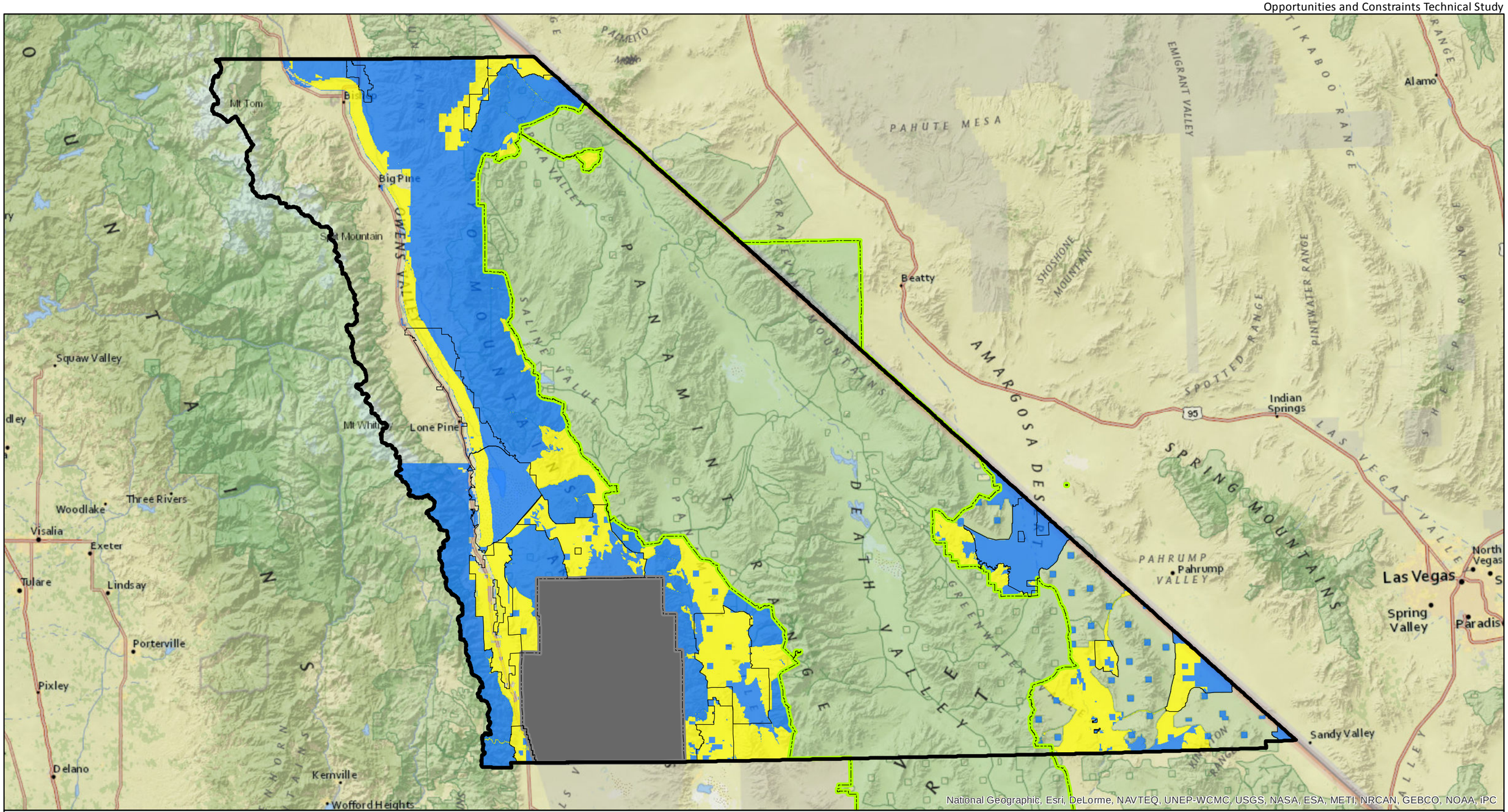
Source: CEC, 2013; NREL, 2012

Existing Substation
- LADWP
- SCE

Existing Transmission Lines
- LADWP 230 kV
- LADWP 500 kV DC
- SCE 55-66 kV
- SCE 115 kV
- SCE 220 kV
- SCE 12 kV
- Inyo County Boundary

Figure 3-3

Inyo County
Wind Resources



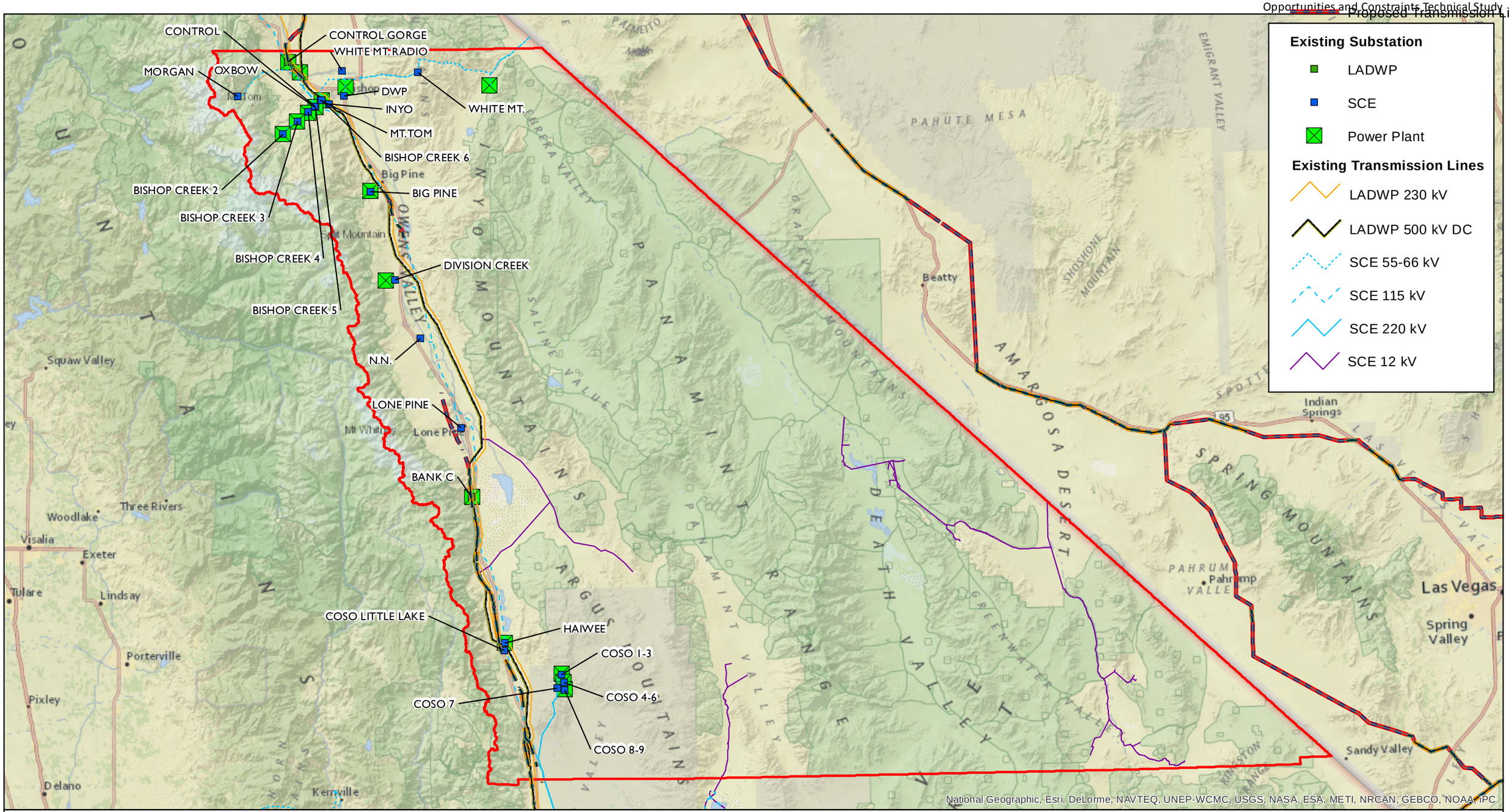
Aspen Environmental Group

0 10 20 Miles

Least Constrained Area
Moderately Constrained Area
County 2011 REDA
U.S. Navy - China Lake
Death Valley National Park
Inyo County Boundary

Figure 5-1

Overview of Aesthetic Resources



Aspen Environmental Group

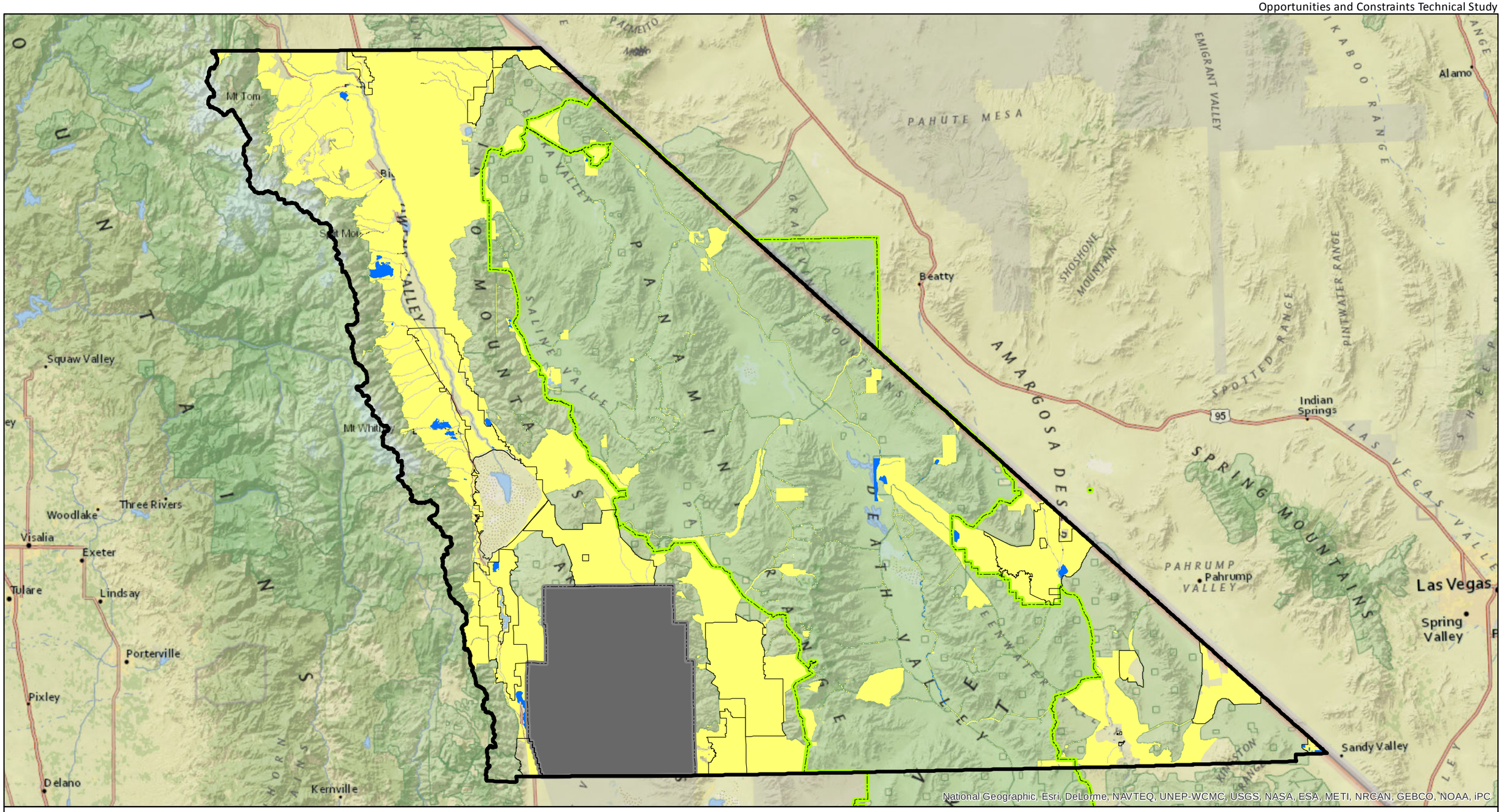
0 10 20 Miles

Source: CEC, 2013; Inyo County, 2013

Existing Transmission Lines
Proposed Transmission Lines
Inyo County Boundary

Figure 4-1

Inyo County
Transmission System



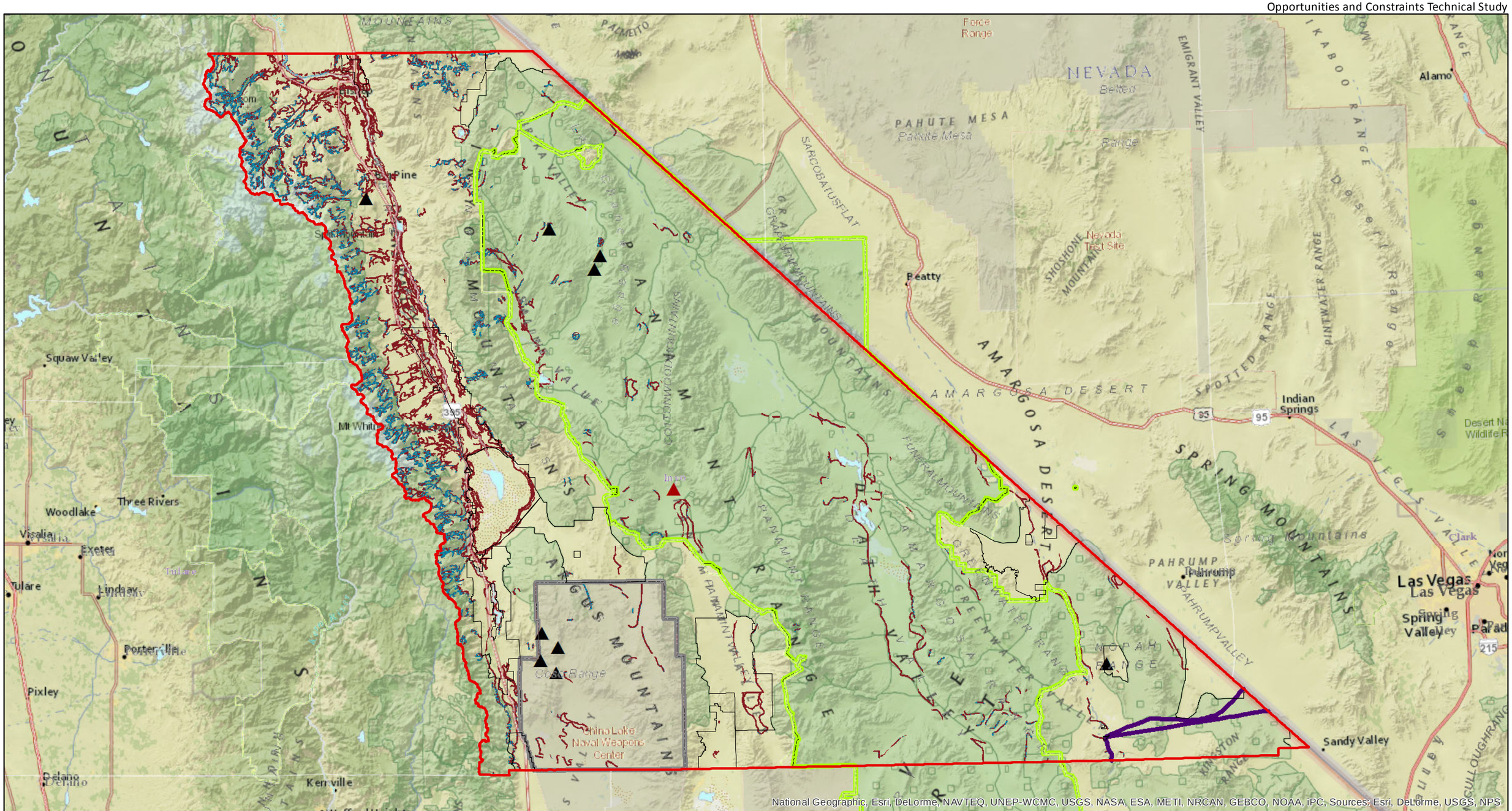
Aspen Environmental Group

0 10 20 Miles

Least Constrained Area (56,396 ac)
Moderately Constrained Area (2,142,050 ac)
County 2011 REDA
U.S. Navy - China Lake
Death Valley National Park
Inyo County Boundary

Figure 5-2

Overview of Biological Resources



Aspen Environmental Group

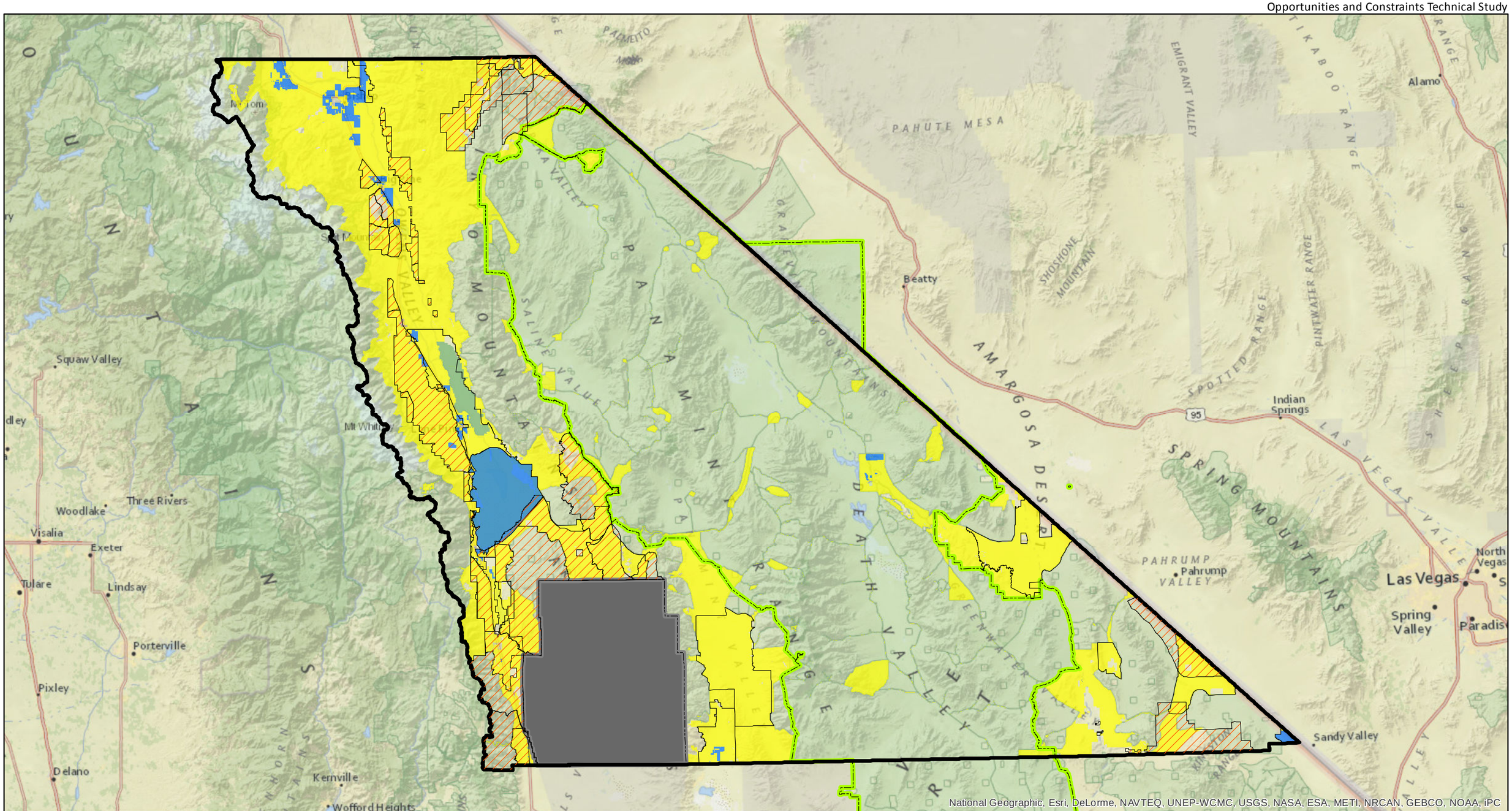
0 10 20 Miles

- Obsidian Source
- Fine-grained Volcanic Source
- Old Spanish National Historic Trail
- Areas of Prehistoric Cultural Sensitivity
- Ecotone - Waterbody Intersect
- County 2011 REDA
- U.S. Navy - China Lake
- Death Valley National Park
- Inyo County Boundary

Source: Aspen 2013, Northwest Research Obsidian Studies Laboratory 2011, Inyo County 2013; National Park Service, 2013

Figure 5-3

Overview of Cultural Resources



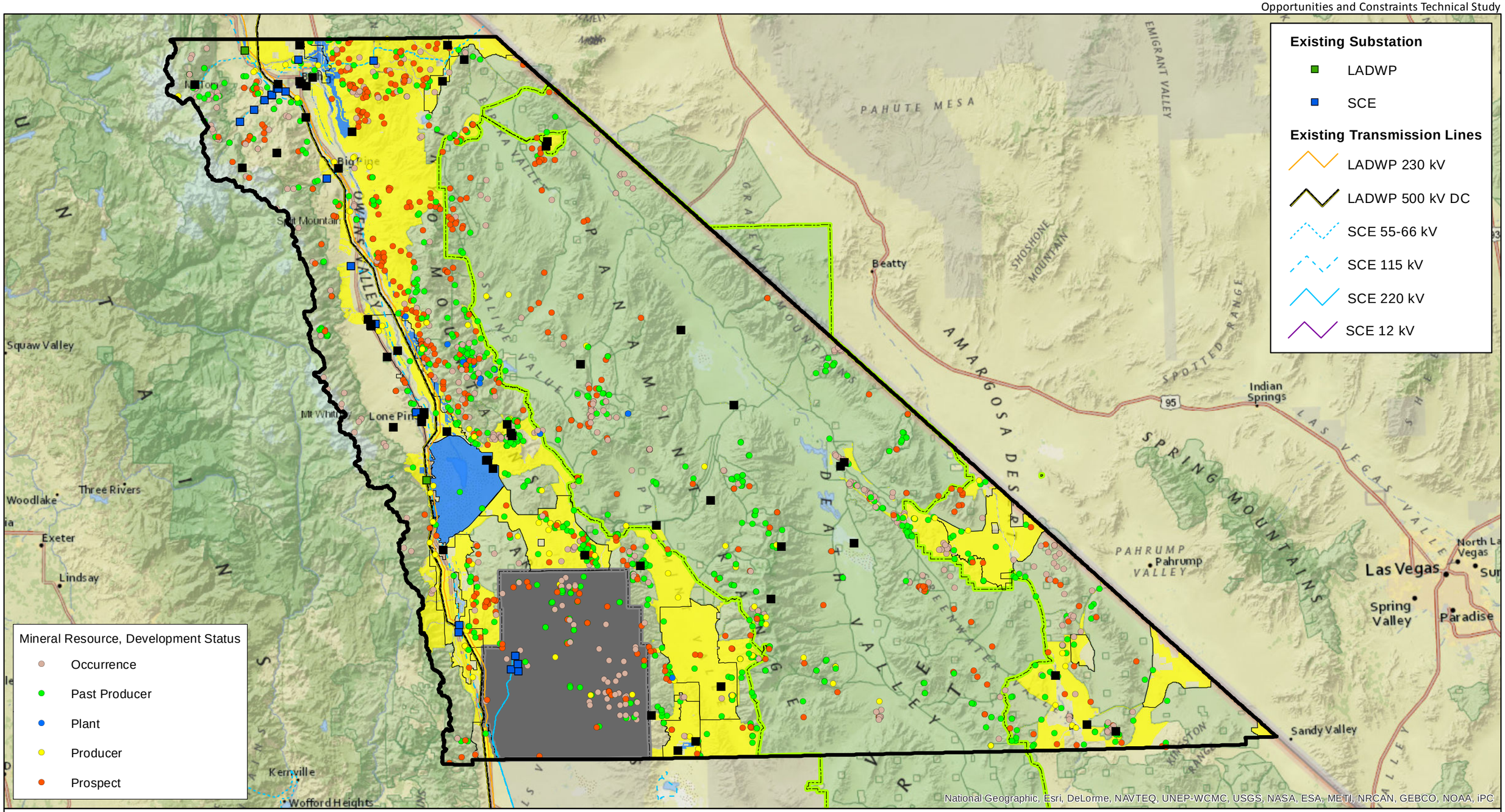
Aspen Environmental Group

0 10 20 Miles

- BLM Grazing Allotment
- LADWP Zone I
- Most Likely Appropriate for Renewable Energy Development Exploration
- Potentially Appropriate for Renewable Energy Development Exploration
- County 2011 REDA
- U.S. Navy - China Lake
- Death Valley National Park
- Inyo County Boundary

Figure 5-4

Overview of Land Use



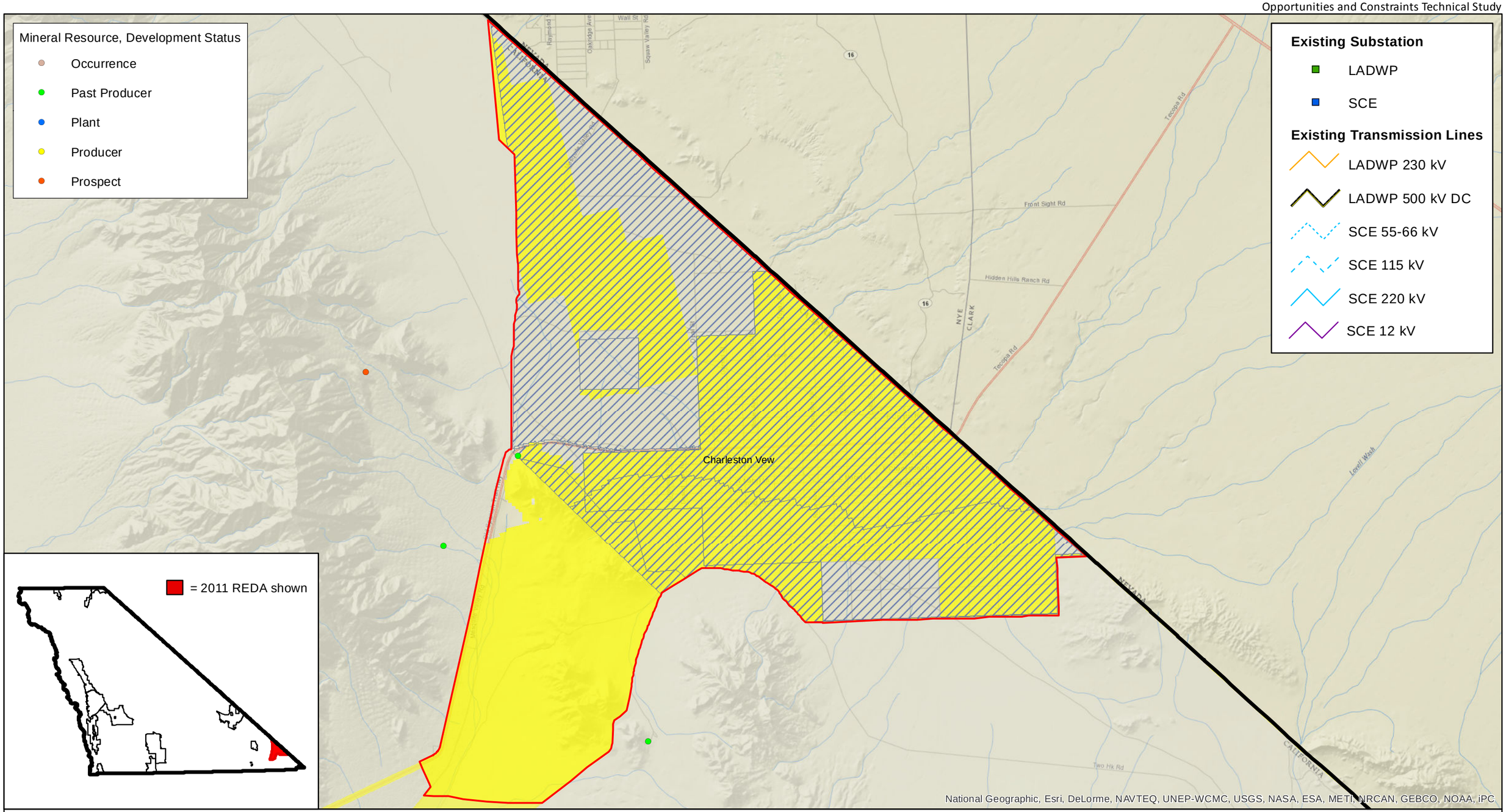
Aspen Environmental Group

0 10 20 Miles

- Re-Powering Mine Site
- Least Constrained Area (112,987 ac)
- Moderately Constrained (1,178,883 ac)
- County 2011 REDA
- U.S. Navy - China Lake
- Death Valley National Park
- Inyo County Boundary

Figure 5-5

Renewable Energy Development Areas - County Wide



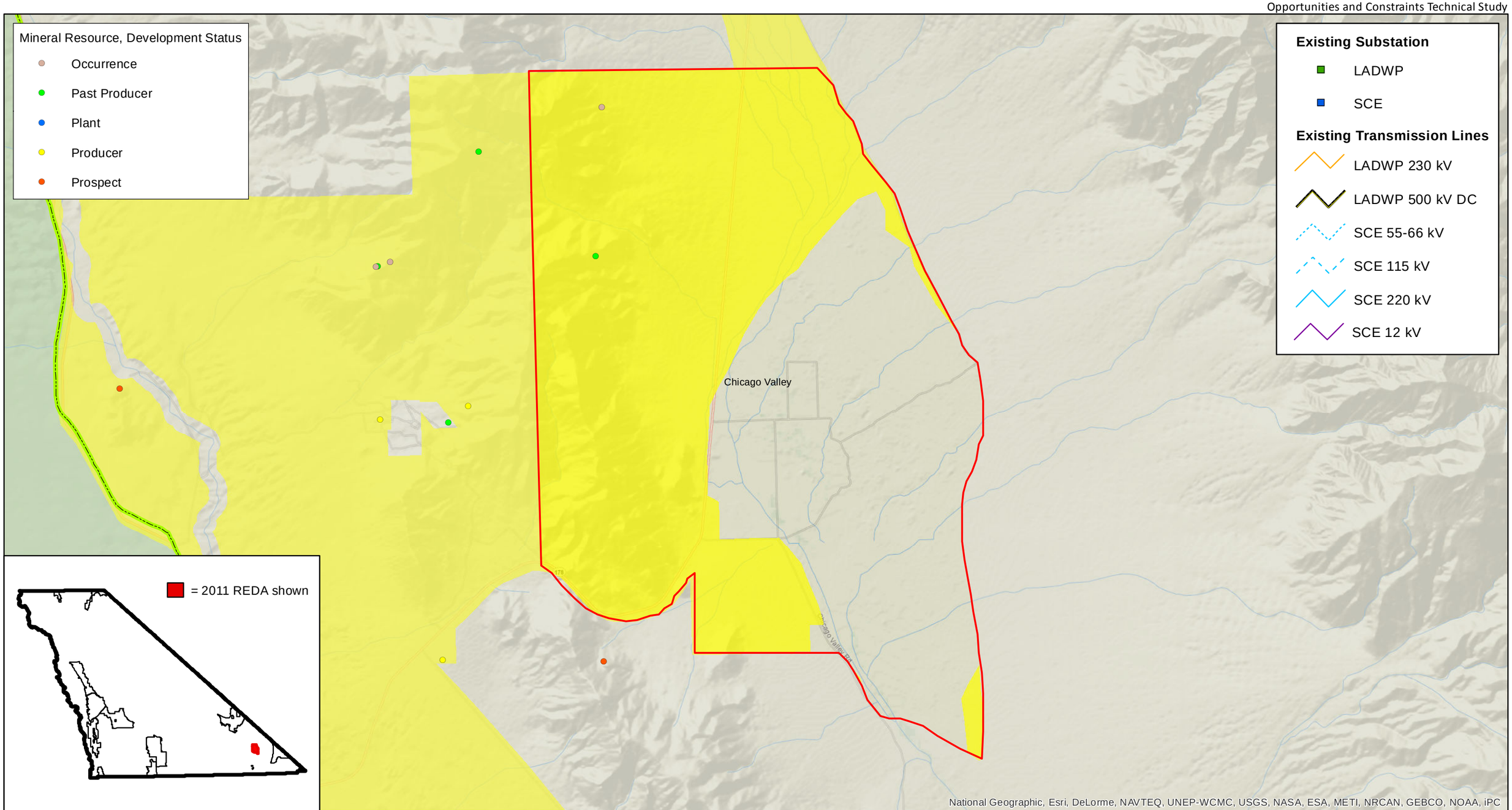
Aspen Environmental Group

0 1.5 3 Miles 1:100,000

Least Constrained
Moderately Constrained
County 2011 REDA
DRECP DFA (Alt 5)
U.S. Navy - China Lake
Death Valley National Park
Inyo County Boundary

Figure 5-5a

Renewable Energy Development Areas - 2011 County REDA: Charleston View



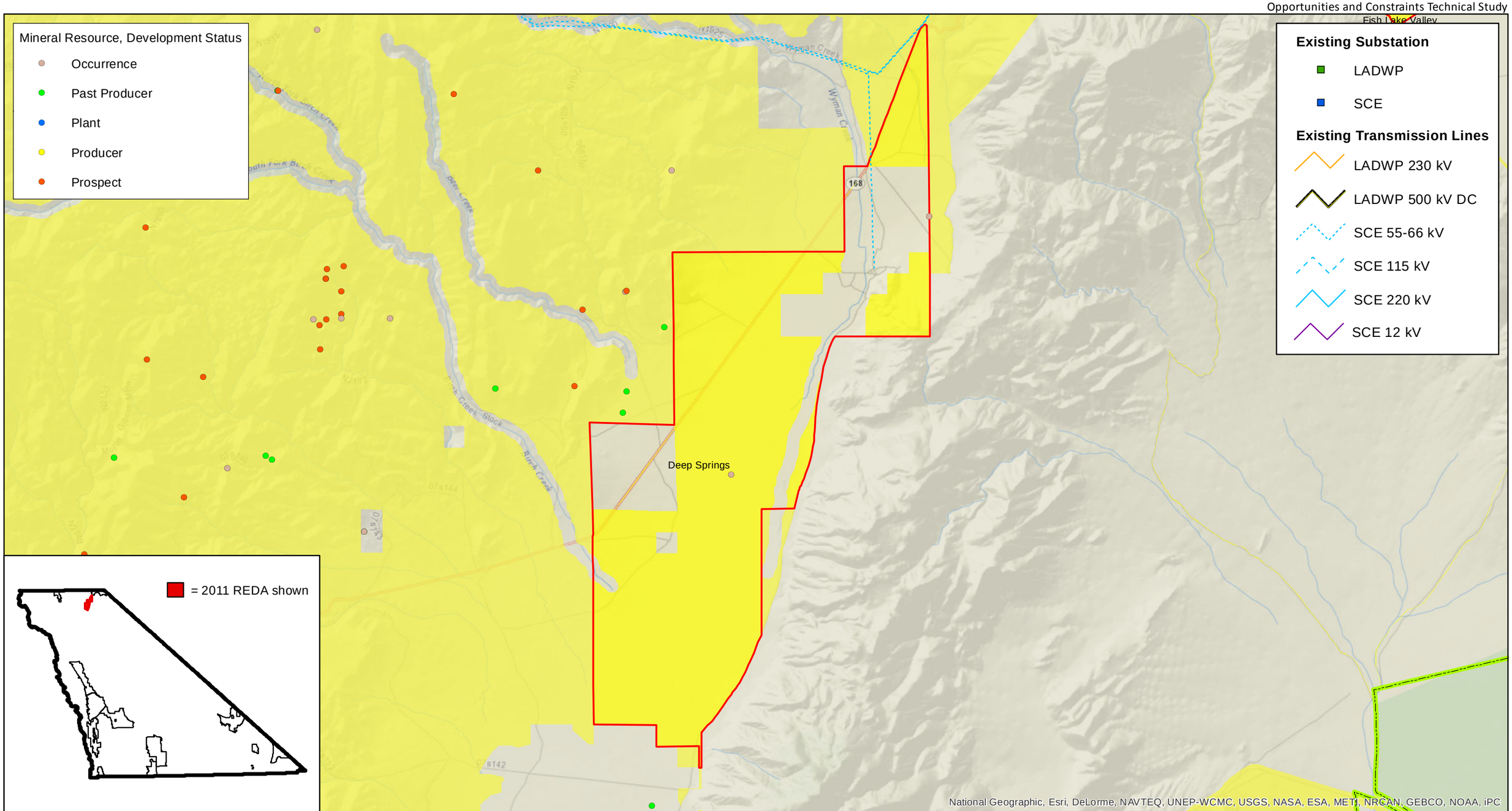
Aspen Environmental Group

0 0.75 1.5 Miles 1:50,000

Least Constrained
Moderately Constrained
County 2011 REDA
DRECP DFA (Alt 5)
U.S. Navy - China Lake
Death Valley National Park
Inyo County Boundary

Figure 5-5b

Renewable Energy Development Areas - 2011 County REDA: Chicago Valley



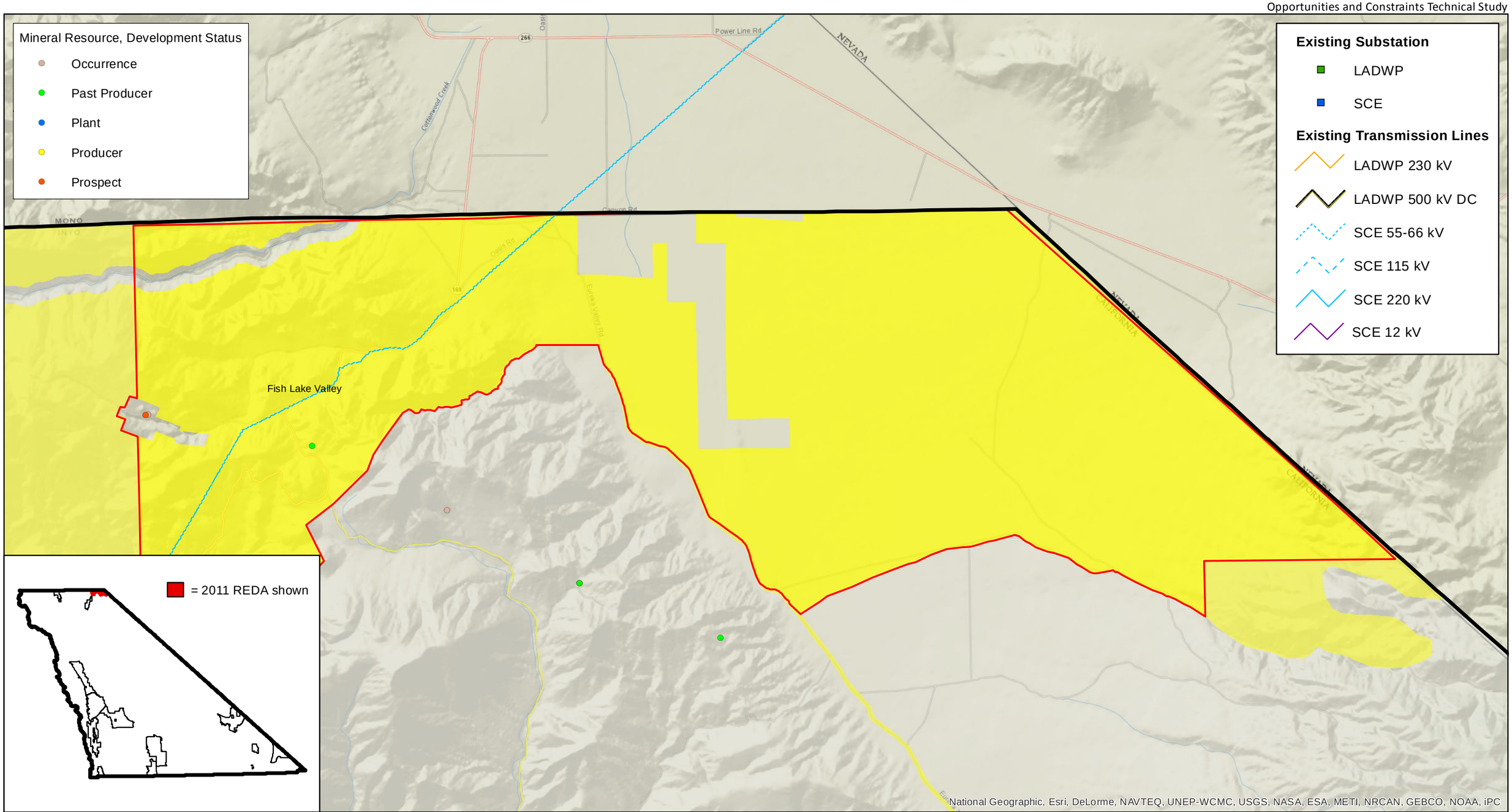
Aspen Environmental Group

0 1 2 Miles 1:70,000

Least Constrained
Moderately Constrained
County 2011 REDA
DRECP DFA (Alt 5)
U.S. Navy - China Lake
Death Valley National Park
Inyo County Boundary

Figure 5-5c

Renewable Energy Development Areas - 2011 County REDA: Deep Springs



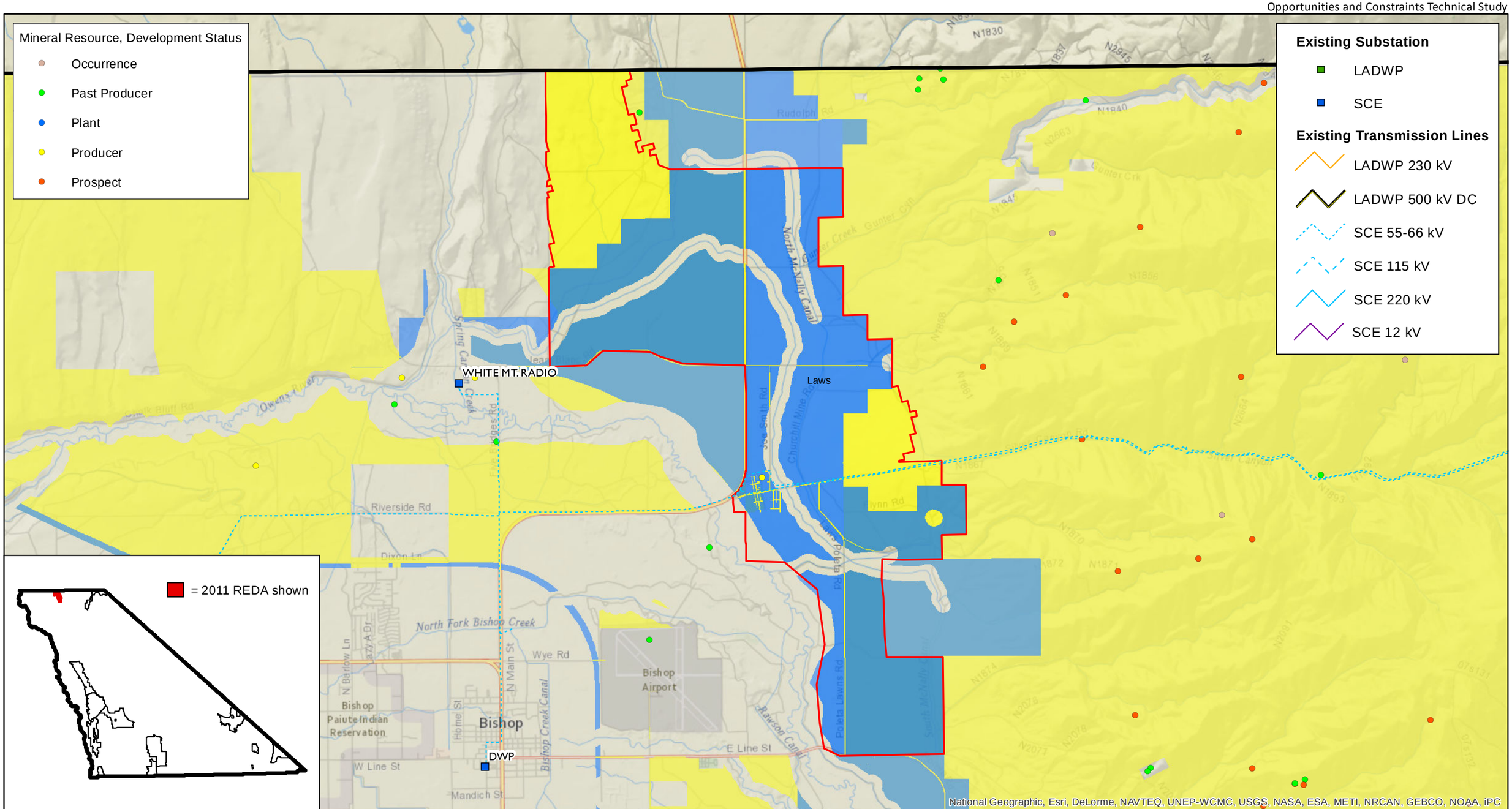
Aspen Environmental Group

0 0.75 1.5 Miles 1:50,000

Least Constrained
Moderately Constrained
County 2011 REDA
DRECP DFA (Alt 5)
U.S. Navy - China Lake
Death Valley National Park
Inyo County Boundary

Figure 5-5d

Renewable Energy Development Areas - 2011 County REDA: Fish Lake Valley



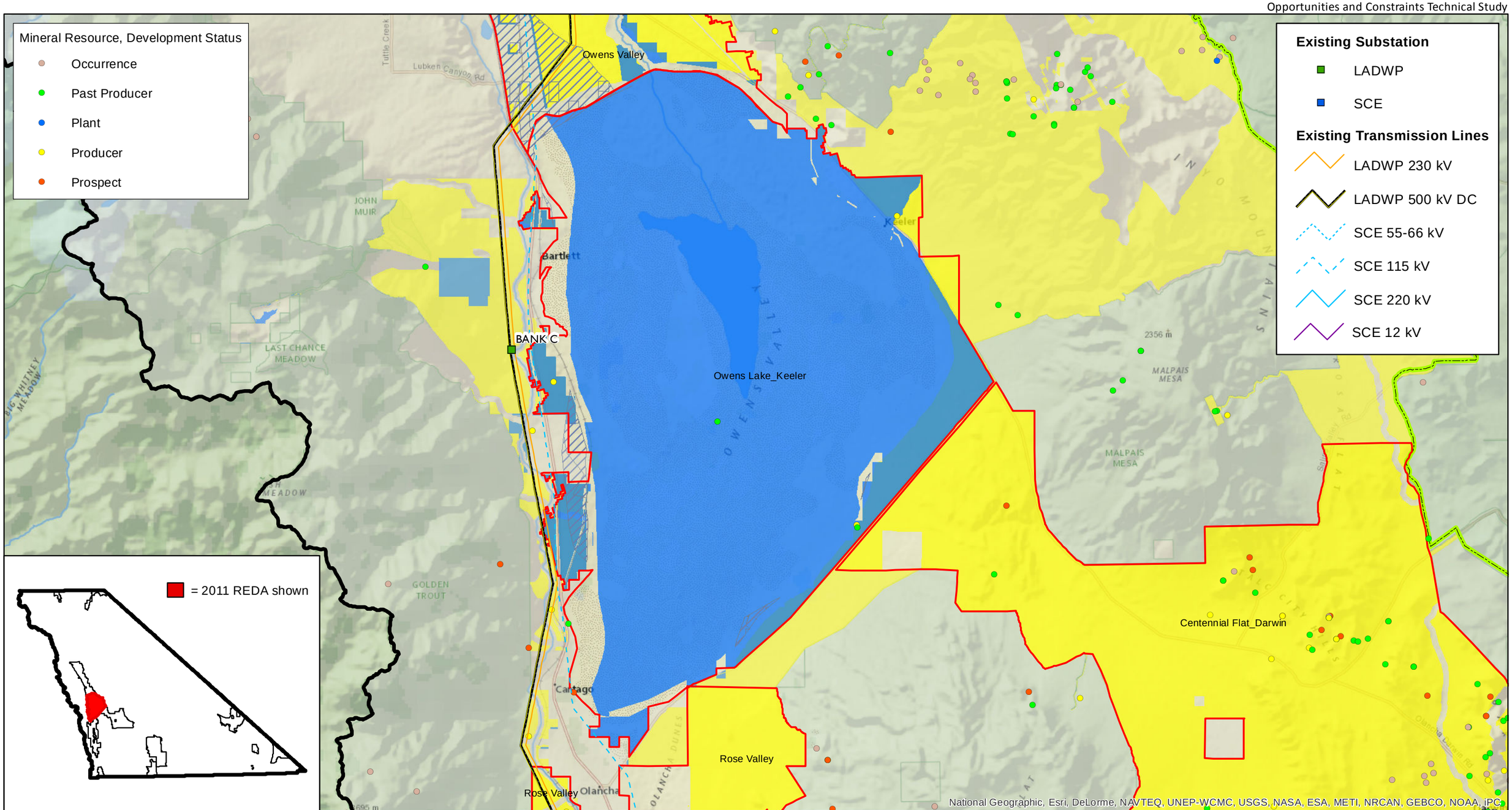
Aspen Environmental Group

0 0.9 1.8 Miles 1:60,000

Least Constrained
Moderately Constrained
County 2011 REDA
DRECP DFA (Alt 5)
U.S. Navy - China Lake
Death Valley National Park
Inyo County Boundary

Figure 5-5e

Renewable Energy Development Areas - 2011 County REDA: Laws



Aspen Environmental Group

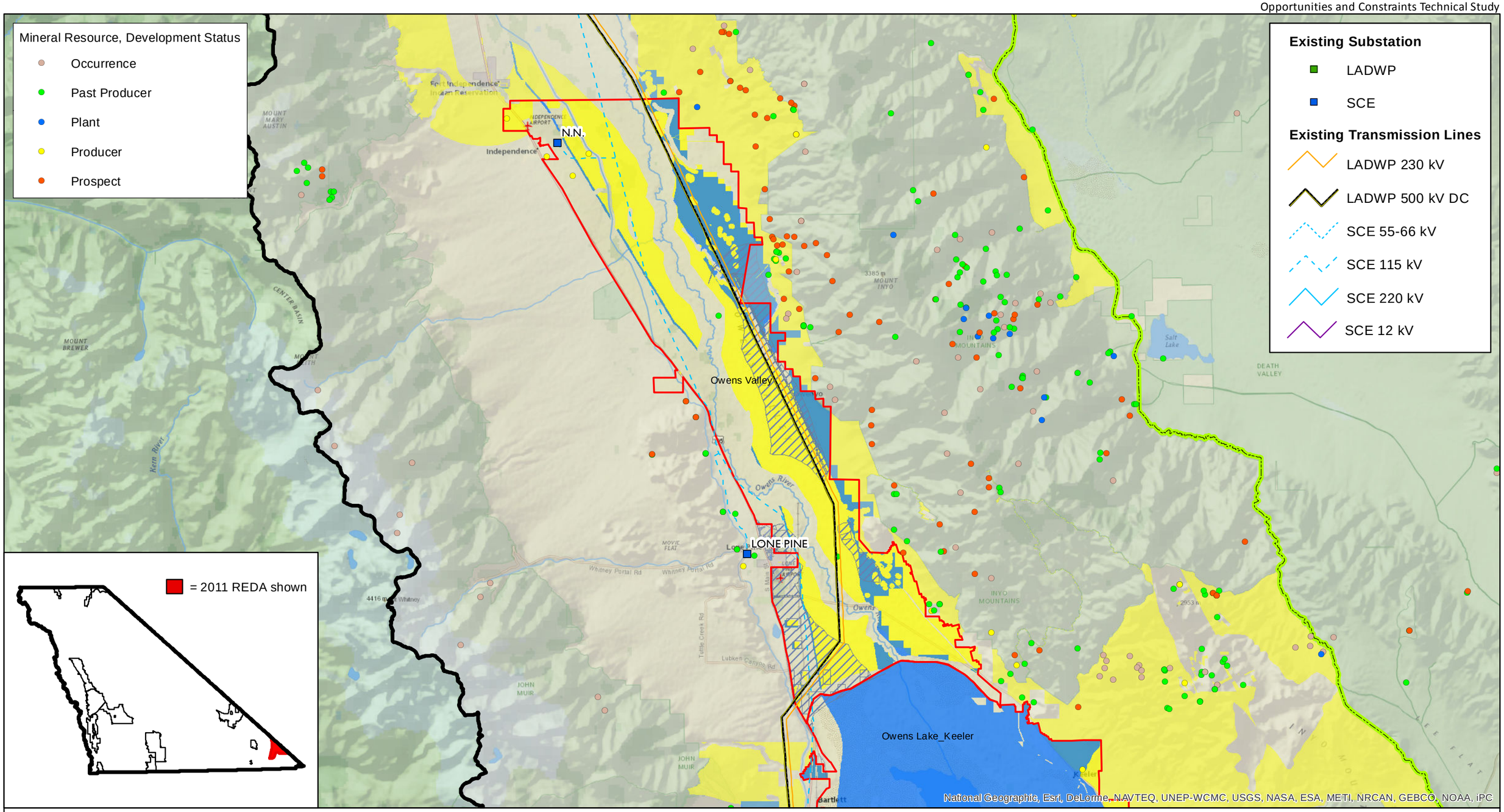
0 2 4 Miles

1:150,000

Least Constrained
Moderately Constrained
County 2011 REDA
DRECP DFA (Alt 5)
U.S. Navy - China Lake
Death Valley National Park
Inyo County Boundary

Figure 5-5f

Renewable Energy Development Areas - 2011 County REDA: Owens Lake - Keeler



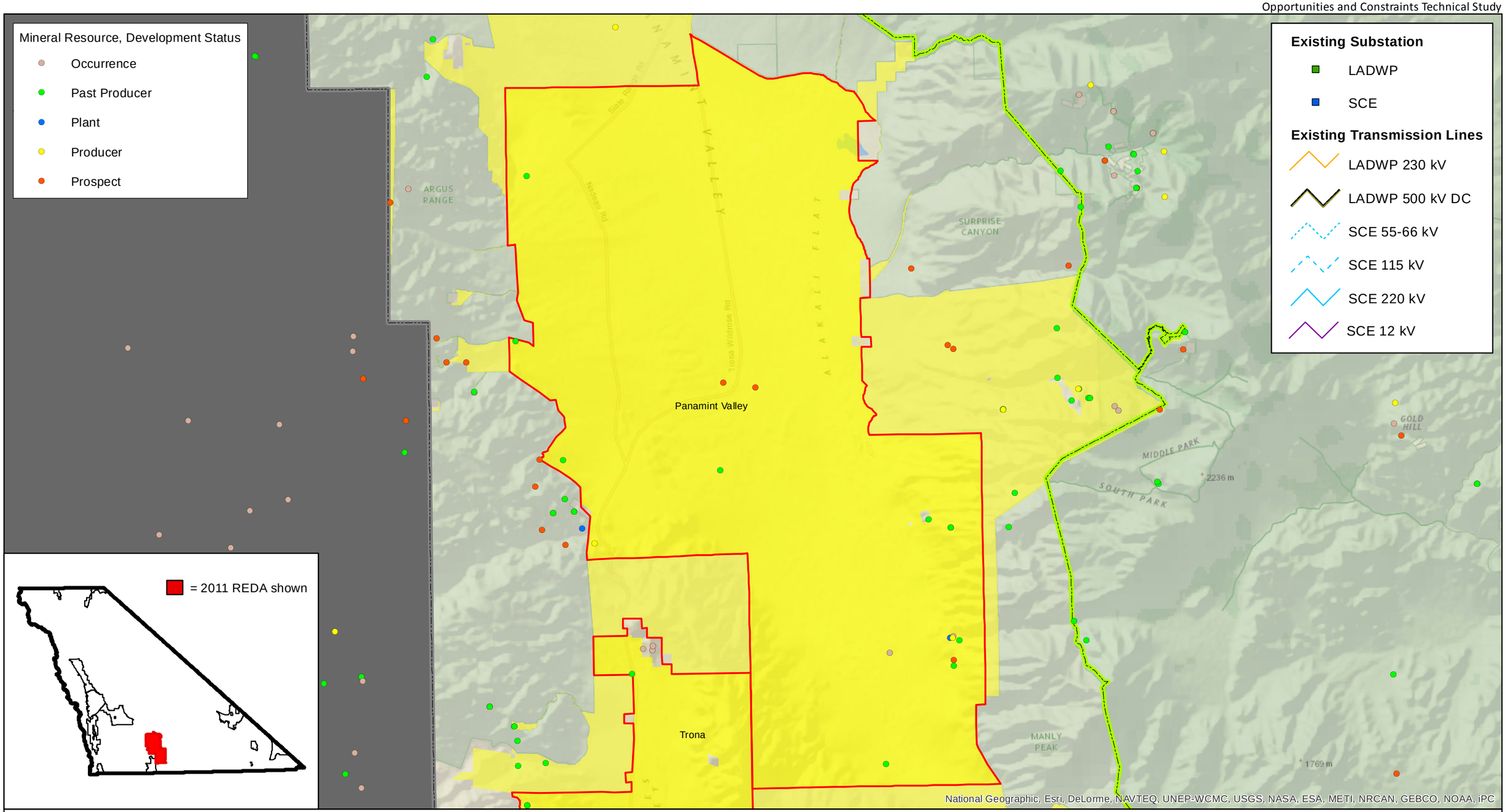
Aspen Environmental Group

0 3 6 Miles 1:200,000

Least Constrained
Moderately Constrained
County 2011 REDA
DRECP DFA (Alt 5)
U.S. Navy - China Lake
Death Valley National Park
Inyo County Boundary

Figure 5-5g

Renewable Energy Development Areas - 2011 County REDA: Owens Valley



Aspen Environmental Group

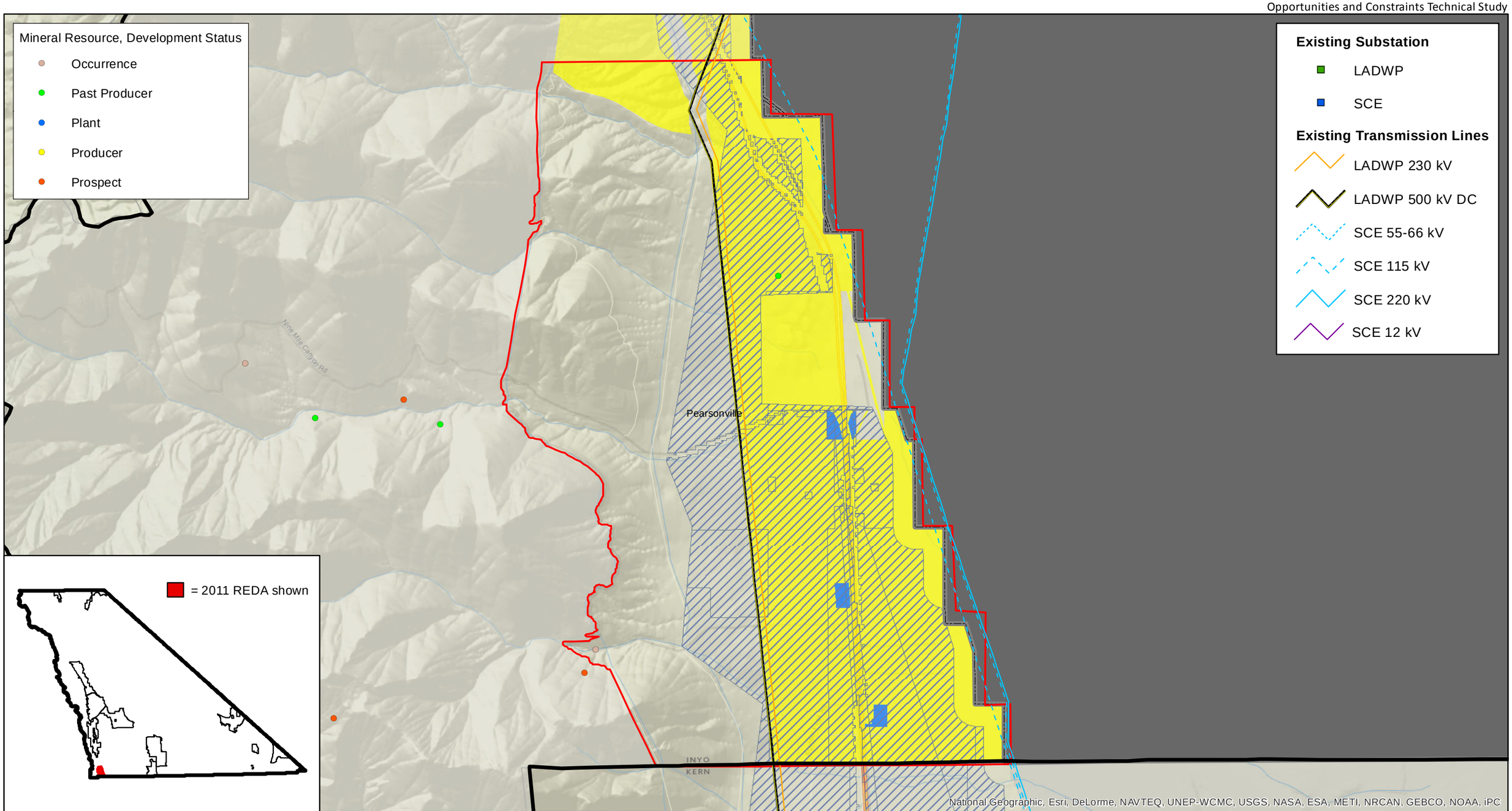
0 2 4 Miles

1:150,000

Least Constrained
Moderately Constrained
County 2011 REDA
DRECP DFA (Alt 5)
U.S. Navy - China Lake
Death Valley National Park
Inyo County Boundary

Figure 5-5h

Renewable Energy Development Areas - 2011 County REDA: Panamint Valley



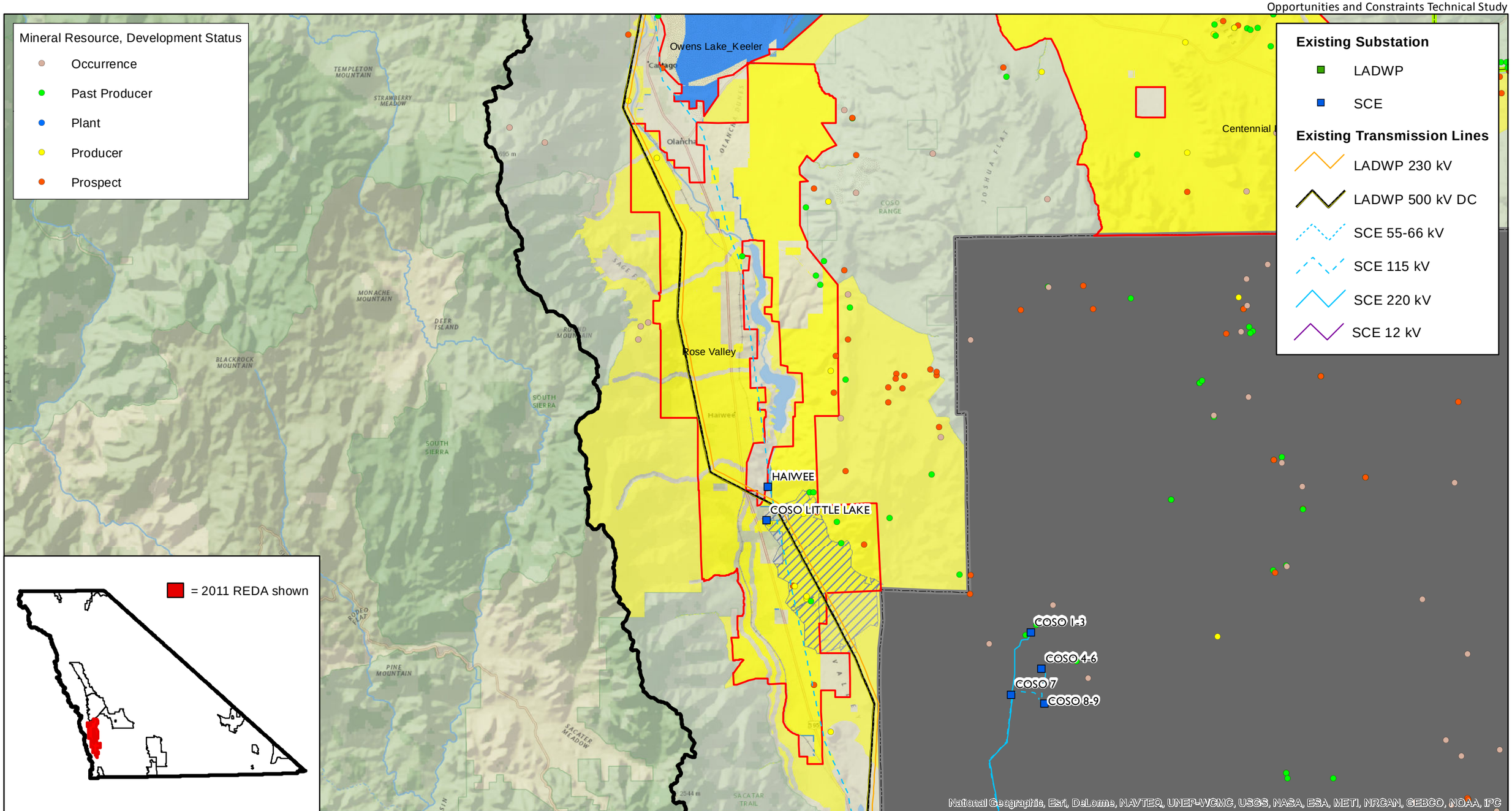
Aspen Environmental Group

0 0.75 1.5 Miles 1:50,000

Least Constrained
Moderately Constrained
County 2011 REDA
DRECP DFA (Alt 5)
U.S. Navy - China Lake
Death Valley National Park
Inyo County Boundary

Figure 5-5i

Renewable Energy Development Areas - 2011 County REDA: Pearsonville



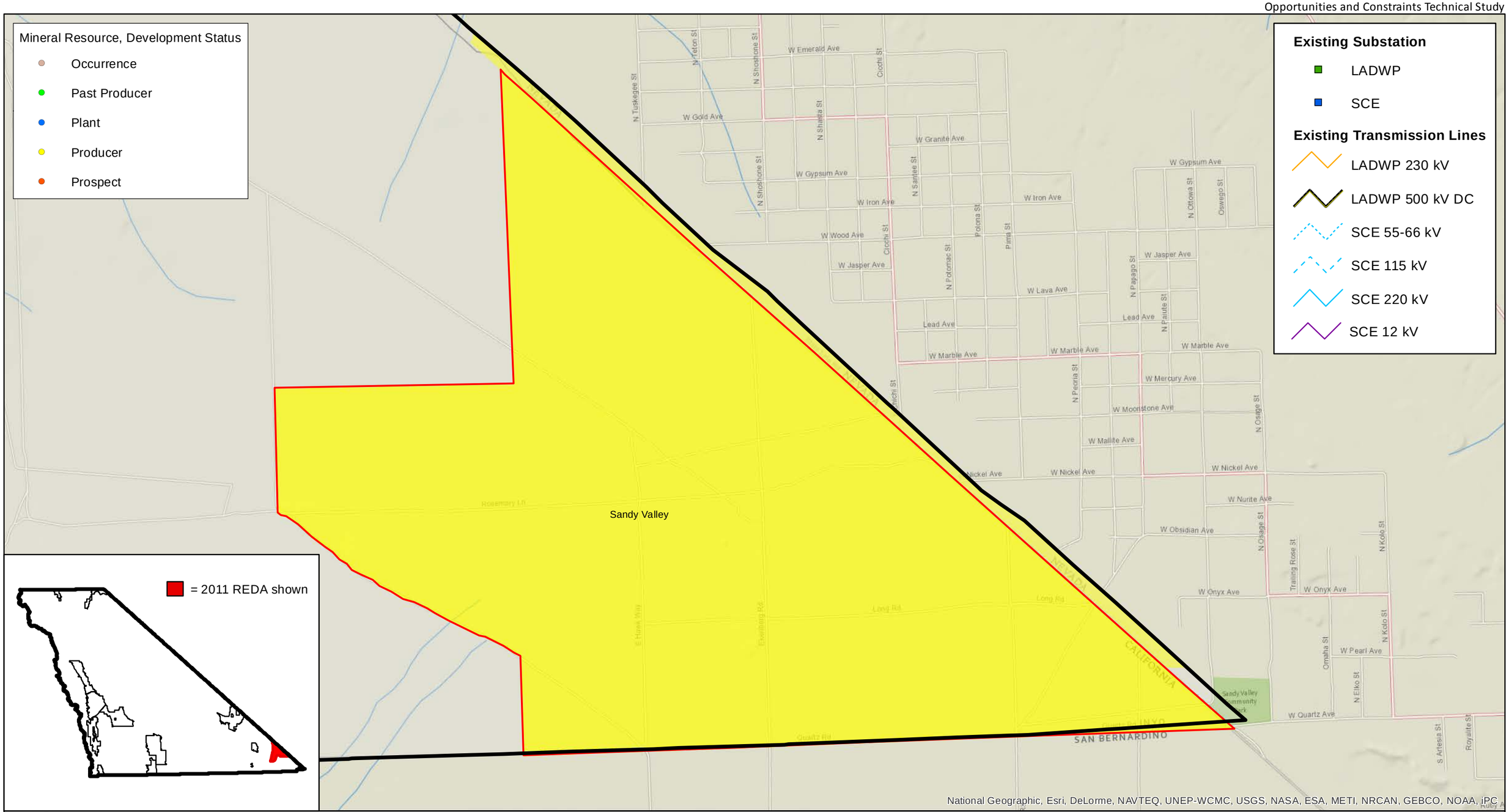
Aspen Environmental Group

0 3 6 Miles 1:200,000

Least Constrained
Moderately Constrained
County 2011 REDA
DRECP DFA (Alt 5)
U.S. Navy - China Lake
Death Valley National Park
Inyo County Boundary

Figure 5-5j

Renewable Energy Development Areas - 2011 County REDA: Rose Valley



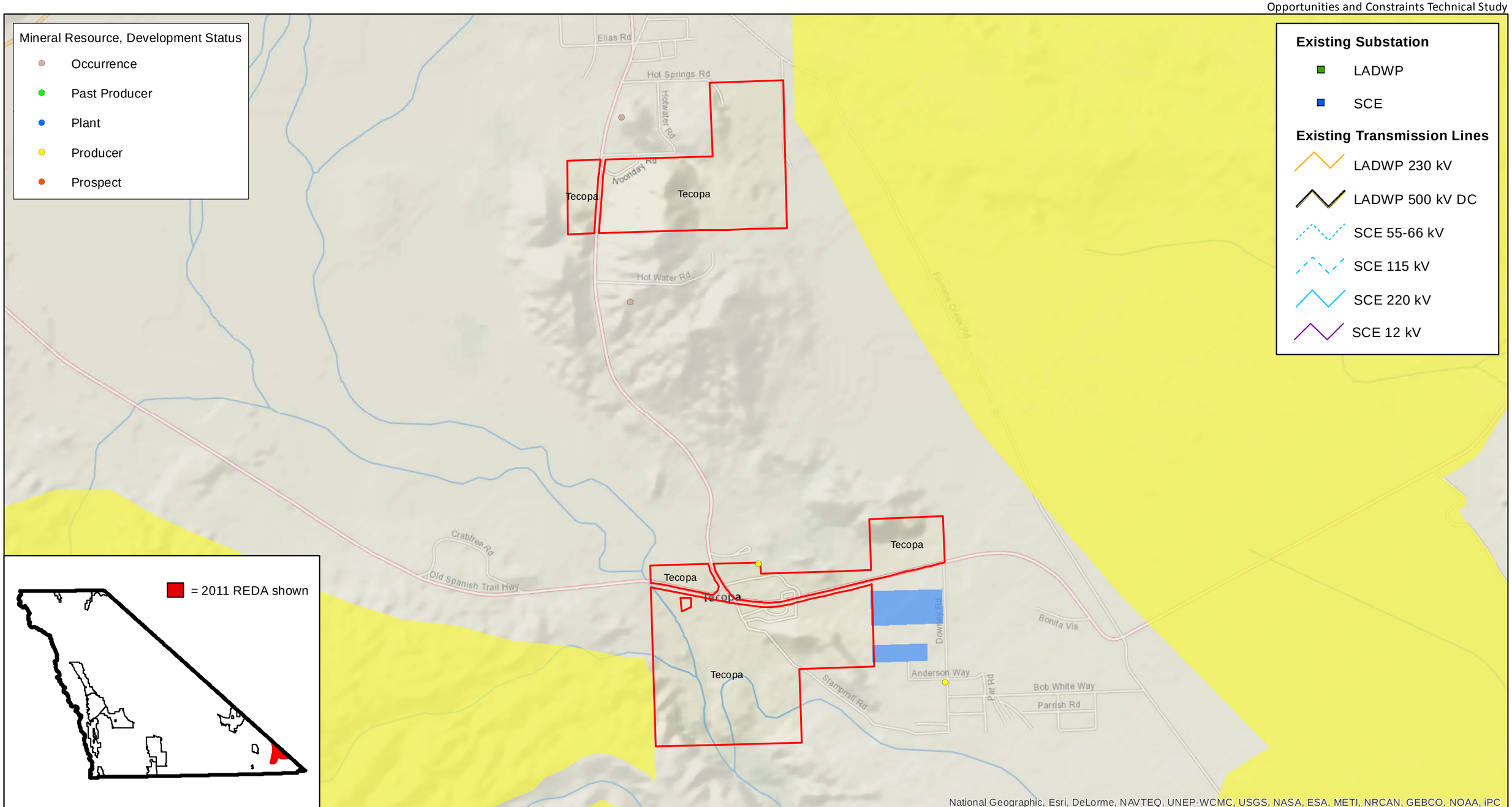
Aspen Environmental Group

0 0.35 0.7 Miles 1:24,000

Least Constrained
Moderately Constrained
County 2011 REDA
DRECP DFA (Alt 5)
U.S. Navy - China Lake
Death Valley National Park
Inyo County Boundary

Figure 5-5k

Renewable Energy Development Areas - 2011 County REDA: Sandy Valley



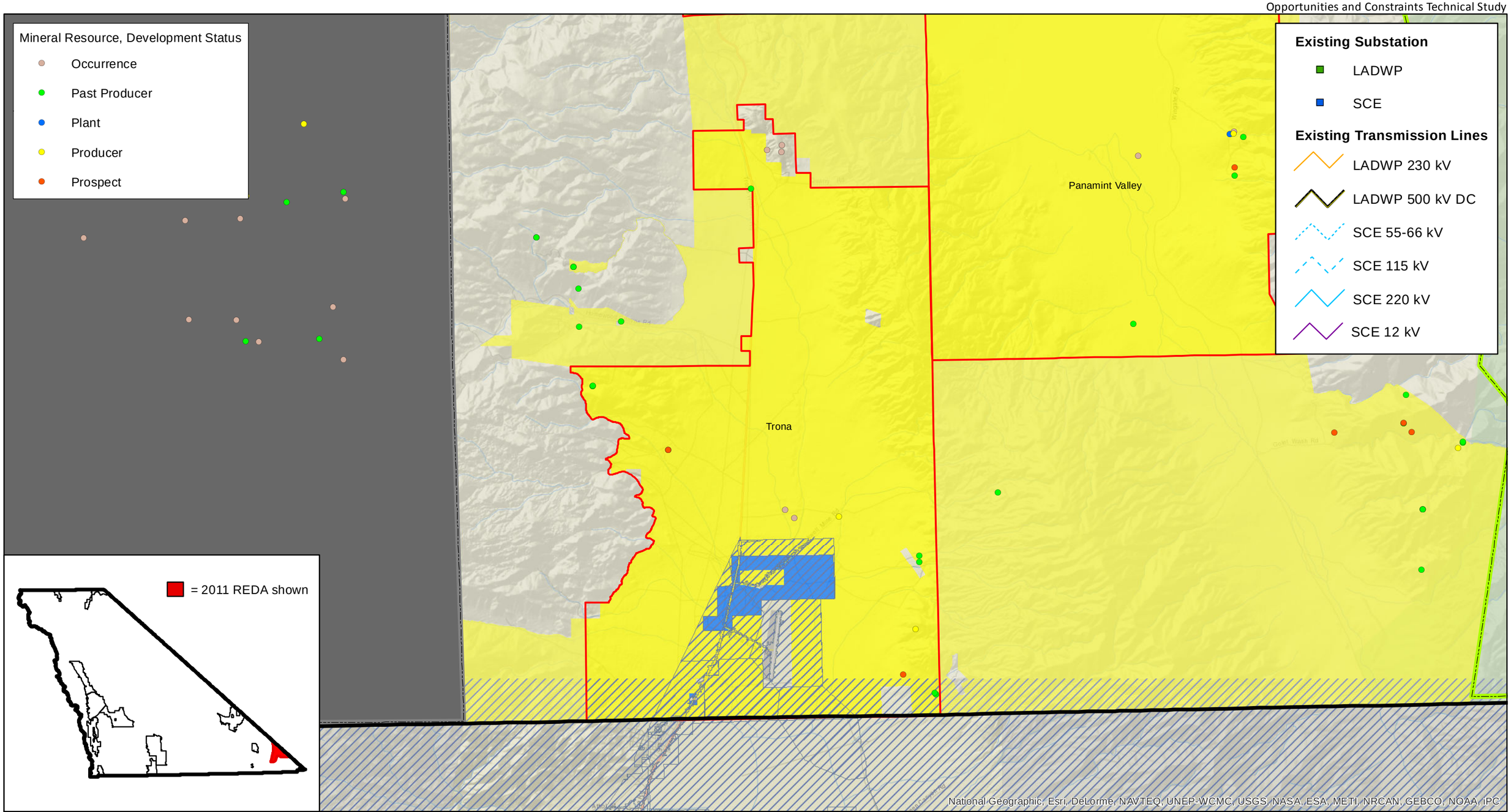
Aspen Environmental Group

0 0.3 0.6 Miles 1:20,000

Least Constrained
Moderately Constrained
County 2011 REDA
DRECP DFA (Alt 5)
U.S. Navy - China Lake
Death Valley National Park
Inyo County Boundary

Figure 5-5l

Renewable Energy Development Areas - 2011 County REDA: Tecopa



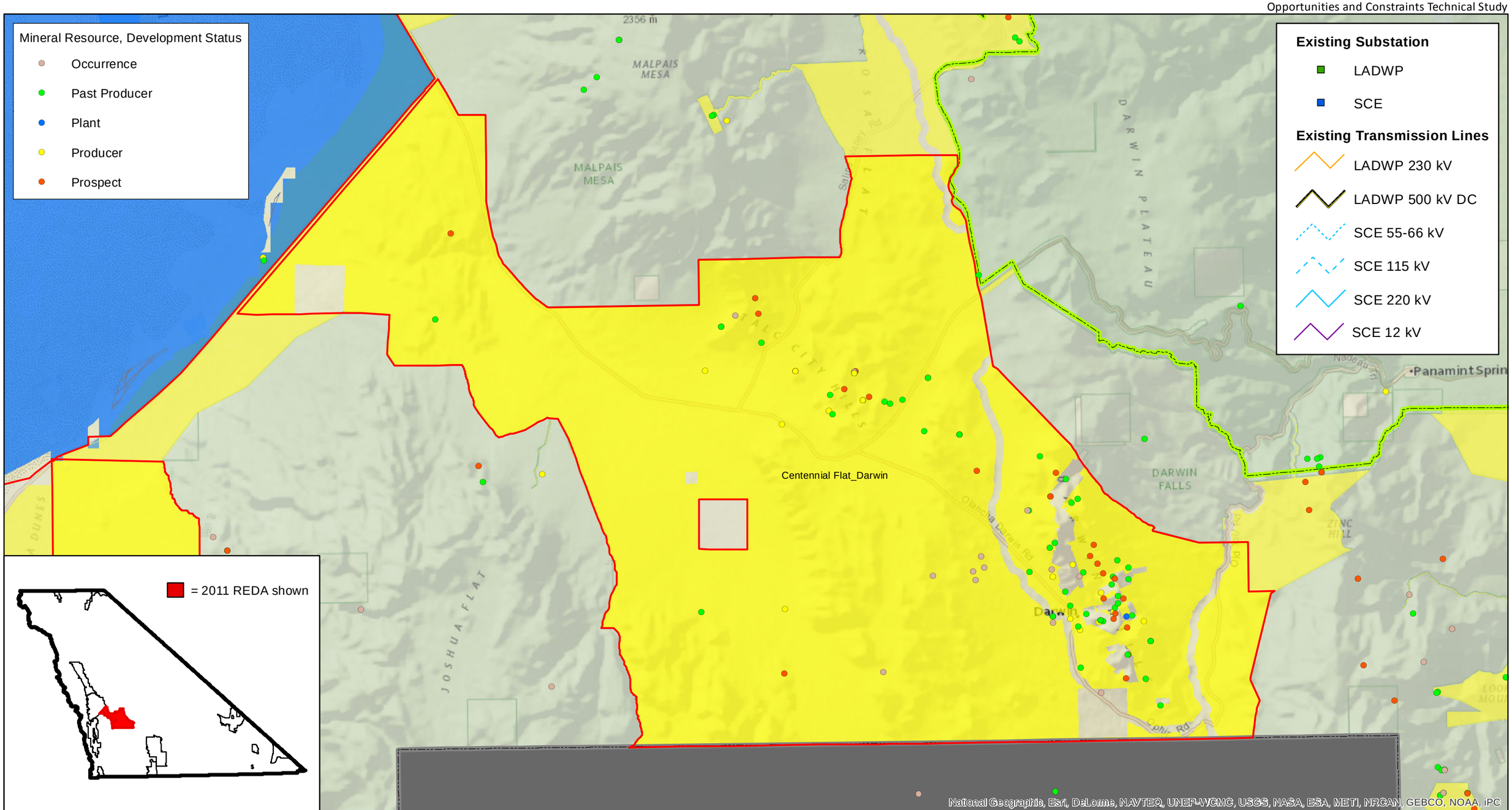
Aspen Environmental Group

0 1.5 3 Miles 1:100,000

Least Constrained
Moderately Constrained
County 2011 REDA
DRECP DFA (Alt 5)
U.S. Navy - China Lake
Death Valley National Park
Inyo County Boundary

Figure 5-5m

Renewable Energy Development Areas - 2011 County REDA: Trona



Aspen Environmental Group

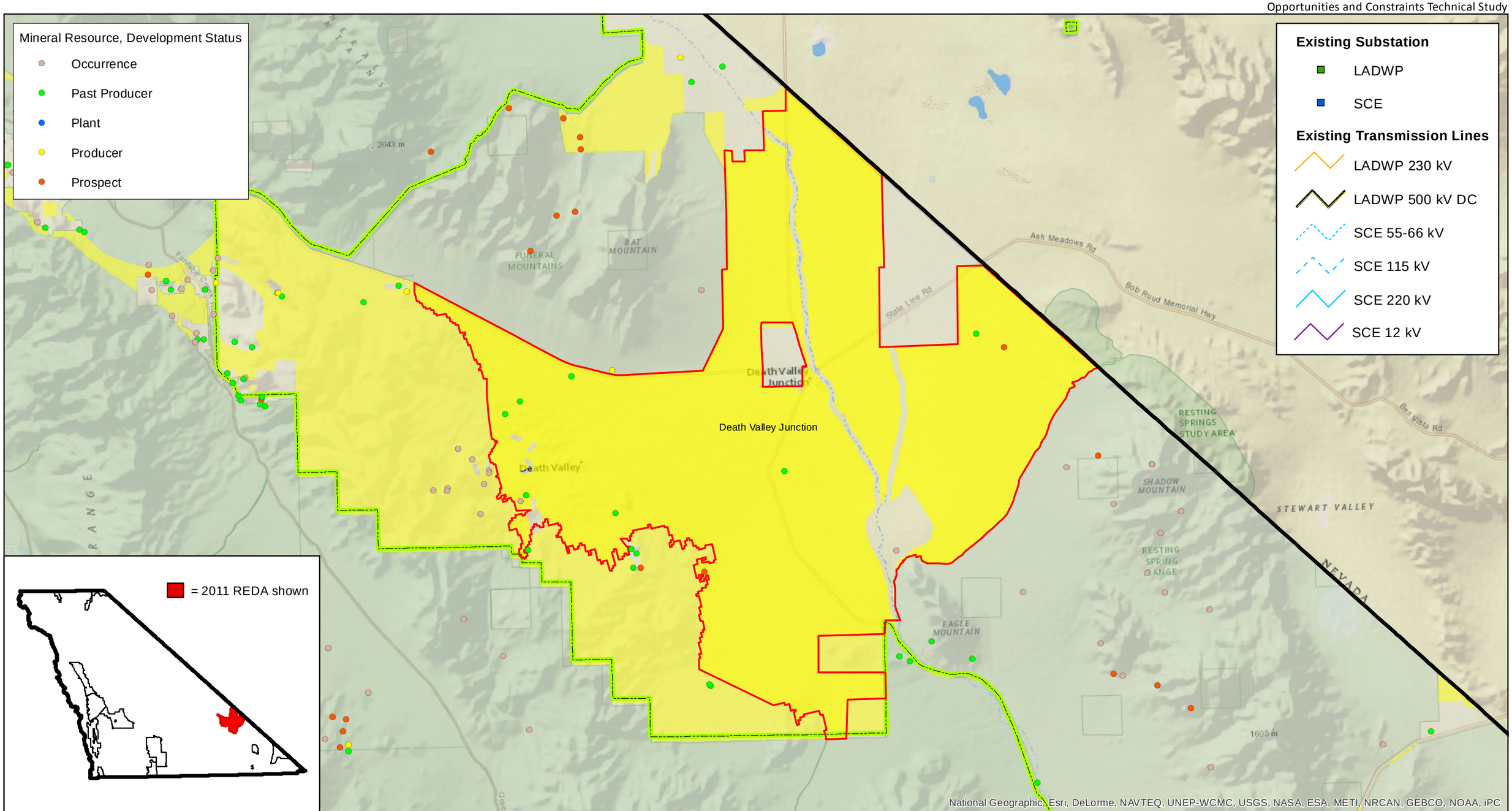
0 1.5 3 Miles

1:120,000

Least Constrained
Moderately Constrained
County 2011 REDA
DRECP DFA (Alt 5)
U.S. Navy - China Lake
Death Valley National Park
Inyo County Boundary

Figure 5-5n

Renewable Energy Development Areas - 2011 County REDA: Centennial Flat - Darwin



Aspen Environmental Group

0 2 4 Miles

1:150,000

Least Constrained
Moderately Constrained
County 2011 REDA
DRECP DFA (Alt 5)
U.S. Navy - China Lake
Death Valley National Park
Inyo County Boundary

Figure 5-5o

Renewable Energy Development Areas - 2011 County REDA: Death Valley Junction

Appendix A

Environmental Resource Analysis: Opportunities and Constraints

Appendix A
Environmental Resource Analysis: Opportunities and Constraints

This section provides a description of the types of environmental opportunities and constraints throughout Inyo County. The environmental resources selected for analysis are those that would be most likely to either provide an opportunity for renewable development or an on-the-ground constraint to the development of renewable energy. Not all the resources provide quantitative data regarding the existing sensitive environmental features. In such instances, the authors used qualitative information regarding the environmental resource to define opportunities and constraints. This information was then used to identify areas that would be potential renewable energy development areas.

The following resources are discussed:

- Aesthetics
- Cultural Resources
- Hazards and Hazardous Materials
- Land Use
- Socioeconomics and Fiscal Concerns
- Biological Resources
- Geology and Soils
- Hydrology and Water Resources
- Mineral Resources

The analysis of biological resources presented numerous key variables and data points. Because of the numerous ways to assess the value of and potential conflict with biological resources, Section A.2 ranks the resources based on a subset of the variables. This ranking is then used to establish the OCTS Evaluation Areas presented in Section5.

A.1 Aesthetics

Environmental Considerations

Scenic resources include landscape patterns and features that are visually or aesthetically pleasing and that contribute affirmatively to the definition of a distinct community or region including, but not limited to, trees, rock outcroppings, and historic buildings. Scenic areas, open spaces, rural landscapes, vistas, country roads, and other factors interact to produce a net visual benefit for individuals or communities within the County. The consideration of scenic resources and aesthetics utilizes resource-specific quantitative and qualitative terminology. The following factors are important to the analysis of visual resources:

- **Key Observation Point (KOP):** Areas or a series of points on a travel route or at a public/private use area, where the view of a proposed activity would be most revealing.
- **Viewshed:** The landscape that can be directly seen under favorable atmospheric conditions, from a particular point/area or along a transportation corridor.
  - Foreground View: 0–1 mile.
  - Middleground View: 1–3 miles.
  - Background View: 3–5 miles.
- **Visual Contrast:** Opposition or unlikeness of different forms, lines, colors, or textures in a landscape. Generally, increased visual contrast within foreground distances would be more noticeable to viewers than increased visual contrast within background distances.
- **Visual Quality:** The relative worth of a landscape from a viewer's visual perception.

Inyo County Visual Resource Management. Visual resource management of lands under Inyo County jurisdiction is primarily guided by the visual resource goals and policies within the Inyo County General Plan Conservation Element. The proposed 2011 Renewable Energy General Plan Amendment (REGPA) would have included the following policy regarding visual impacts of renewable energy projects:

> *Policy VIS-1.8 (Renewable Energy Development)* – The County shall encourage siting and screening to minimize significant changes to the visual environment from renewable energy development, including minimizing light and glare, to the extent possible.

A similar policy may be included in the current REGPA to reduce impacts to visual resources and sensitive viewers.

As shown in Figure A.1-1, the primary designated scenic resource in Inyo County is U.S. Route 395 (US-395), a portion of which is designated a State Scenic Highway and part of the Eastern Sierra Scenic Byway throughout the County. Also shown on Figure A.1-1 are foreground and middleground viewshed buffers around the designated scenic portions of US-395. During the 2011 REGPA process, County staff also eliminated everything west of US-395 and north of the Boulder Creek area (south of Lone Pine) from renewable energy development overlay areas due to public comment regarding the western viewshed to the Sierra Mountains from US-395. This area corresponds with the "Scenic Area West of Hwy 395" designation identified on Figure A.1-1.

Federal Lands Visual Resource Management. As shown in Figure A.7-1, the majority of land within the Inyo County border is under federal jurisdiction. The agencies that manage these lands and their associated resources include the National Park Service (NPS), U.S. Bureau of Land Management (BLM), and

U.S. Department of Agriculture, Forest Service (USFS). An additional federal agency with lands in Inyo County is the U.S. Department of Defense (DOD). However, because DOD has no policies related to visual resource management of their lands, the following discussion is focused on NPS, BLM, and USFS visual resource management.

While the NPS has policies that are conducive to the protection of visual character, the BLM and USFS are charged with multiple use mandates that expressly permit resource uses that have the potential for long term visual contrast, such as large-scale renewable energy facilities and the associated necessary transmission facilities. As land managers, both the BLM and USFS are responsible for balancing multiple uses in an appropriate manner that includes public involvement and feedback on project activities. These agencies have developed specific protection policies for scenic resources located on lands under their jurisdiction. These federal policy directives are applied at the planning and project levels to ensure adequate protection of their land. The following briefly summarizes NPS, BLM, and USFS visual resource management:

- **National Park Service:** The NPS Organic Act of 1916 established the NPS with the purpose "…to conserve the scenery and the natural and historic objects and the wild life therein to provide for the enjoyment of the same in such manner and by such means as will leave them unimpaired for the enjoyment of future generations…" (NPS, 2013). NPS lands are designated and considered visually sensitive resources in this evaluation.
- **Bureau of Land Management Visual Resource Management System**: By law, BLM is responsible for ensuring that the scenic values of public lands under its jurisdiction are considered before allowing uses that may have adverse visual impacts. BLM accomplishes this through its Visual Resource Management (VRM) system (BLM, 2013). BLM's VRM system provides a way to identify and evaluate scenic values to determine the appropriate levels of management. It also provides a way to analyze potential visual impacts and apply visual design techniques to ensure that surface-disturbing activities are in harmony with their surroundings. BLM has established VRM coordinators in each state and provides training in VRM so that this system is implemented effectively throughout BLM lands. All BLM lands within Inyo County have been inventoried and classified for their visual resource sensitivity using BLM's visual resource inventory process. These classifications are shown on Figure A.1-1, as utilized uniformly by BLM and identified within the Bishop Resource Management Plan (RMP) for Inyo County, are defined as:
  - **Class I Objective:** To preserve the existing character of the landscape. The level of change to the characteristic landscape should be very low and must not attract attention.
  - **Class II Objective:** To retain the existing character of the landscape. The level of change to the characteristic landscape should be low.
  - **Class III Objective:** To partially retain the existing character of the landscape. The level of change to the characteristic landscape should be moderate.
  - **Class IV Objective:** To provide for management activities which require major modification of the existing character of the landscape. The level of change to the characteristic landscape can be high.

  As part of the Desert Renewable Energy Conservation Plan (DRECP), the BLM California Desert Conservation Plan and Bishop RMP would be amended to identify desired outcomes expressed as specific goals and objectives and allowable uses and management actions designed to achieve those specific goals and objectives including changes or additions to land use allocations such as visual resource management classes (DRECP, 2012).

- **Forest Service Scenery Management System (SMS) Methodology**: The purpose of SMS is to methodically inventory, manage, and monitor visual and scenic resources on National Forest System (NFS) lands (USFS, 2013). The goal of the USFS SMS is to manage NFS lands to attain the highest possible visual quality of landscape aesthetics and scenery for the public in perpetuity, commensurate with other appropriate public uses, costs, and benefits. The Forest Service SMS uses "Theme, Setting, Desired Condition, Program Emphasis, and Scenic Integrity Objectives" to evaluate, manage, and monitor visual resources, landscape aesthetics, and scenery on NFS lands. Desired Condition expresses the highest quality goal for a given landscape. A Scenic Integrity Objective (SIO) defines the minimum level of visual quality to which any National Forest landscape should be subjected, in other words, the minimum acceptable standard for visual quality for an area. SIO classifications are shown in Figure A.1-1, as utilized uniformly by USFS, are defined as:
  - **Very High SIO:** Landscapes where the valued landscape character "is" intact with only minute if any visual deviations. The existing landscape character is expressed at the highest possible level.
  - **High SIO:** Landscapes where the valued landscape character "appears" intact. Visual deviations (human-made structures) may be present but must repeat the form, line, color, texture, and pattern common to the landscape character so completely and at such a scale that they are not evident.
  - **Moderate SIO:** Landscapes where the valued landscape character "appears slightly altered." Noticeable deviations must remain visually subordinate to the landscape character being viewed.
  - **Low SIO:** Landscapes where the valued landscape character "appears moderately altered." Visual deviations (human-made structures) begin to dominate the valued landscape character being viewed but they borrow valued attributes such as size, shape, edge effect and pattern of natural openings, vegetative type changes or architectural styles outside the landscape being viewed. They should not only appear as valued character outside the landscape being viewed but compatible or complimentary to the character within.
  - **Very Low SIO:** Landscapes where the valued landscape character "appears heavily altered." Visual deviations (human-made structures) may strongly dominate the valued landscape character. They may not borrow from valued attributes such as size, shape, edge effect and pattern of natural openings, vegetative type changes or architectural styles within or outside the landscape being viewed. However, visual deviations (human-made structures) must be shaped and blended with the natural terrain (landforms) so that elements such as unnatural edges, roads, landings, and structures do not dominate the composition.

Renewable Energy Project Development and Visual Resources. In terms of analyzing aesthetic-based opportunities and constraints of renewable energy development on lands under County jurisdiction, one must consider the qualitative and subjective nature of visual resources. Unlike defined policy or physical limitations, the opportunities and constraints from a visual resources perspective are primarily tied to either avoiding or reducing potential visual impacts from future renewable energy projects. Changes to visual conditions that could be perceived as either an opportunity or constraint are extremely site-specific, subjective in nature, and would likely be evaluated for significance differently by each viewer. Because of the site-specific nature of aesthetic resources, the following is intended to outline general assumptions for renewable energy installations and their potential impacts on visual quality:

- **Renewable Energy Type:** DG (those that generate 20mw or less) roof-top project components are typically of smaller size, lower profile, and the installations are frequently spread out as opposed to a singular large-scale generation project dominating the visual character of any one location. Due to these factors, DG is considered to have the least visual impact. DG ground-mounted solar PV installations can also result in less visual impacts due to their low profile. As such, intervening terrain, adjacent development, and site-specific screening can shield these installations from direct line of

sight. Larger-scale solar PV, solar thermal, and wind energy facilities typically result in the greatest potential for visual contrast impacts. Both solar thermal and wind energy facilities require vertical structures of heights that are likely to be seen in both foreground and middleground views from most KOPs. Because of their height and likely siting in open areas, screening techniques are typically not applicable to wind turbines and power tower solar thermal receivers. Furthermore, solar thermal technology results in solar receiver brightness and glint/glare impacts to foreground (and sometimes middleground) views.

- **Distance and Viewshed:** The viewshed from any KOP or scenic corridor would have unique, site-specific attributes that would limit the line-of-sight extent of the viewshed. Topography features are considered static with respect to how they may limit the distance of a view. However, development and vegetation can change over time, changing the influence on viewshed obstruction. As discussed above, DG and solar installations can also be designed with visual screening to minimize visual contrast. While site-specific in nature, to develop a program-based analysis it is assumed that renewable energy installations developed within the foreground of any visually sensitive area would generate the greatest potential for visual contrast and impact. Those sited in the middleground would have the second least potential for visual contrast, and those developed in background view areas would have the least potential for impact. Figure A.1-1 depicts foreground and middleground viewshed distances around the US-395 designated scenic resource corridor. How individual installation attributes can influence visual contrast and change is described below.
- **Size, Massing,[1] and Scale:** The larger the footprint of each renewable energy facility, the greater the potential for visual impact. Smaller solar facilities can incorporate screening techniques, typically by vegetation and/or landscape berms, to minimize visual impacts from sensitive KOPs. However, large-scale wind and solar thermal facilities require large sites and result in vertical infrastructure, and some level of visual contrast is likely. The following provides a general analysis of renewable energy installations by scale:
  - **0–5 MW.** This size facility would create the least potential for visual impact. Solar PV (including rooftop solar) facilities of this size would likely blend into the landform and existing viewshed. Furthermore, due to the low profile of solar PV installations, this scale allows for the greatest potential that visual screening can be utilized to reduce visual contrast. However, wind development of this size would still likely result in visual impact. To develop wind of this MW output, at least one or more turbines of noticeable height would likely be required. It is assumed solar thermal would not be developed at this scale. However, if it were, visual contrast impacts would be similar to wind due to the required receiving tower.
  - **5–20 MW.** Both massing and acreage of renewable installations would increase for this output. Renewable development at this scale would have the second-lowest potential to result in visual impacts. For all technologies, development at this scale would potentially require development of rural areas. This would likely result in increased potential for visual contrast with open space and rural landscape. Wind energy facilities would require numerous turbines to create this output. Furthermore, development at this scale would likely require an on-site switchyard and other on-site transmission infrastructure.
  - **Greater than 20 MW.** Visual impacts from renewable energy generating facilities producing this MW range would likely result in significant visual contrast at KOPs providing foreground and middleground views. Facilities of this size would be considered to have the greatest potential for visual impact. The necessary acreage and infrastructure to produce this electrical generation would require large-scale installations, likely in rural areas, which would result in some level of visual contrast at

[1] Massing is an architectural term that refers to the general shape and size of a development.

KOPs with foreground and middleground views of the facility. Further impacts to background views would be strongly dependent on intervening terrain and other site-specific viewshed features.

Potential Opportunities

As shown in Figure A.1-1, there are background view areas within the County jurisdiction areas east and southwest of the US-395 corridor that would likely result in minimal visual impacts regardless of the renewable technology or scale. Additionally, the middleground viewshed area along this sensitive viewshed corridor identifies locations where renewable installations would have less potential for visual contrast impacts. These middleground view opportunities would likely be for installations less than 20 MW, with opportunities for larger generation facilities dependent upon site-specific visual analysis. Also shown on Figure A.1-1 are areas defined by BLM as Class III and Class IV, as well as those classified by USFS as Low SIO and Very Low SIO. These areas would offer the greatest opportunity for renewable energy development where significant visual impacts would be least likely to occur.

Potential Constraints

As discussed above, areas under federal jurisdiction (as shown on Figure A.1-1) would be subject to applicable visual resource management plans and policies of the applicable federal agency. It is likely that no renewable energy development would be considered on NPS lands beyond small installations designed only to power a specific NPS facility. Development of renewable energy facilities on BLM lands designated as VRM Class I and Class II would be a constraint given the visual sensitivity and likelihood for significant visual impact/contrast associated with renewable energy development. Furthermore, development on USFS lands designated as “very high” and “high” SIO areas would be constrained for the same reason. Visual impacts would be more likely for larger-scale installations. As such, there are regulatory constraints to renewable energy development on BLM or USFS lands. It should be noted that these land designations are regularly updated by BLM and USFS as development of their lands occurs, and as applicable plans and policy documents are amended and/or updated. Any renewable energy development on these federal lands would be subject to a project-specific land management plan amendment and its associated NEPA clearance document. Alternatively, these agencies can opt to factor in areas that can be conducive to renewable energy development as part of a future comprehensive amendment to their land management plans.

As shown in Figure A.1-1, a portion of US-395 is a designated State Scenic Highway and represents the designated Eastern Sierra Scenic Byway. Furthermore, the 2011 REGPA process identified the “Scenic Area West of Hwy 395” as a sensitive visual resource area due the high viewer concern with impacts to this region (refer to Figure A.1-1). The USFS has a program designed to preserve air quality in areas with scenic, recreational, historic or natural value. This program, called the Prevention of Significant Deterioration, has an area identified along the western edge of Inyo County in the John Muir Wilderness. This area overlaps with the “Scenic Area West of Hwy 395” as shown on Figure A.1-1. These scenic resource areas retain a high visual quality and continue to be considered a constraint to renewable energy development. Renewable energy development within the “Scenic Area West of Hwy 395” is considered constrained. Therefore, the following discussion is focused on constraints associated with foreground and middleground viewed areas along the US-395 corridor (refer to Figure A.1-1).

Small-scale facilities (less than 5 MW) would have a reduced visual impact in foreground viewshed areas if adequate screening is available. Large-scale renewable energy projects would likely result in visual contrast impacts within the foreground viewshed of US-395, site-specific evaluations, however, may show no constraint within them. An example of this would be a large-scale ground mounted solar PV

installation that can be screened by berms, trees, and/or existing topography. Large-scale installations within middleground views may also have the potential to introduce structures that dominate rather than blend with a natural landscape. Development in middleground viewshed areas would require a site-specific evaluation. Additionally, transmission infrastructure of 230 kV or greater typically results in overall visual contrast impacts when developed within a new utility corridor. The development of transmission infrastructure within existing bulk power transmission corridors would have a reduced impact (constraint) as new lines would blend with existing transmission infrastructure.

While background viewshed areas outside of the US-395 corridor (as shown on Figure A.1-1) are found to have the least potential for renewable energy project visual impacts, large-scale renewable energy facilities sited in this area would likely result in overall visual contrast and impacts may occur at localized KOPs where property owners or other members of the public feel are visually sensitive. While these public KOPs are not County-designated scenic resources, the extent of visual contrast would depend on the land use character and visual sensitivity of the area. While not considered a significant constraint, large-scale renewable development (>20 MW) in background viewsheds would require site-specific evaluations.

Site and technology-specific visual attributes such as glint/glare from solar installations and shade/shadow impacts of wind turbines can also influence the overall visual impact. The extent of these determinations would depend on a number of factors, including technology used, size and scale, and specific location.

In summary, compliance with applicable General Plan Conservation Element goals and policies pertaining to visual resource management may be achieved through avoidance of siting future renewable facilities within the “Scenic Area West of Hwy 395” area and foreground viewshed areas of US-395 (as identified in Figure A.1-1). It is important to note that due to the site-specific nature of determining visual impact determinations, project-level analysis would be required for all facilities sited within the County for consistency with any new or updated visual policies.

A.2 Biological Resources

The principal goals of this section are to develop a set of site screening tools to identify potential opportunities or constraints to siting renewable energy facilities, from a biological perspective. Evaluating impacts to biological resources is an important consideration in siting renewable energy projects. Projects located in areas supporting sensitive biological resources may be inconsistent with adopted land use plans; are subject to intense public scrutiny; require extensive regulatory coordination; or may incur extensive mitigation requirements. Development in areas supporting species protected under the federal or California Endangered Species Acts (ESA/CESA) may result in lengthy consultation with wildlife agencies including the U.S. Fish and Wildlife Service (FWS), the National Oceanic and Atmospheric Administration's (NOAA's) National Marine Fisheries Service (NMFS), and the California Department of Fish and Wildlife (CDFW).

Identifying Biological Opportunities and Constraints

Identifying opportunities and constraints for renewable energy development emphasizes minimizing impacts to sensitive species, habitat essential to their survival, and important migratory or movement corridors. Ideally, development would be sited on previously disturbed lands in or adjacent to developed areas.

Biological opportunities are defined as sites that do not support or have a low potential to support sensitive species or their habitat. Brownfield sites including industrial facilities, developed lands, or other previously disturbed lands would be considered opportunities for development.

Biological constraints include factors such as the presence of wetlands, concentrations of threatened or endangered species, critical habitat, or important migratory corridors. Certain vegetation communities would also be considered a biological constraint. For example, riparian assemblages have limited distribution in California and support a number of rare species.

Methods

Categories were selected to serve as proxies for areas of high biological sensitivity. Each category was mapped using publically available data and described in the following sections. These categories include:

- Designated critical habitat for species listed under the ESA
- Available occurrence data for special-status species, including those listed under ESA and CESA
- Sensitive vegetation and habitats, including waters and wetlands
- Migratory and movement corridors for wildlife, including important migratory bird stopovers
- Habitat Conservation Plans (HCPs) and other biological considerations.

Publically available Geographic Information Systems (GIS) datasets were obtained from various sources including, but not limited to: the CDFW, Inyo County, FWS, CEC, and the DRECP's DataBasin.org. Datasets were grouped according to the biological sensitivity categories identified above and maps were developed to identify the geographic extent of each resource, as applicable. The following sections describe these datasets in greater detail, and identify specific limitations to available data. These discussions are followed by an analysis using a subset of the data, to identify priority rankings for renewable energy development in the County.

In addition to the constraints described below, Figure A.2-6 shows areas that are off-limits to renewable energy development because they are protected (in full fee or through conservation easements) specif-

ically to preserve habitat or agricultural land. The data used for Figure A.2-6 are described in more detail in Section A.7 (Land Use).

Limitations of Environmental Screening

The datasets underlying this analysis exist at a variety of spatial and temporal scales, accuracies, and geographic scopes. Few of the datasets offer current, comprehensive coverage for the entire County, which limits the power of the data to precisely define site-specific opportunities or constraints. The datasets should be considered on a landscape level as a screening tool to aid efforts to refine focal areas for renewable energy development. Project-level datasets, local experts, field studies, and unpublished data would provide additional site-specific information, but these are beyond the scope of the current exercise. This screening process is not intended to identify the scale or magnitude of potential impacts to biological resources resulting from development of renewable energy projects in Inyo County.

Critical Habitat

Critical habitat is a federal designation to provide essential habitat for listed species. It is one or more areas essential for the conservation of a species listed as threatened or endangered under the ESA. Critical habitat often includes areas that are not occupied by the species for which it was designated, but includes land that provide specific functions (i.e., sand transport, connectivity, dispersal areas) necessary for the species' recovery. For the purposes of this study all critical habitat units are considered a constraint.

Data: Figure A.2-1 identifies all designated critical habitat units in Inyo County. These data were obtained from the FWS, and include all available data as of November 2013. Some recently proposed critical habitat is not yet available in GIS, such as for the greater sage-grouse (critical habitat proposed on October 28, 2013 in eight counties in Nevada and California, including Inyo County). Critical habitat is designated in Inyo County and is currently available in GIS for the following species:

- Amargosa niterwort
- Amargosa vole
- Ash Meadows gumplant
- Fish Slough milk-vetch
- Inyo California towhee
- Sierra Nevada bighorn sheep
- Southwestern willow flycatcher

Constraints: While development is not precluded from designated critical habitat, these areas have been afforded legal protection which requires developers to consult with the FWS if the project would affect critical habitat or any listed species. Critical habitat units support important habitat and often support more than one listed species. Renewable energy development within these biologically sensitive areas typically require extensive biological surveys to document the distribution of the target species, a longer permitting timeframe to allow for consultation under Section 7 or Section 10 of the ESA, and extensive mitigation to off-set project impacts to listed species.

The amount of designated critical habitat in Inyo County is very limited, despite the large number of listed species. Most areas of the County do not include designated critical habitat; however, many of these areas are, nonetheless, occupied by listed species.

Special-Status Species

A number of species listed or candidates for listing as endangered or threatened under the ESA or CESA have been recorded or potentially occur in Inyo County. Some of these include:

- Desert tortoise
- Sierra Nevada yellow-legged frog
- Sierra Madre yellow-legged frog
- Black toad
- Yosemite toad
- Mohave ground squirrel
- Sierra Nevada bighorn sheep
- Sierra Nevada red fox
- Fisher
- California wolverine
- Amargosa vole
- Inyo California towhee
- Bank swallow
- Greater sage-grouse
- Western yellow-billed cuckoo
- Southwestern willow flycatcher
- Least Bell's vireo
- Western snowy plover
- Bald eagle
- Swainson's hawk
- Paiute cutthroat trout
- Owens tui chub
- Owens pupfish
- Cottonball Marsh pupfish
- Nevares Spring naucorid bug
- Eureka Valley dune grass
- Owens Valley checkerbloom
- Eureka Dunes evening primrose
- Amargosa nitrophilia
- Ash Meadows gumplant
- Ash Meadows daisy
- Mojave tarplant
- Sodaville milk-vetch
- Fish Slough milk-vetch

Numerous other special-status species occur in the County, including wildlife designated as California fully protected species or California Species of Special Concern as well as plants identified as California Rare Plant Rank (CRPR) 1, 2, 3, and 4. CRPR-ranked plants have been identified by CDFW and the California Native Plant Society as rare and worthy of conservation concern.

Data and Limitations: Figure A.2-2 illustrates occurrence records for special-status species in Inyo County, with listed species highlighted (federally listed, State-listed, or both). These records are from the CDFW's California Natural Diversity Database (CNDDB). Figure A.2-2 also shows modeled higher-quality desert tortoise habitat from the current USGS Desert Tortoise Habitat Model (Nussear et al., 2009). The model is a predictive tool for mapping the potential distribution of desert tortoise habitat and is useful for evaluating land use decisions potentially affecting desert tortoises at a landscape scale. It is not intended to be used, or viewed, as a substitute for ground-based, site-specific field surveys. Modeled habitat scores reflect a hypothesized habitat potential given the range of environmental conditions where tortoise occurrence was documented. The report (Nussear et al., 2009) emphasizes that:

> *. . . there are likely areas of potential habitat for which habitat potential was not predicted to be high, and likewise, areas of low potential for which the model predicted higher potential. Finally, the map of desert tortoise potential habitat that we present does not account either for anthropogenic effects, such as urban development, habitat destruction, or fragmentation, or for natural disturbances, such as fire, which might have rendered potential habitat into habitat with much lower potential in recent years.*

Figure A.2-2 identifies areas in Inyo County that were mapped in the USGS Desert Tortoise Habitat Model as medium- to high-quality desert tortoise habitat, with scores of 0.6 to 1.0 on a scale of 0 to 1 (1 being the highest quality).

It is important to note that special-status species in the County are not restricted to the locations of occurrence records and modeled habitat shown on Figure A.2-2. Most areas of the County have not been systematically or recently surveyed, and where biological surveys have occurred, results are not always publically available. Further, a given species' range or distribution are scientific estimates based on known occurrence records and expected habitat associations. Actual ranges of species often change as scientists gather more data on the distribution of a species. Range expansions and contractions for many species occur naturally and in response to anthropogenic causes. In some instances a species' range can rapidly expand into unoccupied lands adjacent to core populations. Therefore, Figure A.2-2 is a guide to help refine identification of the most appropriate areas for renewable energy development. Special-status species occurrence data are best considered in conjunction with sensitive vegetation and habitats (see Figures A.2-3 and A.2-4). Together, these datasets help to identify the most biologically sensitive areas within the County.

Constraints: Where sensitive species are present, renewable energy projects typically face greater regulatory restrictions, greater mitigation requirements, and extended permitting timeframes (for impacts to listed species requiring take authorization). Seasonal restrictions on construction and operation activities, biological monitoring, and extensive compensatory land acquisition are examples of mitigation often required of projects that impact listed and other special-status species.

Renewable energy technologies (e.g., solar and wind) have different potential impacts to sensitive species. Wind energy development has the potential for considerably higher impacts to birds and bats than terrestrial species, as the actual footprint of these developments is usually relatively small. Depending on fencing configurations, wind developments may have minor impacts to terrestrial species and potentially little impact to aquatic species if waterways are avoided via strategic placement of turbines and roads. However, bird and bat mortality via collision with turbines is well documented, and placement of a wind farm in or near a migratory corridor or other area of concentrated avian and bat use can result in significant mortality. Solar developments are generally thought to present less risk to birds and bats, although birds may mistake the reflective photovoltaic panels for water, resulting in collisions. Utility scale solar developments may have greater impacts to birds and bats than previously thought. Data on various solar technologies is scarce, but new data is becoming more available as many recently developed solar developments are entering operation phase. Solar developments typically have a relatively large footprint and many terrestrial species, including special-status species, are sometimes excluded from the evaluations for solar developments. Therefore, a given renewable energy technology may have substantially different impacts to special-status species at a given location.

Based on the data used in this analysis, listed species records are more prevalent in the western and northern portions of the County, primarily associated with the Sierra Nevada foothills and the northern area of the Owens River in Inyo County. However, much of the County is made up of undeveloped wilderness areas that have not been systematically surveyed.

Sensitive Vegetation and Habitats

Sensitive vegetation and habitats are a conservation priority for local, State, and federal regulatory agencies because they have limited distribution and support a variety of sensitive plants and wildlife.

Data and Limitations: The California Gap Analysis Project (GAP), conducted by the Biogeography Lab at the University of California, Santa Barbara and coordinated through the USGS Biological Resources Division, was initiated in 1990 to (1) develop new GIS databases of land-cover, wildlife habitats, predicted distributions of native wildlife species, and land stewardship and management in California; (2) identify land-cover types and wildlife species that are inadequately represented in existing biodiversity management areas (i.e., the "gaps"); and (3) make all GAP information available to users to encourage and facilitate its use so that resource managers may be more effective stewards of California's biological heritage (Davis et al., 1998). Although last updated in 2002, this dataset provides comprehensive vegetation data for the entire County. This dataset was developed using satellite imagery, infrared photography, and miscellaneous maps and field verification. The minimum mapping unit for upland landcover was 100 ha and 40 ha for wetlands. Although the scale of this dataset does not allow detailed site-specific analysis, it is useful for this planning-level screening assessment to show the general distribution of vegetation in the County. Sensitive habitats are highlighted in the GAP dataset shown on Figure A.2-3, and include the following:

- Aspen
- Bitterbrush
- Desert Riparian
- Freshwater Emergent Wetland
- Joshua Tree
- Lacustrine
- Montane Riparian
- Wet Meadow

Figure A.2-4 identifies the locations of sensitive landforms and habitats. These features are important because they are limited in distribution and support suites of rare and endemic (occurring nowhere else) species, as well as providing generally higher quality habitat for most wildlife species. The following datasets are mapped:

- **Streams, rivers, and water bodies (U.S. Geological Survey's National Hydrography Dataset).** The National Hydrography Dataset (NHD) is a comprehensive set of digital spatial data that contains information about surface water features such as lakes, ponds, streams, rivers, and springs. These surface water features often support a variety of rare and common species, in a higher concentration than in surrounding uplands due to access to water, presence of riparian habitat, and other factors.
- **Type A Vegetation Management Areas and Zone I areas (LADWP).** A study of vegetation communities was conducted in support of the Long Term Water Agreement between Inyo County and the LADWP. These vegetation types were categorized into five management categories based on plant water use requirements. Type-A management areas are non-groundwater dependent and were identified as areas to be explored for renewable energy development early in the process. As LADWP began screening its properties in the Owens Valley for potential sites for solar energy development, it included areas with Vegetation Type-A criteria and then expanded its criteria to include many other factors, including but not limited to: sensitive wildlife and plant communities; sensitive visual and cultural resources; wetland, riparian areas, and springs; flood hazard areas; and, distance to transmission. This work effectively eliminated the northern area of the Owens Valley, roughly everything north of Independence. Zone I areas are the locations identified as best opportunities for renewable energy development by this LADWP screening process.
- **Sensitive Communities and Notable Sensitive Habitat (CNDDB).** The following sensitive vegetation communities have been mapped in the CNDDB and are shown on Figure A.2-4. Note that the vegetation classification systems and vegetation mapping scales used for the GAP data and the CNDDB data are different, and the CNDDB data are not a comprehensive identification of sensitive vegetation throughout the County. Therefore, sensitive vegetation data from the CNDDB are shown for informational purposes, but the analysis focuses on sensitive vegetation communities in the GAP dataset because that data is available County-wide.
  - Active Desert Dunes
  - Alkali Meadow
  - Alkali Seep
  - Bristlecone Pine Forest
  - Great Basin Desert Spring Outflow
  - Mesquite Bosque
  - Mojave Riparian Forest
  - Stabilized and Partially Stabilized Desert Dunes
  - Transmontane Alkali Marsh
  - Water Birch Riparian Scrub

  Three unique locations in Inyo County are also shown, as mapped by the CNDDB — Salt Creek, Cottonball Marsh, and the Amargosa River. These locations are sensitive because they support a high proportion of endemic and other rare species. These are only the locations mapped by CNDDB, additional locations serving as oases for rare and endemic species likely occur in the County as well.

The data on Figures A.2-3 and A.2-4 do not provide a complete depiction of the distribution of sensitive vegetation and habitats across Inyo County. Sensitive vegetation and habitats were mapped coarsely from aerial photography on a geographic scale with large minimum mapping units and little or no field verification. Any renewable energy development would require site-specific vegetation mapping in addition to other biological studies, and most sites would require a delineation of jurisdictional waters to support permitting.

Opportunities and Constraints: Renewable energy development should be sited to avoid sensitive vegetation and habitats to the extent possible. These areas often support higher concentrations of listed and

other special-status species. Wetlands and waters (streams, creeks, ponds, lakes, etc.) are regulated under the Clean Water Act and the California Fish and Game Code. Impacts to these waters would require a project applicant to obtain all applicable permits. LADWP Zone I Areas identified through LADWP's screening exercise for its properties in the Owens Valley may provide renewable energy development opportunities from a biological perspective. Areas identified as Barren, Cropland, Irrigated Hayfield, and Urban in the GAP dataset may provide opportunities for renewable energy development, as they are less likely to support sensitive resources.

Sensitive vegetation and habitats occur throughout Inyo County, as shown on Figures A.2-3 and A.2-4. The largest blocks of non-sensitive habitat occur within desert scrub communities in the central and eastern areas of the County, as well as areas mapped as cropland. Many sites within the areas that are mapped as sensitive habitat, on Figure A.2-3, may not support sensitive species or even habitat, due to large minimum mapping units or landcover changes since the dataset was produced.

Migration and Wildlife Movement[2]

Migratory pathways are routes used by species during migration, particularly in the fall and spring. Bird and bat migratory pathways often span thousands of miles and follow specific topographic features such as canyons and mountain ranges. In topographically open areas, migratory pathways may be broad and less concentrated. Riparian and wetland areas, lakes and reservoirs, meadows, and fallow agricultural fields are particularly important as foraging and stopover sites for migrating and wintering birds in Inyo County.

Wildlife corridors facilitate movement between habitats that would otherwise be isolated. These corridors include habitat linkages between natural areas, greenbelts, and refuge systems. They can divert wildlife across permanent physical barriers to aid dispersal (e.g., underpasses and ramps that help wildlife cross highways and dams) (Haas, 2000; Simberloff et al., 1992). Noss (1987) suggests several benefits of corridors, including the promotion of species richness and diversity, decreased probability of extinction, maintenance of genetic variation, increased mix of habitat and successional stages, and alternative refugia from large disturbances.

Data and Limitations: Figure A.2-5 identifies some important areas for wildlife movement. Important Bird Areas are areas identified by Audubon California as critical terrestrial and inland habitats for birds, particularly habitat that supports rare, threatened, or endangered birds or exceptionally large congregations of shorebirds or waterfowl and are identified as conservation priorities (Audubon California, 2008). Missing linkages are areas identified through the Missing Linkages collaboration process that are important to maintain or reinstate habitat connectivity throughout California. Linkages identified in this dataset include ones that are large, regional connections between habitat blocks meant to facilitate animal movement and other essential functions; narrow, impacted, or otherwise tenuous linkages connecting two or more habitat blocks; and, highly impacted linkages that currently provide little to no connectivity function (due to intervening development, roadways, etc.) but based on location are considered critical to restoring connectivity function (Penrod et al., 2001).

Essential Connectivity Areas and Natural Landscape Blocks were identified in the *California Essential Habitat Connectivity Project* (Spencer et al., 2010). Natural Landscape Blocks are large, relatively natural habitat blocks that support native biodiversity and Essential Connectivity Areas are essential for ecological connectivity between them. Interstate Connections were identified to recognize the need for con-

[2] Many of these studies have not been peer reviewed or officially adopted and are not recognized by the County, and are included herein only for planning purposes.

nectivity into neighboring states (Arizona, Nevada, and Oregon). They are depicted as placeholders for future modeling efforts, ideally in collaboration with those states. Four Interstate Connections were identified between Inyo County and Nevada.

Both the Missing Linkages and the California Essential Habitat Connectivity projects were developed at coarse scale and are focused on ecological integrity. The areas identified are broad-scale regional connectivity areas, and individual potential development sites within these identified areas may or may not significantly interfere with habitat connectivity.

Figure A.2-5 also identifies modeled connectivity areas specifically studied for desert tortoise, as maintaining gene flow between subpopulations of this long-lived species is critical to its survival. The FWS Desert Tortoise Recovery Office performed this landscape-scale modeling exercise to identify priority habitat linkages between and among desert tortoise conservation areas (as defined in USFWS, 2011) and define other large blocks of habitat with important value to recovery of the desert tortoise. Based on FWS current understanding, the combination of linkages and existing desert tortoise conservation areas represents the basis for a conservation network for the Mojave desert tortoise. Priority 1 lands are potential habitat linkages between existing conservation areas that have the best chance of sustaining connectivity for desert tortoise populations, and are priority areas for conservation of desert tortoise population connectivity. Priority 2 lands are other blocks of habitat with the greatest potential to support populations of desert tortoises, outside least cost corridors, and may also have important value to recovery. Based on the USGS model (Nussear et al., 2009), FWS identified areas of contiguous, high-value desert tortoise habitat as “Priority 2” lands for conservation of desert tortoise within the context of the BLM’s Final Solar PEIS (BLM and DOE, 2012).

The Connectivity Linkages and Condition data shown on Figure A.2-5 identifies linkages where maintenance or restoration of ecological connectivity is essential for conserving biological diversity within the Desert Renewable Energy Conservation Plan (DRECP) planning area; see the discussion of *Conservation Plans and Other Biological Considerations* below for more information on the DRECP. These connectivity linkages are identified for desert wildlife, with special emphasis on desert tortoise and desert bighorn sheep. Current condition of linkages is represented by terrestrial intactness scores based on multiple measures of landscape development and vegetation intactness. These data do not cover the entire County, just the portions of the County within the DRECP planning area.

Constraints: Impacts from renewable energy development within a wildlife corridor would depend on the proposed technology and which species utilize a designated wildlife or movement corridor. For example, the size of a corridor varies greatly based on the ecology or behavior of a given species. Some species including Mohave ground squirrel are considered corridor dwellers in that they spend their entire life history within their home range. Dispersal or gene flow occurs as the population ebbs and flows or as young animals disperse to breed with animals in adjacent territories. Disruption of lands that provide connectivity to species with this ecology would be a substantial impact and would likely incur increased regulatory permitting and mitigation costs. This would most likely occur with projects such as solar developments that disturb very large tracts of contiguous land. Other species such as desert tortoise are capable of long-distance dispersal, and while the preservation of suitable habitat is essential for this species, some land uses such as wind farms may be compatible provided they do not present large barriers to movement (such as tortoise-proof fencing of entire project sites rather than individual turbines or small arrays). FWS-modeled Priority 1 and Priority 2 lands are of high conservation value to protect connectivity and are therefore considered constraints to renewable energy development.

Birds and bats are vulnerable to collisions with wind turbines, and wind developments sited in or near migratory pathways are likely to result in substantial mortality of migrants. Similarly, wind turbines

placed in or near areas of high bird or bat concentration, such as lakes, wetlands, waterways, and associated riparian habitat are also more likely to result in significant mortality. These areas may experience high mortality year-round as both resident and migrating individuals encounter turbines in the paths between foraging and nesting or roosting sites (PNAWPPM-III, 2000: Drewitt and Langston, 2006). Wind developments typically have a smaller disturbance footprint within a given project site, as disturbance is limited to turbine foundations, access roads, and appurtenant facilities. However for some terrestrial species wind development may pose less of a constraint to movement that compared to some solar technologies. Solar developments usually disturb an entire site and have a larger footprint than wind developments. Solar developments may have more detrimental impacts to terrestrial wildlife movement than bird and bat movement.

The majority of the County is in the general vicinity of one or more linkage areas or natural landscape blocks identified via the Missing Linkages and the California Essential Habitat Connectivity projects, in part because the majority of the County is open space and wilderness areas. Important Bird Areas occur in various locations, especially associated with the Owens River and Owens Lake.

Conservation Plans and Other Biological Considerations

Several areas within Inyo County are covered or proposed for Habitat Conservation Plans (HCPs), Natural Community Conservation Plans (NCCPs), conservation easements or reserves, or have otherwise been designated as environmentally sensitive areas by various agencies or entities (see Section A.7, Land Use, for a description of wilderness areas, Areas of Critical Environmental Concern, and other protective designations by federal agencies in the County). Many of these areas have development restrictions or prohibitions, and where development may be possible, specific mitigation would be required in compliance with the affected designation.

Data and Limitations: Figure A.2-6 identifies planning designations for environmentally sensitive areas in the County.

Two HCPs include areas within Inyo County: the DRECP and the West Mojave Plan. The DRECP is a multi-agency planning effort currently underway that is intended to provide protection and conservation of desert ecosystems while allowing for the appropriate development of renewable energy projects in the California deserts. It is a proposed HCP and NCCP. The DRECP planning area includes portions of Inyo County. As of December 2013, the DRECP is undergoing environmental review, and has not yet been adopted by any of the participating agencies. As biological resources are a prime concern of the DRECP, plan-wide biological data modeling has been conducted to aid in the identification of appropriate areas for renewable energy development, as well as conservation areas. These datasets only cover the DRECP planning area and not the entirety of Inyo County; therefore, this OCTS focuses on publically available datasets that provide more comprehensive coverage. Where appropriate, information from the DRECP effort has been incorporated.

Mitigation Target Areas (MTA) were developed by the CDFW for the Interim Mitigation Strategy (IMS) in 2010. The MTAs are an identification of generalized target sub-areas for initial priority acquisition under the IMS. The MTAs were developed through collaboration between desert land trust experts, BLM, and CDFW biologists. These sub-areas were known to contain high-quality habitat with parcels that may

potentially be available for acquisition under the provisions of SB 34,[3] The selected MTAs are intended only for habitat acquisition under the provisions of SB 34 and do not necessarily correspond with mitigation areas yet to be defined after more detailed analyses under the DRECP Conservation Strategy. However, it is anticipated that the DRECP Conservation Strategy conservation areas will include portions of the areas designated here as IMS MTAs.

The West Mojave Plan (WMP) is "a habitat conservation plan and federal land use plan amendment that (1) presents a comprehensive strategy to conserve and protect the desert tortoise, the Mohave ground squirrel (MGS) and nearly 100 other plants and animals and the natural communities of which they are part, and (2) provides a streamlined program for complying with the requirements of the California and federal Endangered Species Acts" (BLM, 2005). The 9,359,070-acre planning area includes 3,263,874 acres of BLM-administered public lands; 3,029,230 acres of private lands; and, 102,168 acres of lands administered by the State of California within portions of Inyo, Kern, Los Angeles, and San Bernardino Counties.

The BLM issued a Record of Decision (ROD) based on the WMP Environmental Impact Statement/Environmental Impact Report (EIS/EIR). However, the ROD addressed only BLM's amendment of the California Desert Conservation Area (CDCA) Plan, and it did not include actions proposed by State and local governments for non-federal lands, except when specifically identified (BLM, 2006). The HCP has not been completed and would require greater specificity for local governments to obtain incidental take permits under the State and federal endangered species acts (BLM, 2006). The WMP applies to BLM lands in the southwestern portion of Inyo County.

The MGS Management Area is a BLM-designated Desert Wildlife Management Area (DWMA) under the WMP, a portion of which occurs in southwestern Inyo County. Along with the desert tortoise, Mojave ground squirrel is a target species of conservation concern for the WMP. This area was designated to protect Mojave ground squirrel habitat in a core area of its current distribution, but applies only to BLM lands.

In addition to these HCP regional planning efforts, the Renewable Energy Transmission Initiative (RETI) is a statewide initiative to help identify the transmission projects needed to accommodate renewable energy goals, support future energy policy, and facilitate transmission corridor designation and transmission and generation siting and permitting. The effort is a collaboration headed by the CEC and includes CEC, California Public Utilities Commission, the California Independent System Operator, publicly owned utilities, and other stakeholders. One component of the RETI was to identify areas that could best support utility scale renewable energy development with fewest environmental constraints. These areas are called Competitive Renewable Energy Zones (CREZs). To identify CREZs, the RETI team undertook a screening exercise similar to that being conducted in this report. The focus of the data used to develop

[3] Senate Bill X8 34 (Padilla) (SB 34, codified as Section 2069 of the Fish and Game Code), was enacted on March 22, 2010 to facilitate project mitigation actions for certain proposed renewable energy projects in the California desert that are seeking federal American Recovery and Reinvestment Act (ARRA) funding. Among other things, the bill provides for eligible project developers to pay in-lieu fees that would then be used by CDFW to acquire and restore habitat as mitigation for project impacts to endangered, threatened, and candidate plant and animal species listed under the CESA. The bill authorizes CDFW, in consultation with the California Energy Commission (CEC), U.S. Bureau of Land Management (BLM), and the U.S. Fish and Wildlife Service (USFWS) (collectively the Renewable Energy Action Team, or REAT Agencies) to design and implement advanced mitigation actions, including the purchase of land and conservation easements to protect, restore, and enhance the habitat of plants and wildlife. The SB 34 Advance Mitigation Land Acquisition Grants Program was created to provide grants to third parties ("eligible entity") to implement these advance mitigation actions.

CREZs was on renewable energy developments much larger than those considered in this report. Environmental restrictions data developed for the RETI project is shown on Figure A.2-6.

RETI environmental yellow areas are general zones of sensitivity for renewable energy projects based on environmental sensitivity and other land use/management constraints. In RETI yellow areas, existing restrictions are intended to limit potential renewable development. Environmental yellow areas include BLM Areas of Critical Environmental Concern; FWS-designated critical habitat for federally listed endangered and threatened species; special wildlife management areas identified in BLM's WMP (i.e., DWMAs and MGS Conservation Areas); lands purchased by private funds and donated to BLM, specifically the California Desert Acquisition Project by The Wildlands Conservancy; and, "Proposed and Potential Conservation Reserves" in HCPs and NCCPs (Black & Veatch, 2008).

Conservation easements shown on Figure A.2-6 include all projects approved by the Wildlife Conservation Board from its inception in 1949 to present (2013). Additional conservation easements and ecological reserves occur in the County, and many of these are included in Figure A.2-6 — see National Conservation Easement Database (NCED) Conservation Easements. Protected areas are also identified; these are from the 2012 dataset created by the Conservation Biology Institute. This dataset shows protected fee lands that are cornerstones of national and international conservation strategies. By way of these designations, lands and waters are set aside in perpetuity to preserve functioning natural ecosystems, act as refuges for species, and maintain ecological processes. It is likely that these datasets do not capture the full range of protected areas within the County and stakeholders should be consulted for additional spatial information to create a more comprehensive set of data identifying conservation easements and ecological reserves in Inyo County.

Constraints: Lands within wilderness areas, ecological reserves, and conservation easements would be unavailable for development. Areas shown on Figure A.2-6 that are under conservation easements or have otherwise been protected (such as mitigation sites for previous projects) should be avoided; however, development could occur in HCPs and NCCPs provided it is in compliance with the siting and mitigation requirements of the applicable plan(s). All federal lands, regardless of designation will require approval of the administering agency.

Analysis and Conclusions

The biological resources data described above were assessed in terms of sensitivity, and a ranking system was developed that utilizes a subset of these data. The ranking system is intended to roughly identify areas of high, moderate, and low sensitivity for renewable energy development, with respect to biological resources. Figure A.2-7 presents the results of this analysis. The following describes the data associated with each ranking, and a rationale for each dataset's inclusion in its particular rank. Anywhere that data of different sensitivity ranking overlaps, the higher sensitivity prevails. For example, if an area is ranked moderate for a vegetation type present, but is also within critical habitat for a listed species, that area would be ranked as high sensitivity.

High Sensitivity Areas

Areas ranked as high sensitivity would not be precluded from renewable energy development, but would be most likely to support sensitive biological resources and have additional permitting, survey, and mitigation requirements. The following are considered high sensitivity:

- **Critical habitat for listed species.** Would generally require consultation with the FWS and higher mitigation requirements.

- **Sensitive native vegetation types in GAP dataset.** The GAP dataset is used because it has complete, County-wide coverage. Sensitive native vegetation types in this dataset are Aspen, Bitterbrush, Desert Riparian, Freshwater Emergent Wetland, Joshua Tree, Lacustrine (lake), Montane Riparian, and Wet Meadow. Mitigation requirements for impacts to these communities are typically higher than for common vegetation.
- **Audubon Important Bird Areas.** Identifies sites that provide essential habitat for migrating and breeding birds.
- **Water bodies and streams (NHD dataset).** A 400-foot buffer around these features was selected to include the water feature and an approximation of the associated upland area that provides wildlife habitat. Many aquatic and semiaquatic species such as frogs and toads utilize upland habitats in proximity to streams for portions of their life cycles, and birds and terrestrial species often concentrate near waterways. This buffer size is consistent with effective riparian buffer sizes reported in the literature (Hawes and Smith, 2005).
- **FWS Priority 1 and Priority 2 Desert Tortoise Connectivity Lands**. These areas have been identified as high priority for conservation by the FWS to maintain population connectivity for desert tortoise.

Moderate Sensitivity Areas

Moderate sensitivity areas may support sensitive biological resources, but the level of sensitivity is generally lower than those areas ranked as high. Additional mitigation or permitting may still be required, but in general moderate areas are considered less constrained by biological resources than high sensitivity areas. The following are considered moderate sensitivity:

- **Essential connectivity habitat and natural landscape blocks.** These datasets are mapped at a very broad scale, and individual sites within these may or may not significantly facilitate wildlife movement.
- **Non-sensitive native vegetation types in GAP dataset.** These communities have value in that they provide habitat, but are generally widespread enough that they have not been identified as rare and worthy of consideration by CDFW. These include alkali desert scrub, alpine-dwarf shrub, desert scrub, Jeffrey pine, juniper, lodgepole pine, low sage, mixed chaparral, montane chaparral, montane hardwood, pinyon-juniper, red fir, sagebrush, Sierran mixed conifer, and subalpine conifer.
- **Desert Tortoise Modeled Habitat.** Areas modeled as medium- to high-quality habitat (0.6 to 1.0 on a scale of 0 to 1, with 1 being best) in the USGS Desert Tortoise Habitat Model (Nussear et al., 2009) would have a higher potential to support tortoises. If tortoises are present on a proposed project site, additional permitting and mitigation would be required.

Low Sensitivity Areas

Areas ranked as low sensitivity are most appropriate for renewable energy development from a biological resources perspective, because they are least likely to contain sensitive resources. The following are considered low sensitivity:

- **Non-native vegetation types in GAP dataset.** These are least likely to support sensitive biological resources, and include areas mapped as Barren, Cropland, Irrigated Hayfield, and Urban.
- **LADWP Zone I Areas**. These were identified through LADWP's screening exercise for its properties in the Owens Valley as opportunities for renewable energy development from a biological perspective.

A.3 Cultural Resources

The Cultural Resources section of this OCTS outlines key environmental and logistical issues regarding potential impacts to cultural resources associated with the development of solar and wind energy resources on lands designated by Inyo County as Renewable Energy Development Areas (REDAs). Cultural resources reflect the history, diversity and culture of the region and people who created them. They are unique in that they are often the only remaining evidence of the activity that occurred historically. Once destroyed, historic resources cannot be made again, and they cannot provide any more information about past activities. Thus, there are several federal, State and local laws and guidelines that require the consideration of renewable energy development effects on cultural resources.

Three kinds of cultural resources, classified by their origins are considered in this OCTS:

- **Prehistoric Resources:** Prehistoric archaeological resources are associated with the initial human use and occupation of the Inyo County region prior to prolonged European contact. In Inyo County the prehistoric period began over 12,000 years ago and extended through the eighteenth century until the 1850s when gold and silver mining by Euro-Americans began in earnest in the region;
- **Historic Resources:** Historic period resources are associated with Euro-American exploration and settlement of the area and the beginning of a written historical record for the region, and can include any historic resource that is at least 50 years old; and,
- **Built-Environment Resources:** Built-environment resources are a type of historic period resource and are architectural in nature.

Ethnographic resources are another type of cultural resource and are resources that are of importance to a specific group of people (e.g., Native Americans, Hispanics, or African-Americans) and are sometimes also referred to as traditional cultural properties. The identification of ethnographic resources is best accomplished through archival research and consultation with those groups who derive cultural importance from the place, and, ideally, ethnography of those groups of concern. Because ethnographic resources encompass a broad range of resource types, such as prehistoric and historic archaeological sites, ceremonial areas, traditional collection areas, and places of political, religious or historical importance, standard field archaeological methods are not an appropriate approach to the identification of such resources. However, an overview of cultural landscapes is presented here, based on the California Desert Conservation Area Plan EIS cultural resources discussion.

The National Park Service Preservation Brief 36 (NPS 1994: 1) provides the following definition of a cultural landscape and lists four types. A cultural landscape is:

"…a geographic area (including both cultural and natural resources and the wildlife or domestic animals therein), associated with a historic event, activity, or person exhibiting other cultural or aesthetic values. There are four general types of cultural landscapes, not mutually exclusive: historic sites, historic designed landscapes, historic vernacular landscapes, and ethnographic landscapes."

The four types of cultural landscapes are further defined as follows:

Historic Site: a landscape significant for its association with a historic event, activity, or person. Examples include battlefields and president's house properties.

Historic Designed Landscape: a landscape that was consciously designed or laid out by a landscape architect, master gardener, architect, or horticulturist according to design principles, or an amateur gardener working in a recognized style or tradition. The landscape may be associated with a significant

person(s), trend, or event in landscape architecture; or illustrate an important development in the theory and practice of landscape architecture. Aesthetic values play a significant role in designed landscapes. Examples include parks, campuses, and estates.

Historic vernacular landscape: a landscape that evolved through use by the people whose activities or occupancy shaped it. Through social or cultural attitudes of an individual, a family, or a community, the landscape reflects the physical, biological, and cultural character of everyday lives. Function plays a significant role in vernacular landscapes. Examples include mining or ranching complexes.

Ethnographic landscape: a landscape containing a variety of natural and cultural resources that associated people define as heritage resources. Examples are contemporary settlements, religious sacred sites and massive geological structures. Small plant communities, animals, subsistence and ceremonial grounds are often components. Examples include a section of a river where a Native American culture lives, travels, and fishes; or an upland mountain area where tribal people hunt, gather, camp and travel extensively during part of the year.

Landscapes are understood and documented by conducting ethnographic research that identifies the contributing elements or attributes of the landscape. Contributing elements can include both cultural and biological resources, climate and landforms, subsistence, religion, economy and the built environment.

In Inyo County several cultural landscapes have been identified by state agencies, primarily in the southeast corner of the County, in the Panamint Valley, and along the Inyo and White Mountain ranges east of the Owens River Valley. This is not to say that cultural landscapes are not extant in other portions of the County as well, but thus far these are the regions that are known to have culturally important landscapes. Renewable energy resources may affect cultural landscapes and would be addressed in the programmatic environmental review.

Policy Framework

There are several State and local laws, regulations and guidelines applicable to cultural resources in the development of renewable energy projects. These laws, regulations, and guidelines have the potential to result either in opportunities or constraints to renewable energy development.

The principal State law related to considering the impacts on historic and archaeological resources is the California Environmental Quality Act (CEQA) (Sections 21083.2 and 21084.1) and its implementing guidelines (CEQA Guidelines Section 15064.5), as well as Public Resources Code Section 5020 et seq. The primary function and purpose of this law and these guidelines are to identify, analyze, and disclose potential adverse impacts to historical resources, which include all resources listed in or formally determined eligible for the California Register of Historic Places (CRHR), or local registers.

In practice, resources unevaluated for the CRHR are treated as potentially significant. In addition to meeting specific criteria for CRHR eligibility, cultural resources must also retain most of the original characteristics of the property (i.e., its integrity) such that it continues to convey the period of historical significance for which the resource is important. The CRHR criteria are similar to criteria for federal law (i.e., the National Historic Preservation Act) and are tied to CEQA, as any resource that meets one or more of the criteria and retains its integrity is considered a historical resource under CEQA.

CEQA also addresses the protection and preservation of historic and prehistoric human remains. These remains may consist of historic period burials or cemeteries, and Native American remains that occur as isolated features or in archaeological site contexts. Native American sanctified cemeteries, places of

worship, ceremonial and religious sites, or sacred shrines situated on public property must be protected from vandalism and damage.

CEQA, and the associated regulations and guidelines, could constrain or provide opportunities for renewable energy development depending on the potential for the occurrence of cultural resources at a project site. That is, for a project site with a low potential for cultural resources, certain laws, regulations, and guidelines would provide an opportunity for renewable energy development, while a project site with a high potential for cultural resources is more likely to be constrained by these factors. The results of site-specific cultural surveys would provide direct evidence as to which and how specific laws, regulations, and guidelines would contribute to the opportunities and constraints for solar and wind energy development. A renewable energy developer should be aware that, generally, the greater amount of ground disturbance associated with a project the more likely it is that cultural resources would be discovered during survey or earth-moving activities.

Another constraint that could result from applicable cultural resource laws and guidelines include the adequacy and timeliness of previous surveys of the project area. A cultural resources survey is generally considered applicable for the same project area if it was conducted within 5 years of the current project; surveys older than 5 years would likely be conducted again. Additionally, if a survey does not meet professional standards (e.g., poor site documentation, insufficient ground-surface visibility) it should be updated. Local Native American tribes, identified by the Native American Heritage Commission (NAHC) as having a potential interest in a project, would be notified concerning the results of the archaeological survey and consulted regarding the presence of any sites identified in the Sacred Lands File by the NAHC. Consultation with Native Americans is also required for certain actions (e.g., changes to a General Plan). Native American consultation could present an opportunity or a constraint to a developer depending on the involvement of interested parties, the types of resources in the area and the potential for buried archaeological or paleontological resources.

General Assumptions

Cultural resources have a site specific nature. The identification and evaluation of cultural resources can only be accomplished through a pedestrian survey of the project area because each and every cultural resource site is unique in its location, preservation of artifacts and features, and extent of its boundaries.

With technological developments, especially in GIS, cultural resource data is becoming more useful for large-scale planning purposes. Archaeological site records in California are housed at 11 independently run, regional depositories. These Information Centers are currently in the process of digitizing the site records and reports, as well as plotting the location of sites and surveys in GIS programs for the entire State of California. GIS analysis of this data, once it is entirely digitized and operational (estimated to be accomplished in four to eight years [CHRIS 2013]), would provide myriad opportunities for querying the data, such that correlations between sites and environmental variables could provide a predictive power with a high degree of confidence in those predictions.

There are methods for predicting the potential for cultural resources. Analysis could consist of known digitized archaeological site GIS data correlated with various data sets, such as distance to water, ecotone boundaries, slope, soil type, geological contexts, and elevation. This type of analysis could provide a more thorough discussion of the potential for cultural resources, as well as a more statistically significant model than that presented in this OCTS. The lack of such digitized data, in addition to the scope of this discussion, does not provide for the opportunity to conduct such detailed analyses. However, the

conclusions derived herein do provide a reasonable approximation of the potential for cultural resources in Inyo County.

Cultural Resources Sensitivity

This OCTS identifies areas that may be suitable for renewable energy development based on environmental and policy constraints, and possible steps that could be taken to minimize renewable energy development impacts on cultural resources. Knowledge of the specific location of cultural resources is a task that can only be accomplished by a "feet-on-the-ground" pedestrian survey for such resources by a qualified cultural resources specialist. There are variables, however, that facilitate educated predictions as to the locations of prehistoric, historic, or built-environment resources. A description of the various data sets included, and the rationale behind using the data in developing the sensitivity maps follows.

A total of three maps were made for cultural resources: two associated with prehistoric resources and one associated with historic and built-environment resources. These maps identify areas that may contain significant historic resources. It should be noted that the maps are not predictive models based on actual known site data, or correlations with landforms or other resources. In addition, the maps are not intended to define the specific location of any cultural resources. The maps are intended to be used as a tool to help site renewable energy facilities in locations that are less likely to contain cultural resources.

Prehistoric Sensitivity

The maps of prehistoric sensitivity are separated into two different categories. The first map (Figure A.3-1) identifies the data sets that were used in developing the second map (Figure A.3-2)), which indicates areas most likely to be sensitive for cultural resources.

A number of different literature sources suggest criteria by which the sensitivity analysis for prehistoric resources in Inyo County was conducted. Some of these sources were predictive models created for regions in the Great Basin or California, and several of the variables analyzed in these studies were extrapolated to the project area.

Four data sets were used to develop the maps:

- Named streams, water bodies, wetlands and playas/dry lakes;
- Ecotone boundaries;
- Obsidian and Fine-grained Volcanic toolstone sources; and
- Slope.

A buffer of 1,000 meters was applied to the named streams, water bodies, wetlands, and playas/dry lakes layer (obtained from the National Hydrological Database dataset) because this was one of the most common positive factors identified by Drews et al. (2004) as positively correlating to cultural resources in their analysis of various Great Basin regions (the Pilot–Thousand Springs Valley, the Ruby–Long Valley, Spring–Steptoe Valley, the Great Salt Lake area, and the Upper Snake River Valley). Access to water was not only important for prehistoric peoples, but also for European and American settlers. Additionally, research conducted by Garfinkel (1976) in the Fossil Falls and Little Lake region in southwestern Inyo County suggested that prehistoric archaeological sites are commonly found near Pleistocene river channels, and playas/dry lakes, and that rock art sites are often found near water sources. Moreover, prehistoric sites in Death Valley National Park also tend to be located near water sources (NPS, 2002), and thus this data set of locations of where water is presently and historically was included.

In addition to water, access to natural resources was another important consideration for prehistoric population settlement. Food resources such as mesquite and pinyon were important especially in the arid Great Basin, and prehistoric sites are often found near such resource locations (NPS, 2002). A predictive model created for the Santa Ynez River Valley in western California (Neal, 2007) found a positive correlation between sites and 200 meters of an ecotone boundary, i.e., the boundary between two different vegetation zones. In order to visualize this data, California Gap Analysis Program (GAP) data of vegetation zones from the University of California–Santa Barbara Biogeography Lab were plotted, and a 200 meter buffer between the different zones was cut out.

Other resources available in Inyo County important to prehistoric populations include sources of raw material for making stone tools, in this case obsidian and fine-grained volcanic (FGV) toolstone sources. Garfinkel (1976) noted the importance of obsidian sources as potential site locations and thus locations of obsidian and FGV toolstone sources that were identified by the Northwest Research Obsidian Studies Laboratory are included in this analysis. It should be noted that sources of toolstone are important for the resource it offers and groups likely made excursions and established temporary camps to exploit sources of toolstone on an as-needed basis. Toolstone source locations likely did not influence the location of more permanent settlements.

Slope was the final data set used in the prehistoric sensitivity analysis. Research conducted by Neal (2007) in the Santa Ynez River Valley found that a slope of 15% or less correlated positively with the location of village sites. Therefore, areas with a slope of less than 15% were included as areas where sites were likely to occur, and areas of slope higher than 15% are considered to have a low potential for cultural resources sites.

The second map shows the intersection of the data sets identified in the first map (excluding obsidian and FGV toolstone sources), highlighting those areas of the County that are most sensitive for cultural resources. The second map shows the areas that are within 1,000 meters of water, within 200 meters of an ecotone, *and* located on land with 15% or less slope. Obsidian and FGV toolstone sources are still included on this map because of their importance as a resource for prehistoric peoples, and those areas of intersection that are also close to obsidian or FGV toolstone sources are even more likely to have prehistoric cultural resources.

Historic and Built-Environment Sensitivity

The historic and built-environment sensitivity map (Figure A.3-3) includes four data sets as follows:

- All named streams and water bodies because access to water was not only important for prehistoric peoples, but also for European and American settlers. Also, reservoirs are included which could contain historic dams and associated infrastructure;
- U.S. Route 395, previously known as Owens River Road, Indians Big Trail, the Midland Trail, and Bullion Road was an important historic route for miners and settlers because it connected the Owens River Valley with Los Angeles via the Tehachapi Pass or Walker's Pass;
- The Old Spanish Trail was a route linking New Mexico to California, opened in 1829. Historic archaeological sites can be found in the trail corridor, the Inyo County portion of which passes through the southeast corner of the County. This route eventually became U.S. Route 66, a popular cross-country road in the 20th Century; and,

- Mining has a long history in Inyo County, and the locations of mines that are at least 50 years old are included here.

Conclusions

Regions most sensitive for prehistoric resources are those areas within 1,000 meters of a water source (in this case, named streams, water bodies, wetlands, and playas/dry lakes), within 200 meters of an ecotone boundary, near obsidian or FGV toolstone sources, and less than 15% slope. Historic sites are likely to occur in those areas near historic roads and trails, mines, and near sources of water.

A.4 Geology and Soils

This section discusses how geological-based hazards (such as earthquakes, landslides, etc.) and geologic formations can influence the siting of renewable energy facilities. Two of the direct effects of an earthquake include the rupture of the ground surface along the trend or location of a fault, and ground shaking that result from fault movement. Other geologic hazards that may occur in response to an earthquake include liquefaction, seismic settlement, landslide, tsunami, and seiche. Public hazards related to seismic events also include slope failure, flooding from dam or levee failure, fires, and structural damage.

It should be noted that renewable energy facilities themselves are not habitable structures. While smaller installations (such as rooftop solar) are typically sited atop or immediately adjacent to occupied structures and large-scale renewable facilities often have on-site operations and maintenance structures, the construction and design of each installation will incorporate geotechnical engineering to determine the seismic design parameters. Standard geotechnical engineering practices and adherence to seismic building code requirements minimizes any siting considerations of renewable energy facilities with respect to fault locations or seismic events. This also applies to any necessary transmission infrastructure. For a discussion of soils related to agricultural and other uses, please refer to Section A.7 (Land Use).

The following defines terms are used in this discussion:

- **Active Fault:** A fault that is likely to have another earthquake sometime in the future. Faults are commonly considered to be active if there has been movement observed or evidence of seismic activity during the last 10,000 years.
- **Fault Rupture:** Fault rupture refers to displacement of the ground surface along a fault trace. Rupture of the ground surface along a fault trace typically occurs during earthquakes of approximately magnitude 5 or greater. Fault rupture can endanger life and property if structures or lifeline facilities are constructed on, or cross over, a fault.
- **Groundshaking:** The motion that occurs in response to local and regional earthquakes.
- **Liquefaction and Seismic Settlement:** Liquefaction is the sudden loss of soil strength due to a rapid increase in soil pore water pressures resulting from groundshaking during an earthquake. Seismic settlement is the reduction of volume within a saturated or unsaturated soil mass due to groundshaking during a seismic event.
- **Landslides and Slope Instability**: Landslides and slope instability can occur as a result of wet weather, weak soils, improper grading, improper drainage, steep slopes, adverse geologic structure, earthquakes, or a combination of these factors. Slope instability can occur in the form of creep, slumps, large progressive translation or rotational failures, rockfall, debris flows, or erosion.
- **Rock Outcroppings:** A significant number or sized portion(s) of bedrock or other stratum protruding above the surface of the surrounding land.

With respect to soils, this section focuses on how seismic events can impact subsurface conditions and result in liquefaction and seismic settlement. During a seismic event, fault rupture or strong ground shaking may compromise renewable energy installations and transmission infrastructure. Additionally, these facilities could be compromised if sited on soil subject to liquefaction or other slope instability. These facilities could also be impacted if sited adjacent to steep slopes subject to landslides. Figure A.4-1 shows the locations of faults within the County. As shown, Inyo County has extensive fault systems running along the bases of mountain ranges and fault zones extending several miles underlie the lengths of Owens Valley, Death Valley, and Panamint Valley (Inyo County, 2001). These faults can result in haz-

ards such as liquefaction, groundshaking, landslides, and unstable soils. Rock outcroppings are located within the central and western portions of the County and would be challenging for siting renewable energy. It should be noted that recent solar projects have designed the solar fields to accommodate isolated rock outcroppings (for example, see the Rio Mesa Solar Electric Generating System).

Potential Opportunities

Structures in seismically active areas, such as all of California and specifically Inyo County, are designed and retrofitted to resist seismic forces resulting from earthquakes. The California Building Code (CBC), Title 24, Part 2 provides building codes and standards for design and construction of structures in California. The CBC is based on the International and Uniform Building Codes with the addition of more extensive structural seismic provisions. As renewable energy and transmission infrastructure development could be sited within designated seismic zones (as identified by the California Geological Survey and/or Inyo County), provisions for design should follow the requirements of Chapter 16 of the CBC, which contains definitions of seismic sources and the procedure used to calculate seismic forces on structures.

As shown in Figure A.4-1, large areas of flatland across the Owens Valley, and in particular the Owens Valley Dry Lake, have less seismic hazard potential and may be opportunities for larger-scale renewable development.

Potential Constraints

The County acknowledges that areas of known liquefaction are generally not suitable for critical facilities[4] unless engineering can mitigate potential risks. While renewable energy development should avoid areas of known slope instability or high landslide risk when possible, siting considerations would minimize the risk of upset from seismic and rain events. As stated earlier, standard geotechnical engineering practices and adherence to seismic building code requirements minimizes any siting considerations of renewable energy facilities with respect to fault locations or seismic events. This also applies to any necessary transmission infrastructure. Therefore, while worth mentioning, this is more a siting consideration than development constraint.

As shown in Figure A.4-1, central Inyo County provides large areas of flatland with less potential for landslide and other seismic hazards. While these areas may be ideal for large-scale renewable development, it is also assumed that renewable facilities would not be constructed over rock outcroppings as they can limit size and feasibility of site design/construction as well as access. As shown in Figure A.4-1, significant areas of rock outcroppings occur within the central and western portions of the County.

[4] The Inyo County Policy GEO-1.1 does not specifically call out energy power plants as a critical facility; however, in general, energy infrastructure is considered critical infrastructure.

A.5 Hazards and Hazardous Materials

This section discusses how past, existing, and future land uses that manufacture, generate, treat, store, use, or dispose of toxic substances in significant quantities may influence siting of renewable energy development. Additionally, this discussion considers several naturally occurring hazards. For geological-based hazards (such as earthquakes, landslides, etc.), please refer to section A.4, Geology and Soils.

The following defines terms and hazardous site classifications are used in this discussion and identified in Figure A.5-1:

- **Contaminated Site:** A site that is either contaminated or believed contaminated with some level of toxic substances. These types of sites typically include industrial properties, military bases and other defense installations, landfills, and smaller commercial uses (gas stations, dry cleaners, etc.).
- **Superfund Site:** Superfund is the name given to the environmental program established by the U.S. Environmental Protection Agency (EPA) to address abandoned hazardous waste sites. The program allows the EPA to clean up such sites and to compel responsible parties to perform cleanups or reimburse the EPA for such cleanups. A Superfund site refers to a parcel that has been designated as requiring, or is currently undergoing, site remediation through the Superfund program**.**
  - Abandoned Mine Land (AML) Site: Includes all abandoned hardrock mines and mineral processing sites listed in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS). Abandoned mine sites are included on the National Priorities List (NPL) of Superfund sites.
- **Brownfield Sites:** A brownfield site is a property where expansion, redevelopment, or reuse of the site may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. These sites are designated both federally by the EPA and at the State level by the Department of Toxic Substances Control (DTSC). DTSC typically considers brownfield sites to be often idle or underused, contributing to both urban blight and urban sprawl. However, brownfield sites are not limited to urban areas, but instead define a site that had been previously contaminated at some level.
  - **Resource Conservation and Recovery Act (RCRA) Sites.** As designated by EPA, these facilities are considered brownfield sites that are commercial, industrial, and federal facilities that treat, store, or dispose of hazardous wastes that require cleanup of the contamination under the RCRA Corrective Action (CA) Program.
  - **California DTSC Cleanup Program.** The DTSC Cleanup Program list includes sites cleaned up under the Program's oversight and, generally, does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents sites with active land use restrictions.
- **Landfill Methane Outreach Program (LMOP) Site:** The EPA's LMOP is a voluntary assistance program that helps to reduce methane emissions from landfills by encouraging the recovery and beneficial use of landfill gas as an energy resource. Landfill gas contains methane, a potent greenhouse gas that can be captured and used to fuel power plants, manufacturing facilities, vehicles, homes, and more. The LMOP promotes the use of landfill gas as a renewable, green energy resource. LMOP screens landfills to determine if they are candidates for landfill gas energy projects or have potential for landfill gas energy projects. In addition, it tracks landfills with energy projects that are operational, under construction, or shut down.

- **RE-Powering Mapper**: The EPA has developed an online siting and mapping tool encouraging renewable energy development on current and formerly contaminated lands, landfills, and mine sites when it is aligned with the community's vision for the site. This initiative identifies the renewable energy potential of these sites and provides other useful resources for communities, developers, industry, State and local governments, or anyone interested in reusing these sites for renewable energy development. This mapping tool includes more than 66,000 EPA and State-tracked sites, comprising over 35 million acres. Types of sites currently mapped include Superfund, RCRA corrective action, abandoned mines, landfills, and brownfields. Renewable energy technologies analyzed and mapped include solar, wind, biomass, and geothermal.
  - **Mines:** There are numerous abandoned mine sites throughout Inyo County. Many of these sites are on BLM, National Forest and National Park lands. For purposes of this opportunities and constraints technical study, Figure A.5-1 includes abandoned mine sites identified by EPA RE-Powering Mapper within Inyo County and those identified within the Inyo County Renewable Energy General Plan Amendment Background Report (Map 12: Inyo County Degraded Land).
  - **Landfills:** Landfills are places that may be appropriate for biogas or other renewable energy development. They are located throughout the County and could be redeveloped as they become full, or in areas that are currently taken out of service. For purposes of this opportunities and constraints technical study, Figure A.5-1 includes landfill sites identified by EPA RE-Powering Mapper within Inyo County and those identified within the Inyo County Renewable Energy General Plan Amendment Background Report (Map 12: Inyo County Degraded Land).
- **Rural Desert Southwest Brownfields Coalition (RDSBC)**: The RDSBC was established in 2011 and is made up of five counties: four in Nevada: Nye, Esmeralda, Lincoln, and White Pine; and one in California: Inyo County. The RDSBC Counties' work focuses on opportunities for renewable energy development, energy efficient technologies, and other "clean economy" projects. Currently two properties have been identified in Inyo County for potential brownfield redevelopment, with one deemed potentially appropriate for renewable energy development. This site identified by the RDSBC for renewable development is approximately 100 acres of predominantly vacant land and is located on the west bank of the Owens Dry Lake, approximately ten-miles south of Lone Pine. PPG Industries (PPG) originally used this site as a salt extraction facility (Bartlett Plant) until it ceased operation in 1958. As work with the RDSBC continues, additional sites within Inyo County may be identified as possible locations for renewable energy development. RDSBC incentives include the funding of Phase I and Phase II site assessments of identified brownfield sites.

Potential Opportunities

Siting renewable energy on contaminated land can provide an economically viable reuse for sites with significant cleanup costs or low real estate development demand that would otherwise lay idle, providing additional tax revenue. Many contaminated land sites have onsite infrastructure including transmission lines, substations, roads, rail, and buildings that can be reused or upgraded at a lower cost than building new infrastructure. Contaminated land sites may have compatible zoning or a simplified process for acquiring zoning variance/change.

As part of the RDSBC, Inyo County is actively seeking brownfield sites for renewable energy development. Figure A.5-1 shows the locations of the site within the Inyo County boundary identified by the RDSBC as having positive potential for renewable energy development. As discussed above, the site identified by the RDSBC for renewable development is approximately 100-acres of predominantly vacant land and is located on the west bank of the Owens Dry Lake, approximately ten-miles south of Lone

Pine. The RDSBC has not identified technology type or scale of potential renewable energy development of this site.

When considering how contaminated sites can provide opportunities for siting renewable energy installations, this analysis also utilized the EPA RE-Powering Mapper system.[5] This EPA tool makes it possible to view information about renewable energy potential on federal- and State-identified contaminated lands, landfills, and mine sites. This system utilizes EPA and DTSC contaminated site data and applies a methodology to determine renewable energy potential (EPA, 2013). Figure A.5-1 identifies site located on lands both under County and federal jurisdiction by the RE-Power Mapper system as having potential for renewable energy development. As shown in Figure A.5-1, a number of potential sites have been identified within the County, with the majority being DTSC cleanup program sites. These sites, in addition to the RDSBC site, represent key renewable energy development opportunities with respect to reuse of hazardous sites.

As shown in Figure A.5-1, all of EPA's RE-Powering Mapper sites have been designated as viable for off-grid solar PV development. Additionally, of the sites that have been designated as viable for large-scale and/or utility level solar PV and wind development for grid integration, all but one are located within land under County jurisdiction along the U.S. Highway 395 corridor. This scale is defined by EPA as follows (EPA, 2013):

- **Utility scale PV**: Uses PV technology at the multi-megawatt scale at sites with the greatest resource and acreage availability. Electricity generated is typically exported to the grid.
- **Large scale PV**: Uses PV technology at the 300-kW scale or greater at sites with the strong resource and suitable acreage availability. Electricity generated may be exported to the grid or used to offset onsite electricity consumption, depending on site requirements and market conditions.
- **Off-grid PV**: This category represents PV technology being used at a smaller scale, typically to power the energy needs of a single property when interconnection to the grid may not be feasible. Additional sites with lower solar resource may be technically and economically feasible depending on the potential for battery back-up and cost barriers associated with grid interconnection (e.g., due to remote locations).

It should be noted that one site identified by EPA RE-Powering Mapper as available for utility-scale PV development falls within National Park Service (NPS) lands. While this is shown in Figure A.5-1, it is unlikely development at this scale would be authorized by the NPS. Furthermore, both the EPA and DTSC have programs designed to empower states, communities, and other stakeholders in redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse contaminated sites.

Acreage is not a screening criterion utilized by the EPA RE-Powering Mapper system for off-grid solar because such systems are typically used to power a single property or local area, and are not constrained by limited acreage. While the majority of sites identified by RE-Powering Mapper on Figure A.5-1 are designated as off-grid solar uses, these sites do not identify all existing industrial uses (brownfield sites) where off-grid technology could be utilized to supplement power use. The sites identified on Figure A.5-1 only indicate those sites EPA has designated (as discussed above). Therefore, Figure A.5-1 does not

[5] The EPA's RE-Powering Mapper is available at http://www.epa.gov/oswercpa/rd_mapping_tool.htm#i_map. This tool is available in both Google Earth and via GIS shapefiles and is updated regularly. While this study does not provide specific detail about each potential disturbed site, details regarding the renewable energy potential, distance from infrastructure, and other data is provided in RE-Powering Mapper for each potential site.

include many existing industrial facilities that could implement off-grid renewable. For example, an industrial complex owner could install PV panels to supplement the electricity provided to the facility from traditional sources. Depending on the scale, these systems may or may not need to be interconnected to the existing utility grid (and thus subject to utility regulations or policies). However, an off-grid system could be designed to only power or supplement a given load (e.g., a water pump, water treatment or cooling system, or the facility itself) and would not require interconnection. These facilities are assumed to be 1 MW or less and would therefore fall under Inyo County Code Title 21, Renewable Energy Ordinance for noncommercial, small scale PV systems. While the potential opportunities for developing small off-grid renewable facilities at these types of active brownfield sites is considered high, these locations are not shown on Figure A.5-1 as they are both not available on the EPA RE-Powering Mapper database and would be permitted under Title 21, Renewable Energy Ordinance.

Potential Constraints

When evaluating potential constraints to future renewable development, hazards in the form of environmental considerations during construction are the primary focus. The construction of renewable energy facilities on previously undisturbed soil has the potential to create health hazards within Inyo County. While not a constraint, it is an environmental consideration for future large-scale utility developers, particularly for projects in rural areas. The majority of the County is designated by the Centers for Disease Control (CDC) as being a “suspected endemic” area for Valley Fever, with the westernmost areas of the County designated as “mildly endemic” (CDC, 2013). Valley fever is caused by *Coccidioides*, a fungus that lives in soil throughout California. Inhaling the airborne fungal spores can cause a respiratory infection called coccidioidomycosis, which is also known as “cocci” or “valley fever.” Earthmoving activities into previously undisturbed soil can increase the potential for fungus exposure. The primary location for such concerns would be during construction of larger-scale renewable installations in rural areas. Watering of work areas for dust suppression would help contain the possible exposure to valley fever spores to within the project site. The use of respirators by construction workers compliant with Occupational Safety and Health Administration (OSHA) regulations in conjunction with regular soil testing for valley fever spores would reduce the impact of this consideration.

In addition to Valley Fever, naturally occurring asbestos could pose health hazard risks to on-site workers and adjacent areas throughout Inyo County. The term refers to the mineral as a natural component of soils or rocks as opposed to asbestos in commercial products, mining, or processing operations. Naturally occurring asbestos can be released from rocks or soils by routine human activities, such as construction, or natural weathering processes. If naturally occurring asbestos is not disturbed and fibers are not released into the air, then it is not a health risk. This risk would primarily be limited to construction activities of renewable energy installations exceeding DG scale and transmission infrastructure greater than 230 kV. Similar to valley fever spores, exposing naturally occurring asbestos is an environmental concern. Mitigation strategies identical to those utilized for valley fever would reduce the potential impact of naturally occurring asbestos.

A.6 Hydrology and Water Quality

Water resources in Inyo County include both groundwater basins and surface water resources. Multiple County policies seek to preserve and sustain water resources and watersheds. Additionally, increases in density or development are required to consider where critical resource levels exist, including adequate water for development as well as on-site management of stormwater runoff. Inyo County has a unique water landscape due to the mountain front recharge that takes place from Eastern Sierra snowpack. Also the Los Angeles Aqueduct transfers substantial surface and groundwater out of the County. Water demands for renewable energy must be carefully balanced with existing draws on the County's hydrologic features.

Environmental Considerations

Groundwater Basins

Inyo County has 38 groundwater sub-basins, 12 of which extend into adjoining counties. Figure A.6-1 identifies groundwater sub-basins throughout Inyo County. The majority of these basins are located in the eastern portion of the County. The largest groundwater basin both in physical size and in storage capacity is the Death Valley Sub-basin. Groundwater underlying the County is an important source of water for agricultural, domestic, municipal, and environmental purposes. The 1991 Inyo County/Los Angeles Water Agreement is one of the governing documents for collaborative management of the County's water resources between LADWP and Inyo County. LADWP groundwater transfers are governed by the Water Agreement's ON/OFF provision which is based on monitoring vegetation cover, soil water, and depth to water table at selected sites within the Owens Valley.[6] Of the 22 monitoring wells located in the Owens Valley, 6 have an ON status for LADWP pumping as of April 2013.

The County's General Plan Conservation and Open Space Element contains a Sustainable Groundwater Withdrawal policy that calls for the management of groundwater to ensure adequate, safe, and economically viable groundwater supply for existing and future development.

Surface Water

This section discusses both natural and man-made water bodies and features. Figure A.6-2 identifies surface water features throughout Inyo County. The Owens River is the primary surface water feature in the County. It terminates at the Owens Lake, now commonly referred to as Owens Dry Lake. The headwaters of the Owens River enter the Owens Valley south of Pleasant Valley Reservoir. Pleasant Valley Reservoir is 35 miles north of the Tinemaha Reservoir. The intake for the Los Angeles Aqueduct is 5 miles south of Tinemaha Reservoir. The Haiwee Reservoir is south of Owens Dry Lake. Numerous tributary streams collect snowmelt and feed into the Owens River. The largest tributaries are Bishop, Big Pine, Cottonwood, Independence, and Lone Pine Creeks.

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[6] The ON/OFF provision is outlined in the "Green Book," the Technical Appendix to the Long-Term Groundwater Management Plan for the Owens Valley and Inyo County (Inyo County and LADWP, 1990). It seeks to avoid groundwater mining that could take place due to LADWP groundwater transfers. In addition to monitoring soil moisture characteristics and vegetation cover, hydrologic data collected include depth to water in monitoring wells, pump data in 100 pump-equipped wells, flow data from streams and channels, precipitation data, and usage data on LADWP-owned land. Groundwater mining is defined as occurring when the total pumping from a well-field over a 20-year period exceeds the total recharge that took place during that same period. New well production areas could be activated where water table drawdown has not exceeded more than 10 feet and hydrogeologic conditions are able to withstand additional pumping based on groundwater flow models.

Flood Areas

FEMA Flood Hazard Zones are located in parts of the Owens River Valley around Bishop, Owens Dry Lake, Panamint Valley, Death Valley, the Middle Amargosa Valley, and the Pahrump Valley. Figure A.6-3 identifies 100-year and 500-year flood zones throughout the County. Dams in the Bishop area operated by Southern California Edison Company for hydroelectric generation provide incidental flood protection. These include Sabrina Dam, Hillside Dam, and Bishop Creek Dam.

Water-Related General Plan Policies

The County's General Plan contains policies that address water in the Land Use, COSE, and PSU Element. These include:

- Policy WR-1.3 – Water Reclamation – Encourage the use of reclaimed wastewater, where feasible, to augment groundwater supplies and to conserve potable water for domestic purposes.
- Policy WR-2.3 – New Hydroelectric Facilities – New or expanded hydroelectric power facilities shall be discouraged
- Policy WR-3.5 – Sustainable Renewable Energy Development – The County shall encourage renewable energy development to incorporate measures to minimize water consumption and use of potable water
- Policy PSU-3.1 – Efficient Water Use – The County shall promote efficient water use and reduced water demand by requiring water-conserving design and equipment in new construction.
- Policy FLD-1.2 – Development in a Floodplain – Prior to any development in a floodplain area, the project applicant shall demonstrate that such development will not adversely impact downstream properties.

Potential Opportunities

Some renewable energy technologies, such as wind and solar PV, have very minimal water requirements while others, such as solar thermal technologies, require more water resources for operational purposes. Groundwater basins with an ON status provide potential opportunities for siting renewable energy developments with a higher water footprint, such as solar thermal technologies.

Wind energy generation requires minimal operational water, primarily for workers and other minor uses. The technology itself does not require the use of water. Solar PV technologies require minor amounts of water for operational activities such as panel washing. But, as highlighted in Section 4.1, the amount of water varies between 0 and 5 gallons per MWh. As Inyo County continues the long-term planning for water-scarce regions, renewable energy provides potential opportunities for development.

Potential Constraints

Flood zones, flood control regulations, and standards are typically proposed to provide appropriate level of flood protection for residential developments. However, wherever feasible, renewable energy development should not be sited within areas that have a Flood Hazard (FH) combining designation (FEMA 100-year flood zones) per the Inyo County General Plan. Additionally, development of transmission or stand-alone renewable energy facilities within wetlands should be avoided or minimized to avoid sensitive biological resources found in wetlands (see Section A.2, Biology). As shown in Figure A.6-3, designated wetland areas within the County are limited to the Owens River corridor, Owens Dry Lake, parts of Death Valley, and Saline Valley in the central part of the County.

Stormwater runoff should be considered during the site selection and construction phase. Impacts to water include increased stormwater runoff, erosion and sedimentation caused by flash floods, and water quality degradation from oil, gas, and chemical compounds. During site selection, preference should be given to designs that minimize stormwater runoff with catchment or landscaping features, maintain or improve water quality, and use water-conserving features to minimize potable water requirements.

A.7 Land Use

Land use within Inyo County is generally characterized as rural development, with vast areas of designated wilderness and recreation areas. The County's population is largely located on the western side of the County in small communities along Highway 395. The Land Use Element of the Inyo County General Plan provides a summary of the County's land ownership and jurisdiction, which is listed below and also shown in Figure A.7-1 (Inyo County, 2001).

- **Federal (91.6 percent)** – Includes land under the jurisdiction of the National Park Service, the BLM, the USFS, and the DOD.
- **State of California (3.5 percent)** – Includes land under the jurisdiction of the State Lands Commission (SLC), which includes Owens Dry Lake, and California Department of Fish and Wildlife.
- **Los Angeles Department of Water and Power (2.7 percent)** – Includes land for the Los Angeles aqueduct and transmission line rights-of-way. Much of the land owned by the LADWP is open to the public for recreational uses (LADWP, 2013a).
- **Inyo County (1.9)** – Private, County, and LADWP lands fall within the jurisdiction of the County.
- **Reservation Land (0.3 percent)** – Includes land under the jurisdiction of the following tribes: Bishop Paiute, Big Pine Band of Owens Valley, Fort Independence Community of Paiute, Lone Pine Paiute-Shoshone, and Timbisha Shoshone.

Land Use Compatibilities

Identifying compatible land uses and consistency with adopted land use policies are important factors in the successful siting of renewable energy generation facilities. As shown on Figure A.7-2, for the areas under the jurisdiction of the County, the majority of County land is designated as Natural Resources (NR). Within the vicinity of the City of Bishop and the communities, the predominant land designations include various residential designations, Agriculture (A), and Open Space and Recreation (OSR) by the 2001 Inyo County General Plan. The County's critical land use issues include the need to guide land development in a manner that maintains the existing character of the County, while also supporting new development in communities. In recent years, the development of renewable energy has become important to the County, which could include careful development of renewable energy in appropriate rural areas.

Renewable Energy Development Areas

Based on the County's Background Report (Renewable Energy General Plan Amendment: Background Report), the 2011 Renewable Energy General Plan Amendment (REGPA) identified a General Plan Land Use Designation Overlay that may be appropriate for renewable energy development and would identify sites under the Renewable Energy Land Use Designation Overlay (Inyo County, 2013). The criteria for identifying appropriate overlay zones was as follows: areas with the capacity to generate enough energy to make a development financially feasible, proximity to existing transmission corridors, minimal disturbance to critical habitats, and areas with suitable slopes for the development of solar energy generating facilities. The following is a summary of the General Plan Overlays that were identified within the 2011 REGPA:

- **Areas with Suitable Slope** – For the Solar Programmatic EIS, the BLM's criteria were land areas with less than five percent slope. Figure 4-2 shows the areas throughout the County that qualify.

- **Degraded Land** – Land that has been previously developed or disturbed can be used for renewable energy development, see Section A.5, Hazards and Hazardous Materials. In particular, one brownfield site is approximately 100 acres of vacant land located on the west bank of the Owens Dry Lake and it is potentially appropriate for renewable energy development. Opportunities and constraints regarding the development of contaminated brownfield sites are discussed in Section A.5, Hazards and Hazardous Materials.
- **LADWP – Type A Vegetation Management Areas and Zone I Areas** – As part of a Long Term Water Agreement between the County and the LADWP, vegetation communities were categorized into five management categories. Type A categories are described as non-groundwater-dependent areas and can be considered for renewable energy development. Section A.2, Biological Resources, ranks the LADWP Zone I Areas as Low Sensitivity Areas, which are appropriate for renewable energy from a biological resources perspective. See Section A.2 for the full discussion.
- **Owens Dry Lake** – Owens Dry Lake is located immediately south of the intersection of Highway 395 and State Route 136. In 2009, the LADWP Board announced they would pursue a solar demonstration project on a part of the dry lake bed. In March 2013, an Initial Study/Mitigated Negative Declaration (IS/MND) was completed and June 2013 the Owens Lake Solar Demonstration Project was approved by the Board of LADWP. According to the IS/MND, this project has been development to assist LADWP in determining the feasibility and economics of installing ground-mounted solar power systems on Owens Lake and to serve as a model for potential future solar energy generating systems on Owens Lake (LADWP, 2013b). The lease agreement between the SLC and LADWP was issued on December 2, 2013, which is the start date of the 20-year lease (SLC, 2013). It is expected that the LADWP will begin construction in 2014 and the demonstration period would last three to five years. In addition, the LADWP, along with a group of stakeholders, are currently in the process of developing the Owens Lake Master Plan, which will include opportunities for solar energy development (LADWP, 2013c)
- **Property Owner Requests** – During the 2011 REGPA process, several members of the public requested that the County include their property in the Renewable Energy General Plan Overlay. The requests came from property owners in Chicago Valley, Panamint, and Tecopa. In the community of Laws, various agencies also identified several areas as disturbed land and suggested that these properties be included in the overlay as well.
- **County Property** – The County owns land that surrounds the community of Darwin, which is located approximately 20 miles east of the Highway 395. During the 2011 REGPA process, this property was included as a viable site for renewable energy development as it is flat, currently unused, and located near local transmission lines.
- **Proposed and Potential Projects** – The following are proposed and potential projects that will be considered for inclusion in 2013 REDAs:
  - Northland Power, Independence LLC is currently waiting to begin an EIR to develop a 200-megawatt solar photovoltaic (PV) facility off Mazourka Canyon Road near Independence;
  - LADWP Southern Owens Valley Solar Ranch, a 200-megawatt facility to be located off Manzanar Reward Road, is currently in EIR review and comment period;
  - LADWP Solar Demonstration Project on the Owens Dry Lake, completed the CEQA process in June 2013;
  - Munro Valley Solar, LLC applied for a 4-megawatt solar PV project in Olancha, currently staff is working with them on a development agreement;

- Bright Source Energy, Hidden Hills, applied for a 500-megawatt Solar Thermal Power Plant project on approximately 3,500 acres in Charleston View, the County had come to an agreement with the applicant to address mitigation measures, but in April 2013 Bright Source suspended their application with the CEC and with the County in June 2013, the project is on hold indefinitely;
- Little Lakes North and South, a wind energy developer has erected meteorological towers to test for the viability of wind energy resources in the area;
- Coso Junction/Deep Rose a solar developer has expressed an interest in property located near the Deep Rose geothermal exploration area and near Coso Junction; and
- In Pearsonville, a solar developer has expressed an interest in property located on the east side of Highway-395 for solar development, no applications for a project have been submitted.

■ **Recently Completed Projects** – The following are recently completed projects that were included as criteria in the Background Report:

- The Big Pine School recently completed a solar rooftop parking structure;
- Inyo County is presently finishing a solar rooftop parking structure at the Annex building in Independence and a ground-mounted PV system has been completed at the jail;
- Xanterra's Furnace Creek Resort located in Death Valley installed a PV system that provides the electricity for all of its facilities, including the historic the Inn at Furnace Creek, the Ranch at Furnace Creek, Furnace Creek Golf Course, employee offices and housing; and
- Death Valley National Park Visitor Center installed a solar PV system for use at of all the park's facilities.

These are examples of renewable energy projects that have been approved by the County.

Desert Renewable Energy Conservation Plan

The Desert Renewable Energy Conservation Plan (DRECP) is a regional planning effort that is currently being prepared through a collaborative effort between the California Energy Commission, California Department of Fish and Game, the BLM, and the U.S. Fish and Wildlife Service. Inyo County is located at the northeast edge of the DRECP boundary, and the DRECP area covers 4,668 square miles of the county or roughly 46% of the land area. When the final DRECP is completed, it is expected to provide binding, long-term endangered species permit assurances while facilitating the review and approval of compatible renewable energy projects. Currently the DRECP is in review with seven alternatives being considered. The areas identified as appropriate for development by the DRECP may be included as part of the REGPA.

Compatible Land Uses

In addition to the criteria identified in the County's Background Report, renewable energy development may be collocated with the land uses discussed below. Components of renewable energy technologies can be incorporated into building and development design, thereby reducing the potential to disrupt existing land uses or change the land use character of an area and already receive expedited permitting under the Inyo County Code Title 21, Renewable Energy Ordinance.

Public Facilities and Institutional Uses. Development of renewable energy facilities with public and institutional uses (e.g., government buildings, schools, hospitals, etc.) would be a collocation opportunity, especially for solar PV projects, as public facilities tend to have large hard-scape surfaces.

As discussed under the Land Use Conflicts section below, the majority of land within the County consists of wilderness areas that are not open to development. However, as public lands make up more than 98 percent of the County's land, the County's economy is largely dependent on business and other activities taking place on such land. Therefore, renewable energy development similar to the completed projects discussed above, including the rooftop solar PV projects and the Death Valley National Park Visitor Center, are examples of opportunities to utilize public and institutional facilities.

Industrial. Both light industrial (e.g., water treatment and pumping facilities) and heavy industrial uses provide an opportunity for collocation of renewable energy facilities due to similar land uses and the potential for hardscape surfaces. For instance, electricity to pump water is expensive, so collocating with renewable generation to help with pumping needs is attractive to water treatment and pumping facilities.

As shown in Figure 5-1 there are several existing hydroelectric power generation facilities, particularly in the northwest side of the County surrounding Highway 395, along with geothermal resources. In addition to the renewable energy projects listed above, there are authorized and pending wind energy developments within the County on BLM lands. The Sierra Renewables project is an authorized wind testing site on 4,120 acres in Pearsonville, and the following are pending projects on BLM land:

- Little Lake South Renewables – Wind energy facility on 13,989 acres located along Highway 395 just south of the South Haiwee Reservoir;
- New Dimension Energy – Wind energy facility on 5,121 acres just east of the Coso Range Wilderness area and south of State Route 190;
- Ridgeline Power, LLC–Piper – Wind energy facility on 11,396 acres located in the northeast corner of the County (BLM, 2013).

Airport Uses. Within Inyo County there are seven public airports and six private airstrips. Of these airports, the County maintains four: Eastern Sierra Regional (in Bishop), Independence, Lone Pine and Shoshone (Inyo County, 2012). Figure A.7-2 shows the locations of the airports. Airports and air fields are potential locations that could support solar PV. However, the constraints associated with the collocation of solar facilities include issues of glint/glare from solar panels and the height of transmission lines near flight routes.

Airport Land Use Plans are state-mandated plans intended to ensure that new development around an airport does not result in conflicts with the normal operation of the airport. The Inyo County Airport Land Use Commission adopted a Policy Plan and Airport Comprehensive Land Use Plan (CLUP) in December 1991, which guides the orderly development of each public use airport in the County (Inyo County, 2012). Constraints regarding certain technologies and Federal Aviation Administration (FAA) regulations are discussed below.

Medium- to High- Density Residential. Depending on the type of renewable energy generation technology, facilities such as solar PV could be sited with residential communities, especially if they are planned for in the initial design of the development. Constraints on renewable energy development in residential areas are discussed below.

Low- to High-Density Commercial. Commercial facilities tend to have hardscape surfaces such as parking lots that could support solar PV. Commercial uses provide an opportunity for renewable energy siting, especially if incorporated into the initial planning and design of the commercial development.

Agriculture. The County General Plan notes that agriculture is important to the culture, heritage, and economy of Inyo County, and the General Plan encourages soil conservation for agriculture (Conservation and Open Space Element, Goal S-1).

Livestock production is the dominant agricultural activity in Inyo County. According to the Inyo–Mono County Farm Bureau,[7] the County's top five agricultural crops (by value) in 2011 were: alfalfa hay ($4,797,000), steers ($4,698,000), heifers ($3,718,000), honey ($2,828,000), and stockers/feeders ($2,342,000).[8]

Inyo County does not participate in the state's Williamson Act program, so there are no designated agricultural preserves, Williamson Act contracts, or Farmland Security Zone contracts in the County. Inyo County has also not been mapped by the California Department of Conservation's Farmland Mapping and Monitoring Program, so there is no officially-designated Important Farmland in the County. As shown on Figure A.7-2, 38,490 acres of land have been designated for agricultural use in the County's General Plan. Most of this acreage is in the Owens Valley for which some soil data was available at the time the 2001 General Plan was published.[9]

In the most recent USDA Census of Agriculture (2007),[10] there were 94 farms in Inyo County covering 292,552 acres. Sixty-five farms included irrigated land covering 32,530 acres. Only 43 farms included cropland, and cropland covered only 8,261 acres.

Depending on the type of renewable energy technology and allowable land uses, siting projects on agricultural land could result in a dual use of an already disturbed site and could be an opportunity for renewable energy development.

Land Use Opportunities

In addition to land uses that may be compatible with renewable energy development, identified above, some existing land uses provide opportunities for siting renewable energy.

Areas Adjacent to Existing Power Generation

Given the availability of existing transmission and transportation infrastructure and similar industrial land uses, collocation of renewable energy facilities with existing power generation facilities or adjacent to existing substations is considered an opportunity for development. Figure 5-1 shows existing energy development and transmission lines within the County. This map indicates the majority of the energy-related infrastructure is located along Highway 395. In particular, in the northwest areas of the County near the City of Bishop, there are several hydroelectric plants, and LADWP and Southern California Edison (SCE) substations. High-voltage LADWP and SCE transmission lines parallel Highway 395 from the north to the south end of the County. In addition, the northeast corner of the County, along State Route 168 is also notable for hydroelectric development, an LADWP transmission line, and a pending wind energy facility on BLM lands. Therefore, given the existing energy-related infrastructure, these areas along Highway 395 and State Route 168 areas provide opportunities for renewable energy development.

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7 http://www.cfbf.com/counties/?id=14

8 Steers, heifers, stockers, and feeders all refer to cattle. Steers are male cows used for beef production. Heifers are female cows that are used for milk production when they are young, and stockers and feeders are male or female cattle that are sold for beef production.

9 http://www.inyoplanning.org/general_plan/goals/ch8.pdf at Page 8-8

10 http://www.agcensus.usda.gov/Publications/2007/Full_Report/Volume_1,_Chapter_2_County_Level/California/st06_2_001_001.pdf

Accessible Land

The majority of existing energy-related development is concentrated on the west side of the County in areas along Highway 395. Continuing to focus potential renewable energy development along Highway 395 would reduce the need for transmission/distribution expansions and the construction of access roads. In addition, an SCE transmission line and substation are located near State Route 168 in the north-east corner of the County. There is also road access via Route 266 from the north and east. As shown in Figure A.7-1, this area is outside of the boundaries of national wilderness and recreation lands. The majority of this land is managed by the BLM, which depending on the BLM's land use designations, may be eligible for renewable energy development.

In the southeast corner of the County, a portion of Nevada's power grid is managed by CAISO. This presents the opportunity to establish CAISO connections in this area of the County to energy-generating facilities and transmission lines in Nevada.

Land Use Constraints

The 2011 REGPA identified the following exclusion criteria. Because of the sensitivity of the areas, they should continue to be used in the 2013 REDA development:

- **Areas of Critical Environmental Concern (ACEC)** – ACECs are areas designated by the BLM and are defined as having more than locally significant qualities which give it special worth, consequence, meaning, distinctiveness, or cause for concern. There are about 20 identified ACECs in Inyo County. Figure 7-1 shows the ACECs throughout the County.
- **Desert Wildlife Management Areas (DWMA)** – DWMAs are areas designated by the BLM which are established to protect sensitive species. The Mojave Ground Squirrel Management Area is located in the southwest section of the County. Figure 7-1 shows the location of this DWMA in Inyo County.
- **Wilderness Areas** – The following four federal agencies administer wilderness areas: the U.S. Forest Service, National Park Services, BLM, and U.S. Fish and Wildlife Service. Approximately 61 percent of Inyo County is designated as Wilderness Area. Figure 8-1 shows the location of the Wilderness Areas in Inyo County.
- **Sensitive Species** – The County's Background Report discusses the areas where federal- and State-listed special-status species occur, which were excluded from the REDAs. Section A.2, Biological Resources, also discusses special-status species and provides figures (Figures A.2-2 through A.2-3) identifying the most biologically sensitive areas within the County. Refer to Section A.2 for a detailed discussion regarding the biological opportunities and constraints.
- **Military Interests** – During the 2011 REGPA planning efforts, staff from the China Lake NAWS, alerted planning staff to their desire to keep the base out of the Renewable Energy Overlay Areas. They also informed staff that wind turbines have a disruptive effect on the radar systems that their test pilots rely on for flying aircraft and the heat from solar thermal power plants can also have a negative effect on the safety of military test pilots. Due to these factors, staff took China Lake NAWS out of the Renewable Energy Overlay Areas and made note of height limitations for wind energy systems and solar thermal facilities. Map 20 of the County's Background Report shows the China Lake and Military Operations Overlay.
- **Tribal Land** – The following are the five Tribes in Inyo County with Tribal land: Bishop Paiute Tribe, Big Pine Band of Owens Valley, Fort Independence Community of Paiute, Lone Pine Paiute-Shoshone, and the Timbisha Shoshone. All of the Tribal land is governed by the tribes and the County has no jurisdic-

tion over it. Any renewable energy development that may occur on tribal land will be at the tribes' discretion. As in the 2011 REGPA work, if a tribe wants to have their land included in the 2013 REDAs, they may do so. Otherwise, all tribal land will be left out of the REDAs. Map 1 shows the land ownership Inyo County, including Tribal lands.

- **Cultural and Historic Resources** – Inyo County has an abundance of cultural and historic resources from Native American tribes and early Euro-American settlements. As such, the County's General Plan presently includes policies designed to protect its cultural and historic resources. See Section A.3 for a discussion regarding cultural resources.
- **Scenic Resources** – The USFS has a program designed to preserve air quality in areas with scenic, recreational, historic or natural value. This program, called the Prevention of Significant Deterioration, has an area identified along the western edge of Inyo County in the John Muir Wilderness. There are also several scenic byway designations from BLM and the State of California. These designations were created to help people find the best roads for auto touring and to encourage the preservation of these scenic resources. During the 2011 REGPA process, County staff also eliminated everything west of Highway- 395 and north of the Boulder Creek area (south of Lone Pine) from the overlay areas due to public comment regarding the view shed to the Sierra. See Section A.2 regarding aesthetic resources.

Existing Land Uses

Land use constraints associated with renewable energy development primarily arise due to conflicts with existing land uses and due to policy, regulatory, and zoning restrictions, as described below.

Change to Land Use Character – Rural, Open Space, and Agriculture Uses. Much of the County land use designations are Natural Resources (NR), Agriculture (A), and Open Space and Recreation (OSR) and it is a priority of the County to preserve and protect these natural and agricultural resources. In addition, one of the County's primary concerns is to maintain the rural character associated with the communities within the County, and development of renewable energy facilities could change the character of the area to a more intense land use or result in land use incompatibilities.

Section A.2 (Biological Resources) discusses renewable energy development on biologically sensitive lands, including the potential for careful development of renewable energy in appropriate areas.

Incompatible Existing Use. Portions of the BLM-administered land is currently being used for non-renewable energy uses that may not be compatible with renewable energy facilities. BLM grazing allotments overlap with some of the 2011 overlay areas. Grazing allotments may be compatible with wind energy but are unlikely to be compatible with solar energy as currently designed.

Property Taxes. The development of renewable energy facilities may result in the loss of tax revenue on private County land. Refer to Section A.9, Socioeconomic Factors, for a discussion of the potential socio-economic opportunities and constraints.

Sensitive Receptors – Residential Uses. Areas with medium to high concentration of residences or other sensitive receptors would be sensitive to impacts of renewable energy development based on the type of technology. During the construction period, temporary impacts may include increased noise levels, restricted access to surrounding properties, a change in the scenery, and increased traffic. During the operation period, permanent impacts may include visual changes in the surrounding environment, which may result in a change in the overall character of a community. In addition, issues associated with public health and safety and property value concerns could cause community opposition to a project.

Zoning, Regulatory and Policy Constraints

Agency Land Ownership. Over 60 percent of the land in the County is wilderness, much located in Death Valley National Park. Wilderness lands are not open to exploration or development of resources. Approximately 12 percent of the land in the County is National Forest. The remainder of the federal land in the County is managed by the BLM for multiple uses. Three percent of the land in the County is owned by the LADWP, which manages those lands for water supply infrastructure, as well as watershed management. LADWP's Owens Valley Watershed Management Program emphasizes land management that prevents soil erosion and promotes vegetation cover, protects water quality, and minimizes water losses (LADWP, 2013d). Altogether, the combined land use restrictions set forth by these agencies will limit the potential for renewable energy development throughout the majority of the County although the LADWP has targeted portions of its land for renewable energy development.

Regulation of Small Wind Energy Conversion Systems. Chapter 18.79 of the County's Zoning Ordinance includes the Regulation of Small Wind Energy Conversion Systems. The purpose of this chapter is to provide a uniform, comprehensive set of standards and procedures for the placement of noncommercial small wind energy conversion systems and temporary meteorological towers. A conditional use permit is required to construct and operate such facilities, and they are to be used for the production of electricity to be used on-site, as a means of supplementing electrical power supplied by more traditional sources, such as utility companies.

Ordinance No. 1158 to Encourage and Regulate Development of Renewable Energy Resources. Ordinance No. 1158 results in the following changes to the Inyo County Code: adds Title 21, Renewable Energy Development; Amends Title 2, Section 2.40.070; and adds to Section 20.08.120 to Title 20. The purpose of this ordinance is to support, encourage and regulate the development of solar and wind resources for the generation and transmission of clean, renewable electric energy. As stated in the General Provisions, development of any renewable energy facility requires a renewable energy permit from the County Planning Commission. Any exemptions from this provision would require a renewable energy impact determination from the County Planning Commission. The ordinance sets forth the minimum requirements necessary for a permit such as mitigation measures, development standards, and financial assurances.

FAA Regulations. As discussed above, the siting of renewable energy facilities within the County's Airport CLUP would collocate compatible industrial land uses and existing infrastructure. However, FAA regulations will the limit use of certain renewable technologies in close proximity to airports due to the potential for safety hazards, such as glint/glare from solar panels and the height of wind turbines and electrical infrastructure.

A.8 Mineral Resources

Mineral resources provide both an opportunity and a constraint for renewable energy siting. While siting of renewable energy on active or potential future mine sites must be done carefully to avoid interference with active operations, renewable energy can coincide with mining operations or be a profitable reuse option for former sites.

The EPA is encouraging renewable energy development on current or former mine sites when such development would be aligned with the community's vision of the site. The EPA RE-Powering America's Land website provides tools for identifying potential renewable energy development on mining sites. The EPA also has an Abandoned Mine Lands Team that provides communities with technical support and resources to explore innovative reuse opportunities on former mine lands. As part of the RE-Powering project, the EPA identifies several examples of renewable energy projects on mines including:

- renewable energy projects on active mines where the project is sited on a portion of the tailings area;
- renewable energy projects developed on former mine sites with the goal of powering or partially powering the site cleanup and remediation activities; and
- renewable energy projects developed on former mine sites as a commercial venture (EPA, 2012).

Opportunities

As illustrated in Figure A.8-1, many existing mines would potentially provide opportunities for development of renewable energy either in conjunction with the active running of the mine or as a potential part of remediation of the mine site. The majority of mining sites are located in the central parts of the County and would need careful technical review prior to development of renewable energy. As highlighted in Section A.5, Hazards and Hazardous Materials, the EPA has an existing program to help direct renewable energy development to contaminated sites, including mines.

Constraints

While mines provide opportunities for the development of renewable energy, they also provide potential constraints. Through the combining designation, County policy specifically protects mineral resources, and prior to the use of such areas for renewable energy the developer would need to determine that its project would not hinder continued operation of existing or potential future mines.

A.9 Socioeconomic Factors

Inyo County Socioeconomic Baseline

Demographics. Table A.9-1 identifies current and projected population growth within Inyo County. In 2010 the unincorporated portions of the County comprised 79.1% of the total population. It is assumed a similar ratio between incorporated and unincorporated population currently exists. Projected growth of the entire County is expected to be greatest between the years 2030 and 2040.

Table A.9-1. Population Profile and Projections for Inyo County

Area	2010 Population	2020 Projected	2030 Projected	2040 Projected	2050 Projected	2060 Projected
Inyo County	18,528	19,350 (+4.4%)	20,428 (+5.6%)	22,009 (+7.7%)	23,053 (+4.7%)	23,921 (+3.8%)
Bishop (Incorporated)	3,879	—	—	—	—	—
Balance of County (Unincorporated)	14,649	—	—	—	—	—

— = Data unavailable
Source: DOF, 2013a and 2013b

Economic and Employment Trends. Table A.9-2 summarizes civilian workforce occupations and industry types in Inyo County. The County's employment is primarily a business, sales, and services. Health services and educational facilities, retail, and recreational/tourism are major industries within the County economy. The small size of the County's communities, scattered along the mountains of the Sierra Nevada range, provides a wide variety of ecologies to support many kinds of tourist-based businesses.

Table A.9-2. Inyo County Employment and Industry – 2012

Industry	Percent of Workers/Industry
Total Workforce	9,401
Total Unemployed	668 (7.1%)
Occupation	
Management, business, science, and arts	2,593 (29.7%)
Service	1,940 (22.2%)
Sales and office occupations	2,483 (28.4%)
Natural resources, construction, and maintenance	930 (10.6%)
Production, transportation, and material moving	791 (9.1%)
Industry	
Agriculture, forestry, fishing, hunting, and mining	1.5%
Construction	8.2%
Manufacturing	4.3%
Wholesale trade	1.4%
Retail trade	14.8%
Transportation, warehousing, and utilities	8.6%
Information	0.8%
Finance, insurance, real estate, and rental and leasing	2.9%
Professional, scientific, management, administrative, and waste management services	3.7%
Educational, health, and social services	20.2%

Table A.9-2. Inyo County Employment and Industry – 2012

Industry	Percent of Workers/Industry
Arts, entertainment, recreation, accommodation, and food services	18.4%
Other services (except public administration)	4.7%
Public administration	10.6%

Source: U.S. Census, 2013

Table A.9-3 summarizes the employment projections between 2008 and 2018 by industry type within the Eastern Sierra Region, which includes Inyo, Alpine, and Mono Counties. Employment growth projections supply a good indicator for overall projected development of the County. The areas of largest growth are expected to be with private household workers and those in the educational services, health care, and social assistance industries. Additionally, the projections indicate a high number of workers in the hospitality and retail trades.

Table A.9-3. Industry Employment Projections for 2008-2018, Eastern Sierra Region

	Annual Average Employment		Employment Change	
Industry Title	**2008**	**2018**	**Numerical**	**Percent**
Self-Employment	1,440	1,490	50	3.5
Private Household Workers	90	130	40	44.4
Total Farm	70	70	0	0
Mining and Logging	30	30	0	0
Construction	750	730	–20	–2.7
Manufacturing	350	380	30	8.6
Wholesale Trade	100	120	20	20.0
Retail Trade	1,720	1,830	110	6.4
Transportation, Warehousing, and Utilities	300	330	30	10.0
Information	150	130	–20	–13.3
Financial Activities	530	570	40	7.5
Professional and Business Services	600	690	90	15.0
Educational Services, Health Care, and Social Assistance	480	610	130	27.1
Leisure and Hospitality	5,150	5,420	270	5.2
Other Services	440	450	10	2.3
Total Non-Government Employment	**12,200**	**12,980**	**780**	**6.4**
Federal Government	570	610	40	7.0
State Government	580	630	50	8.6
Local Government	3,940	4,450	510	12.9
Total Government Employment	**5,090**	**5,690**	**600**	**11.8**

Source: EDD, 2013

Inyo County Revenues. Table A.9-4 identifies the financing sources for Inyo County, as proposed for the fiscal year (FY) 2012-2013. As shown, revenues from other government agencies and local taxation are the largest County funding sources, while licenses and permits accounts for slightly less than 1% of the County's annual revenue.

Table A.9-4. Government Revenue for Inyo County Proposed Budget FY 2012-2013

Revenue	Amount	Percent
Aid From Other Government Agencies	$22,941,703	49.53
Taxes –- Property	10,755,226	23.22
Charges for Current Services	5,664,789	12.23
Taxes – Other	2,811,551	6.07
Other Revenue	1,315,454	2.84
Fines and Forfeitures	1,269,135	2.74
Taxes – Sales	875,425	1.89
Licenses and Permits	430,764	0.93
Use of Money and Property	250,121	0.54
Total Revenue	***$46,318,803***	***100.00***

Source: Inyo County, 2013

Potential Opportunities

Future renewable energy project development would directly and indirectly result in socioeconomic (employment, etc.) and fiscal (tax and other County revenue) opportunities. For the purposes of this analysis, the following discussion focuses on the opportunities and constraints created by existing Inyo County policies and local incentives for renewable energy installations.

Fiscal Opportunities. Fiscal opportunities for future renewable development within the County are mostly limited to incentives and programs designed to promote the development of alternative energy for both large- and small-scale projects. The County has taken actions to make renewable energy development as easy as possible. The County General Plan Economic Element currently includes no policies that directly support the streamlining of, or create financial incentives for, renewable energy development. However, the General Plan is currently being updated and would include policies related to renewable energy development. The 2011 REGPA included the following draft General Plan Economic Development policy regarding renewable energy projects:

> *Policy ED-4.4 (Renewable Energy Development Beneficial to the Local Economy)* – Renewable energy development shall provide means to offset costs to the County and lost economic development potential. If potential economic impacts from renewable energy development are identified by the County, commensurate mitigation and/or offsets shall be required.

Similar policy language may be included in the current REGPA.

The following identifies the applicable portion of Inyo County Code Title 21 (Renewable Energy Development) that relates to economic development of renewable energy projects:

- *Chapter 21.04 TITLE, AUTHORITY AND Purpose:*

  21.04.020 Authority. Article XI, Section 7 of the California Constitution empowers Inyo County to make and enforce within its limits all local, police, sanitary and other ordinances and regulations not in conflict with general laws. The county's police powers extend to all lands within the County. The police powers of Inyo County include:

  A. Protection of the environment of Inyo County, including biological and other natural resources, aesthetics, recreational attractiveness and availability, traditional social activities and values of the citizens of the county, housing, public services, utilities, and economic potential within the County.

Inyo County participated in the Southwest Solar Transformation Initiative (SSTI). The SSTI is part of the U.S. Department of Energy's Rooftop Solar Challenge and received funding to help "streamline and standardize permitting, zoning, metering and connection processes — and improve finance options for residential and commercial rooftop solar systems." The idea behind the SSTI work is to get as much solar energy generation as possible on already built areas. There are also two financial institutions that include Inyo County in their service territory that also have loan programs for both energy reduction projects and small scale renewable energy development: Umpqua Bank (Green Streets Lending Program) and Matadors Community Credit Union.

Socioeconomic Opportunities. Renewable energy development has played a role in the County's economy, with the Coso Geothermal Power Plant and several hydroelectric generating facilities operating within the County. Additional renewable energy development has the potential to add to the County's economic base. With both solar and wind facilities, an initial boost to the local economy can happen during construction in the form of an increase in the labor force that requires goods and services, land sales and the use of local materials. In the long term, it can provide higher property and sales tax revenues; the continued use of local materials; and the provision of long-term jobs (more so with wind than solar) that can, in turn, cause a permanent increase in the procurement of local goods and services. The property tax exclusion for certain types of solar energy systems is set to expire in December 31, 2016 and the County could work with developers to establish a fee for the services required by larger renewable development. While Inyo County has a small construction and utilities workforce (refer to Table A.9-3), jobs in the renewable energy industry are expected to be in greater demand as the industry grows. Local opportunities for renewable energy career training are available to the Inyo County workforce at Cerro Coso Community College and the Kern Community College District.

Renewable energy opportunities within Inyo County also relate to future population and industry growth. These socioeconomic factors influence overall demand for electricity, which directly relates to future renewable energy project development with the County. These socioeconomic factors also influence the potential for small-scale renewable installations, as certain facilities and industries are better suited for siting renewable facilities and have a greater demand for the electricity generated. The continued population and economic growth projected for the County would result in continued electricity demand. This continued growth indicates that electricity demand will continue to rise.

As shown in Tables A.9-2 and A.9-3, the County has significant opportunity for development of retail and hospitality small-scale renewable installations, as well as large-scale utility installations. Retail and hospitality facilities offer opportunity for siting DG. Additionally, the County shows strong growth expectations in institutional uses. This growth also provides opportunity as these facilities often offer expanses of disturbed or previously disturbed land and the incentive to offset electricity costs. While existing and overall population and industry growth within Inyo County is small, opportunities within the County to develop larger scale renewable facilities always exist. A discussion of energy demand within the County is provided in Section 5.1, Energy Demand.

Potential Constraints

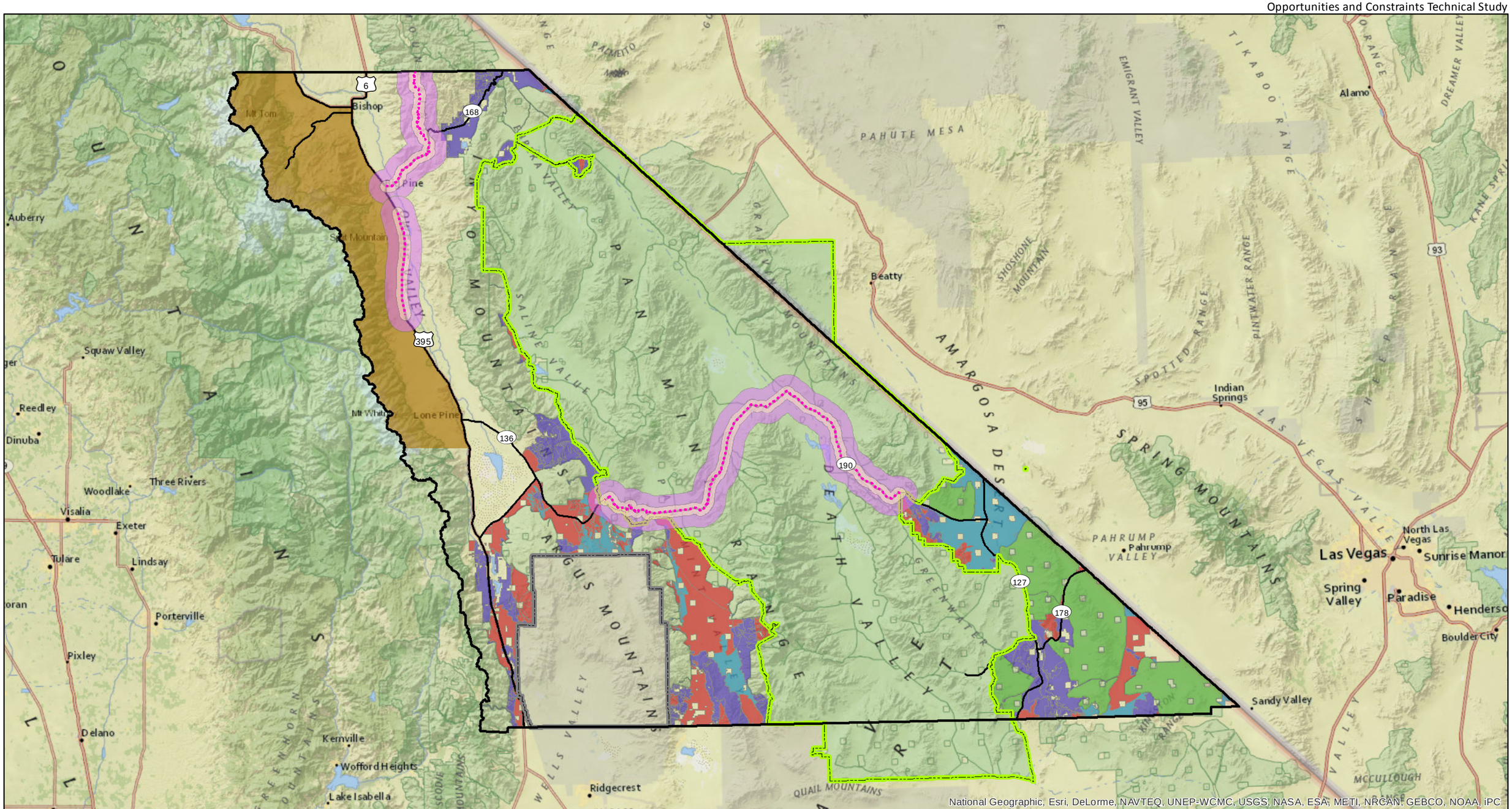
Fiscal constraints are primarily related to Inyo County's ability to provide direct funding assistance and other direct financial incentives to renewable developers. Furthermore, providing local tax based incentives could result in the loss of revenue, but would depend on how direct and indirect spending in the County would offset such a loss. While licenses and permits account for less than 1% of the County's annual revenue, federal and State aid supply the County with the majority of revenue. Should the County seek federal or State aid to fund renewable energy project loans or other financial offset pro-

grams, this would further increase the County's reliability on federal and State aid as a budget tool. Property taxes account for 23% of the County's annual revenue. Developing County-level programs and incentives that would reduce or exempt property taxation to renewable energy developments could decrease this revenue stream. This potential impact/constraint related to lost tax revenue has been addressed in the proposed 2011 REGPA draft Policy ED-4.4 (discussed above).

One potential socioeconomic consideration for renewable energy development in Inyo County is that only a small local construction and skilled workforce is available. As shown in Table A.9-3, the overall construction workforce is expected to decrease (although not considerably). In contrast, the County has a strong hospitality industry to attract workers who may temporarily relocate to the area for construction of large-scale renewable energy projects. The single significant constraint related to socioeconomics is the small population of the County, which is problematic for encouraging rooftop and other small-scale net-metering installations.

Appendix A Figures

Figure A.1-1 Aesthetic Resources
Figure A.2-1 Critical Habitat
Figure A.2-2 Special Status Species
Figure A.2-3 Vegetation
Figure A.2-4 Sensitive Habitats
Figure A.2-5 Migration and Wildlife Movement
Figure A.2-6 Other Biological Considerations
Figure A.2-7 Biological Resources Sensitivity Rankings
Figure A.3-1 Prehistoric Sensitivity
Figure A.3-2 Prehistoric Sensitivity
Figure A.3-3 Historic and Built-Environment Sensitivity
Figure A.4-1 Geologic Resources
Figure A.5-1 Hazardous Materials Locations
Figure A.6-1 Groundwater Basins
Figure A.6-2 Hydrological and Water Resources
Figure A.6-3 FEMA Flood Hazard Zones
Figure A.7-1 Land Ownership
Figure A.7-2 General Plan Land Use Designations
Figure A.8-1 Mineral Resources



Aspen Environmental Group

0 10 20 Miles

Source: Inyo County, 2013; Aspen, 2013

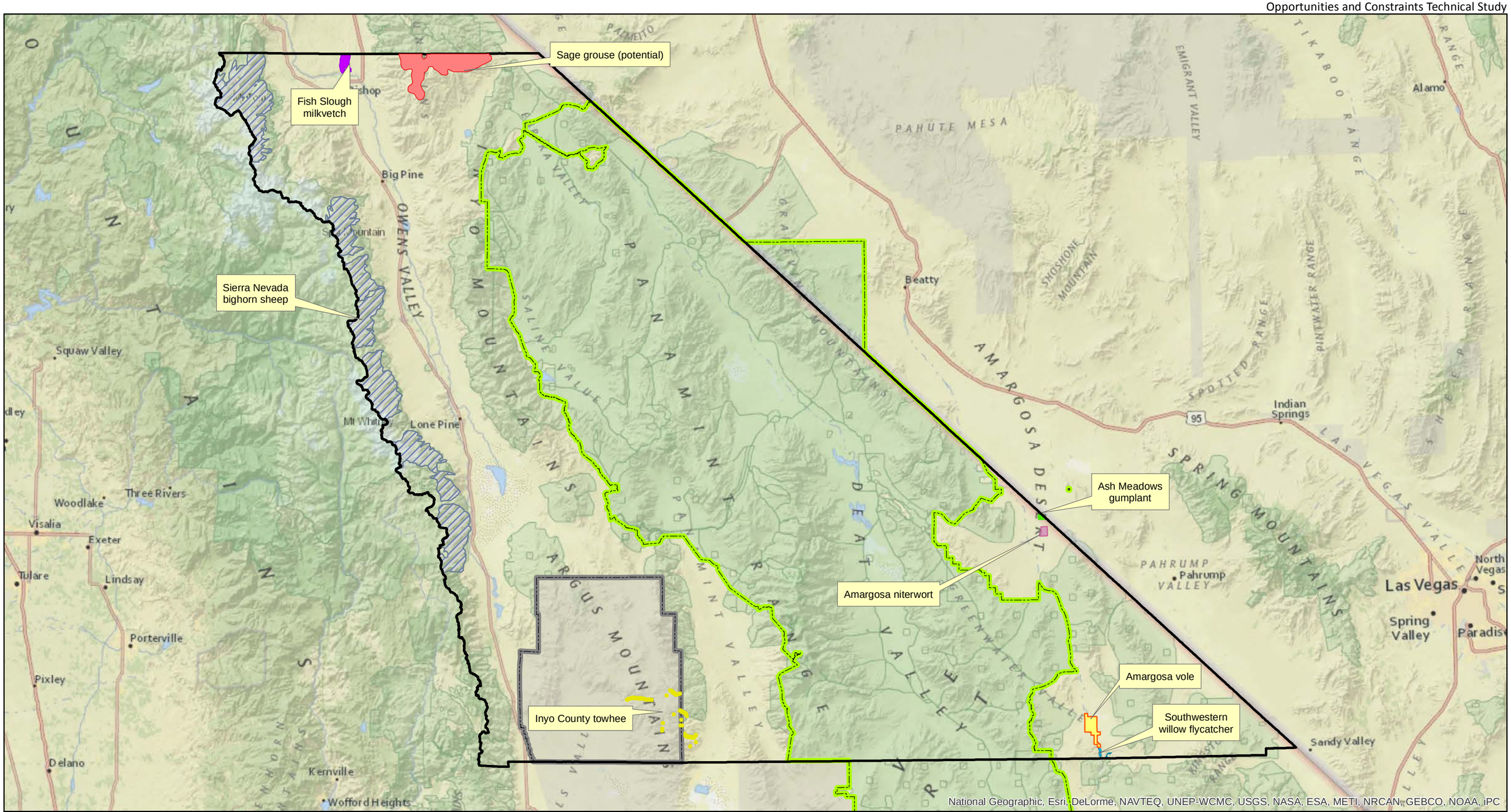
- California State Scenic Highway
- Other Highway
- Designated Scenic Highway - Foreground
- Designated Scenic Highway - Middleground
- Scenic Area West of Hwy 395
- U.S. Navy - China Lake
- Death Valley National Park
- Inyo County Boundary

BLM Visual Resources Inventory Class Code

- VRI Class I
- VRI Class II
- VRI Class III
- VRI Class IV

Figure A.1-1

Inyo County
Aesthetic Resources



Aspen Environmental Group

0 10 20 Miles

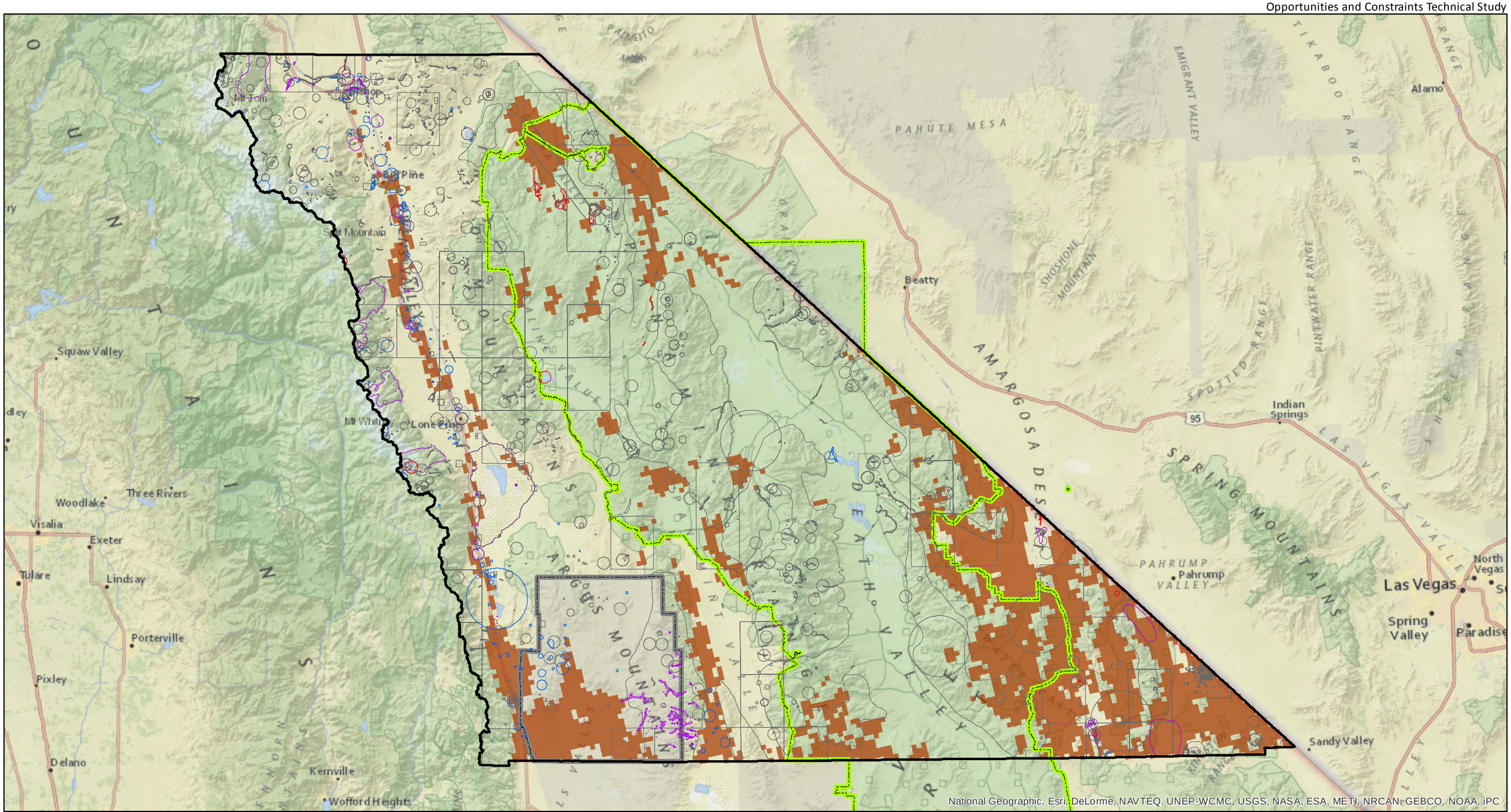
Source: U.S. Fish and Wildlife Service, 2013; Inyo County, 2013

- Sage grouse (potential)
- Amargosa Niterwort
- Amargosa Vole
- Ash Meadows gumplant
- Fish Slough milkvetch
- Inyo California Towhee
- Sierra Nevada Bighorn Sheep
- Southwestern willow flycatcher
- U.S. Navy - China Lake
- Death Valley National Park
- Inyo County Boundary

Figure A.2-1

Inyo County Critical Habitat

Please note, the Inyo California Towhee is being considered for delisting.



Aspen Environmental Group

0 10 20 Miles

Special-Status Species Occurrences by Listing (CNDDB, 2013)

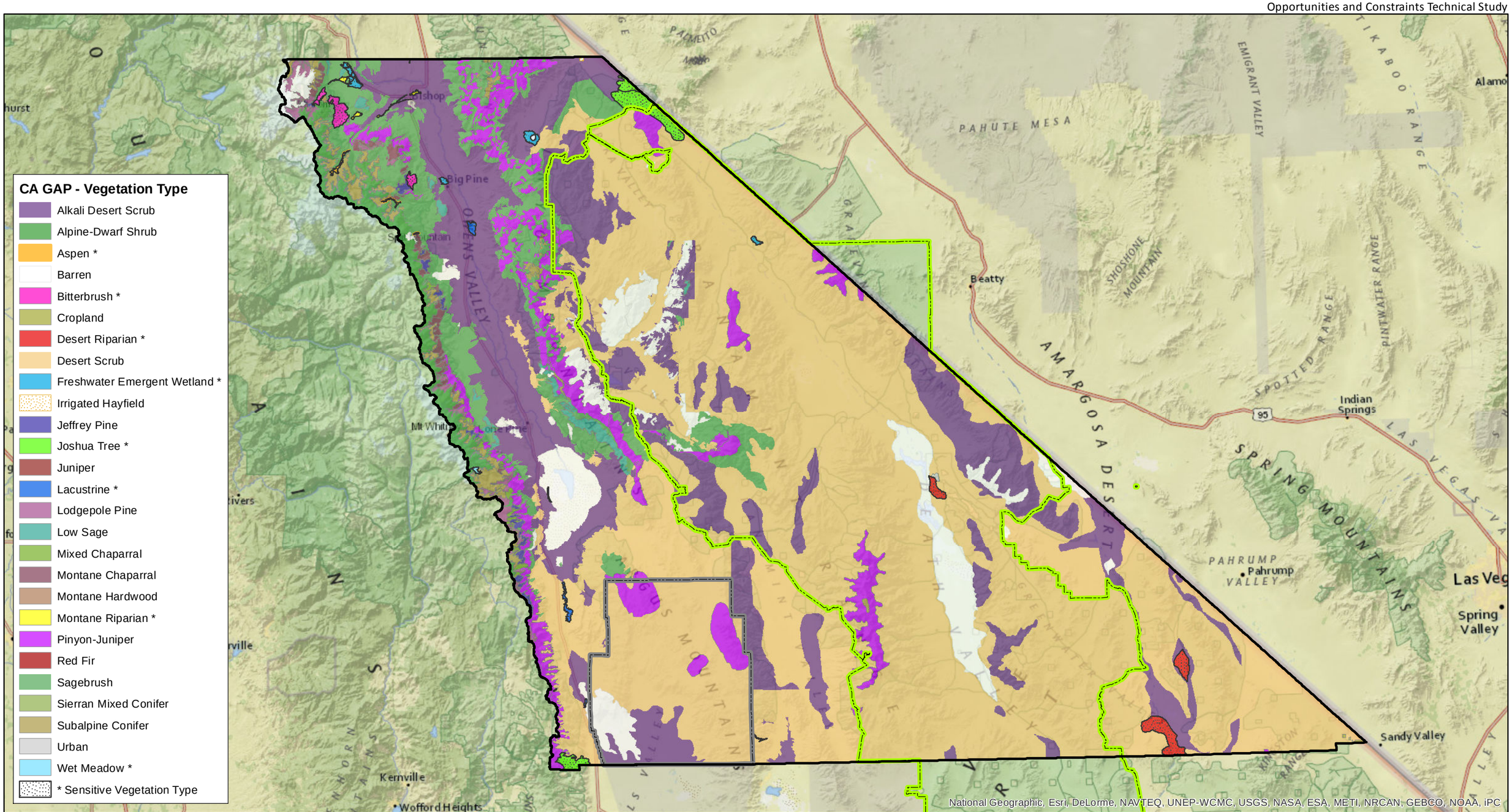
- Federal and State
- Federal
- State
- Other Special-Status Species

- U.S. Navy - China Lake
- Death Valley National Park
- Modeled Desert Tortoise Habitat with 0.6 - 1.0 Suitability Value
- Inyo County Boundary

Source: CDFG, 2013; USGS, 2009; Inyo County, 2013

Figure A.2-2

Inyo County
Special-Status Species



Aspen Environmental Group

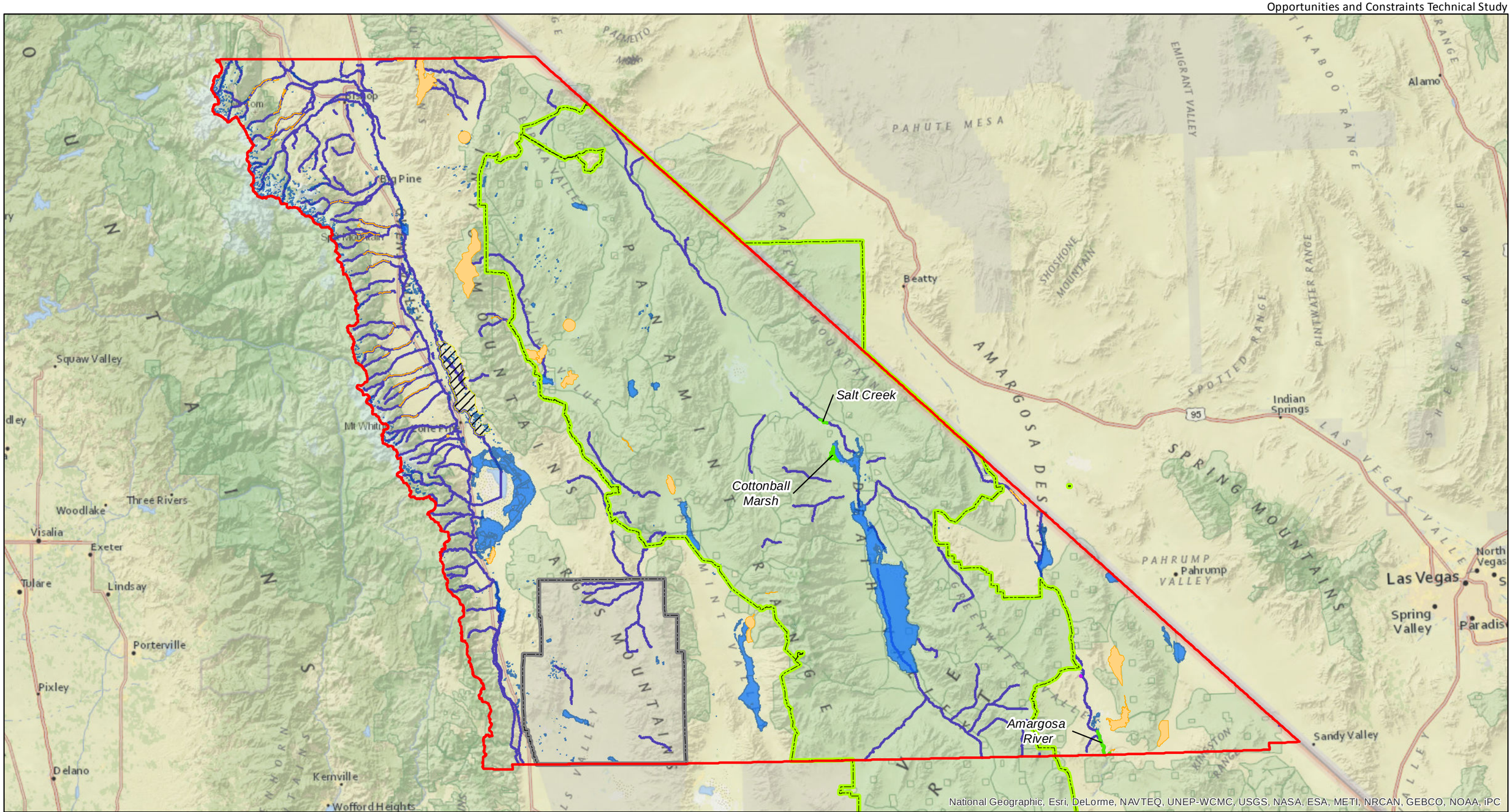
0 10 20 Miles

Source: UCSB, 1996; Inyo County, 2013

U.S. Navy - China Lake
Death Valley National Park
Inyo County Boundary

Figure A.2-3

Inyo County Vegetation



Aspen Environmental Group

0 10 20 Miles

Source: CDFW, 2013; Inyo County, 2013; USGS, 2013

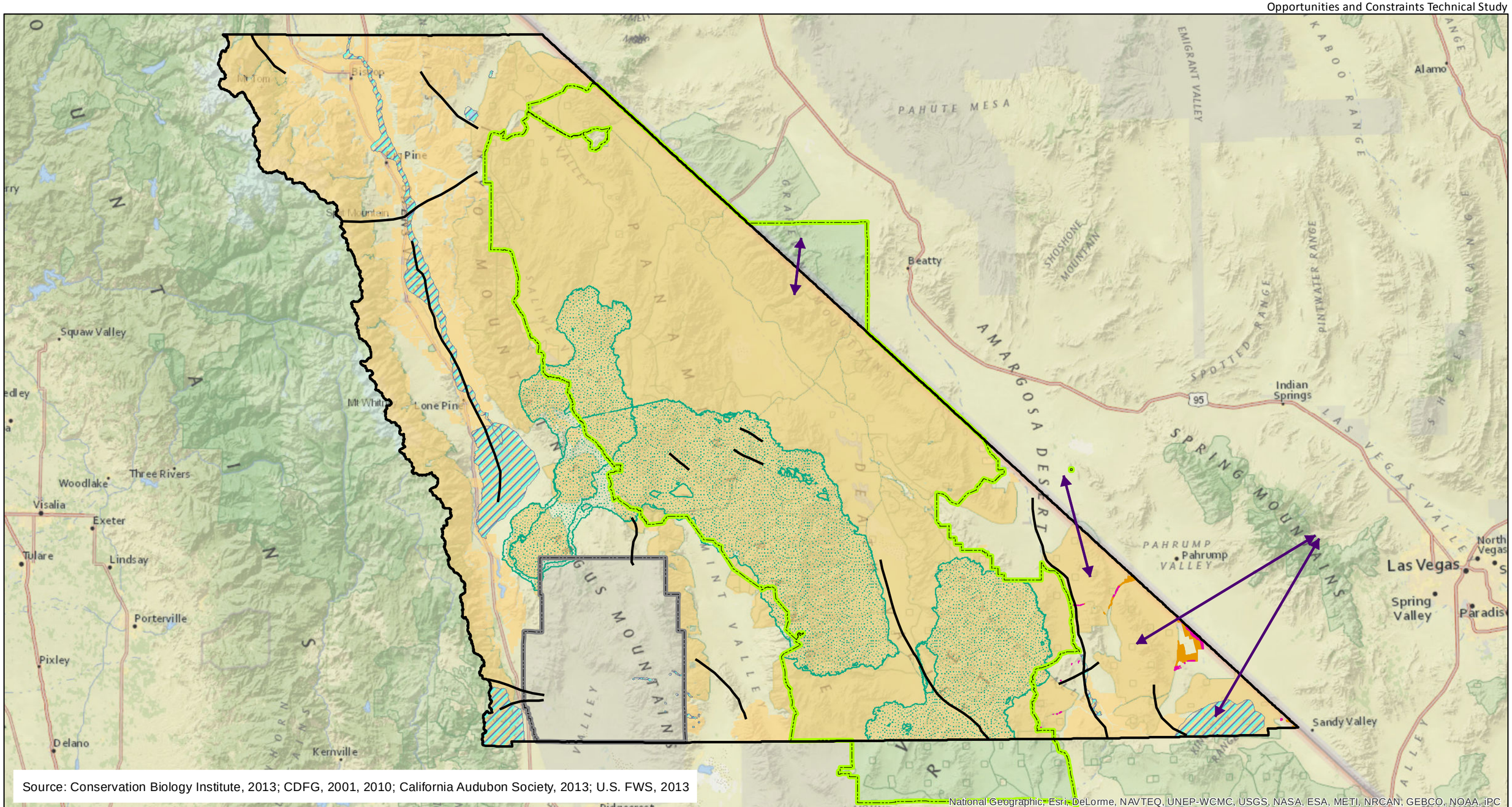
Named River/Stream
Waterbody
LADWP - Zone 1

Sensitive Community (CNDDB 2013)
Terrestrial
Aquatic
Notable Sensitive Habitat

U.S. Navy - China Lake
Death Valley National Park
Inyo County Boundary

Figure A.2-4

Inyo County
Sensitive Habitats



Aspen Environmental Group

0 10 20 Miles

CEHC Interstae Connections
Missing Linkages in California's Landscape

Desert Tortoise Connectivity Areas (FWS)
Priority 1
Priority 2

DRECP Connectivity Linkages

Current Condition of Connectivity Linkages (DRECP)
Value
High : 1
Low : -1

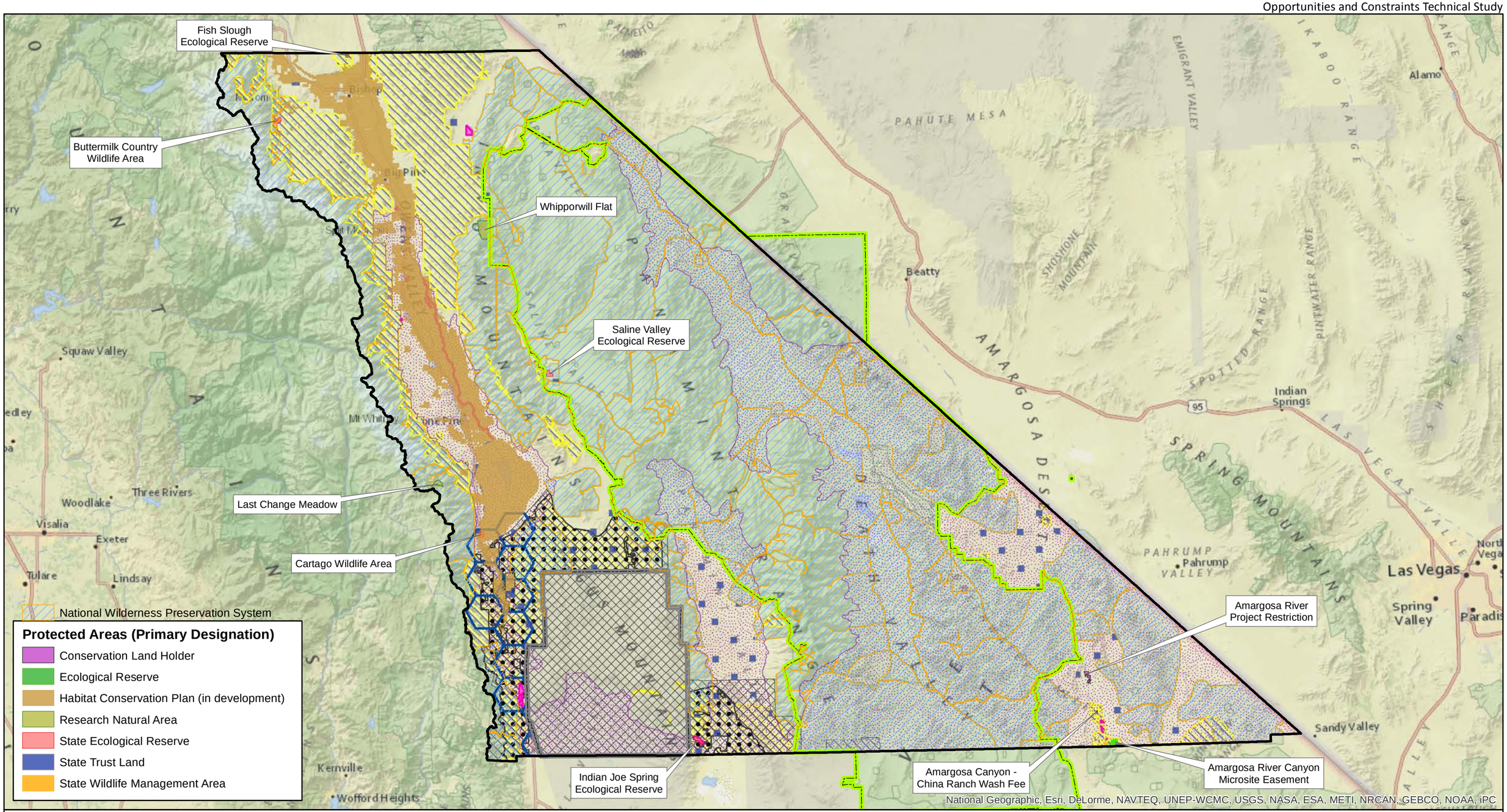
Important Bird Area
Essential Connectivity Area
CEHC Natural Landscape Blocks

U.S. Navy - China Lake
Death Valley National Park
Inyo County Boundary

Figure A.2-5

Inyo County
Migration and Wildlife Movement

Some of these studies are ongoing and may not have been peer reviewed and/or officially adopted or are not recognized by the County. They are included here for planning purposes only.



Aspen Environmental Group

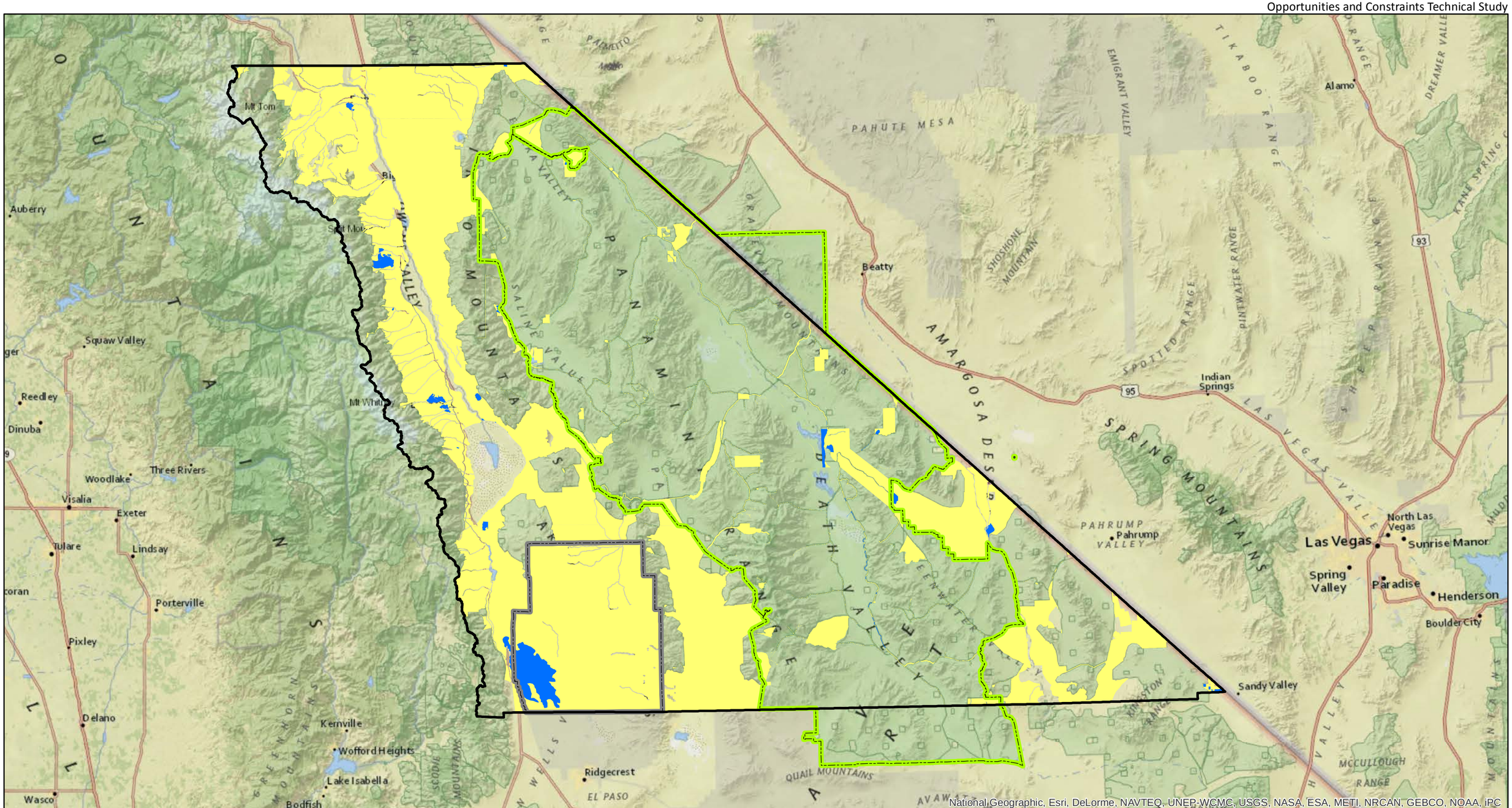
0 10 20 Miles

Conservation Easement (NCED 2012)
Wildlife Conservation Board (WCB) Approved Projects
IMS Mitigation Target Areas - 2010
National Wilderness Preservation System
Mohave Ground Squirrel Management Area
Environmental Yellow Area (RETI)
DRECP Boundary (Pending)
West Mojave Plan Boundary (Adopted on BLM Lands, Pending Elsewhere)
U.S. Navy - China Lake
Death Valley National Park
Inyo County Boundary

Source: RETI, 2009; NCED, 2012; USFWS, 2013; Inyo County, 2013

Figure A.2-6

Inyo County
Other Biological Considerations



Aspen Environmental Group

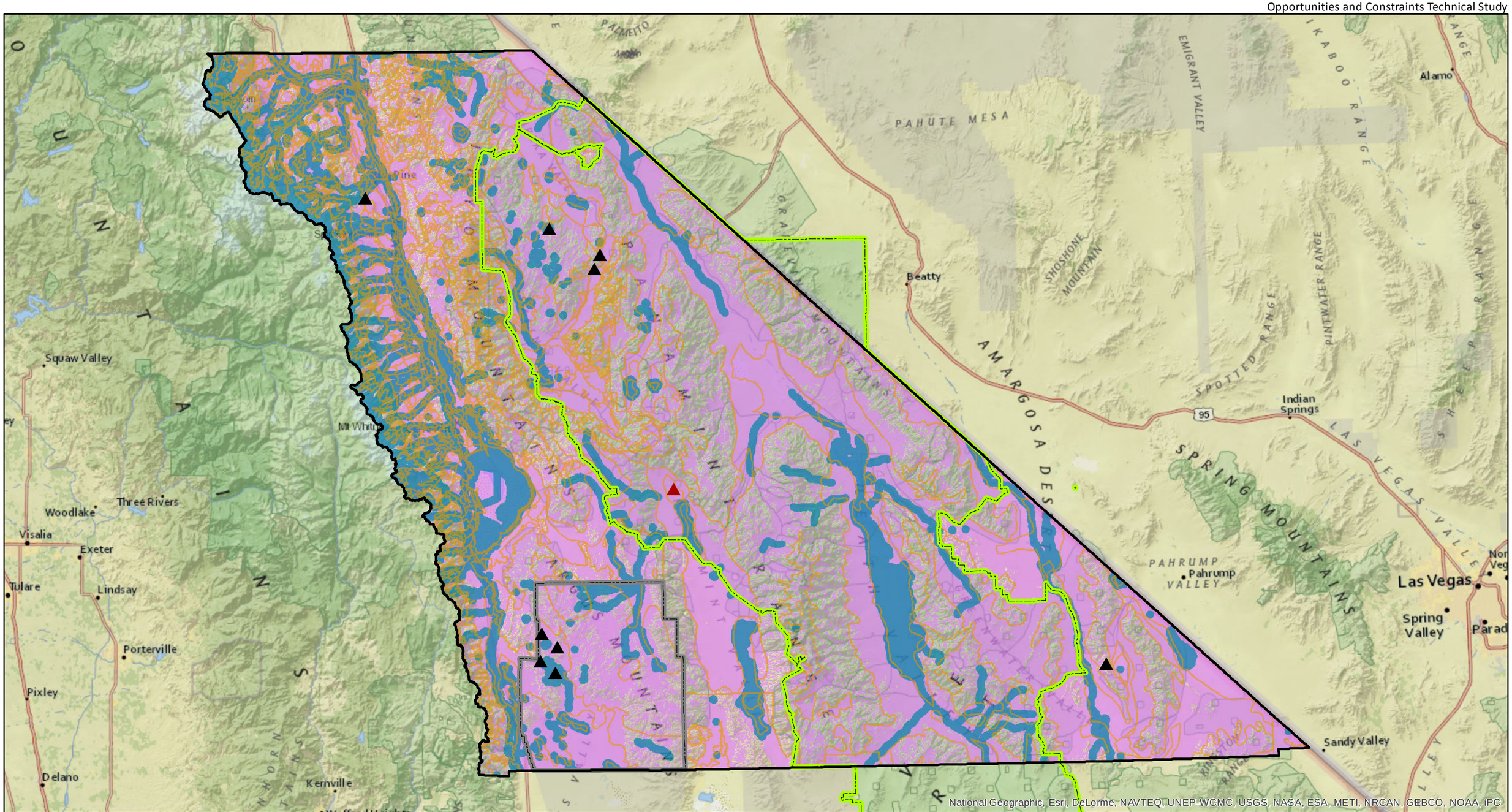
0 10 20 Miles

Least Constrained (56,396 ac)
Moderately Constrained (2,142,050 ac)

U.S. Navy - China Lake
Death Valley National Park
Inyo County Boundary

Figure A.2-7

Biological Resources Sensitivity Rankings



Aspen Environmental Group

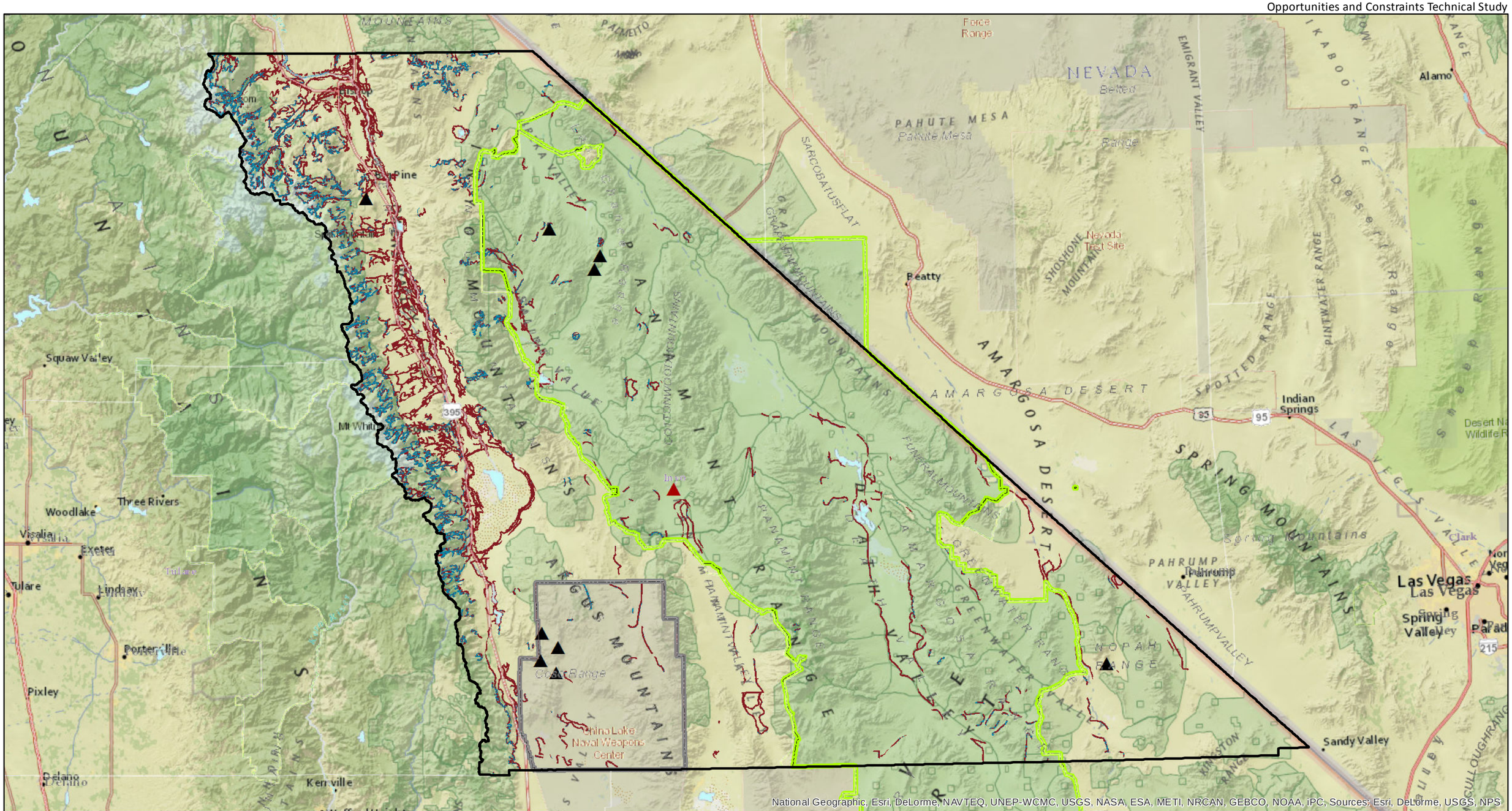
0 10 20 Miles

Obsidian Source
Fine-grained Volcanic Source
200m Buffer Along Ecotone
1000m Buffer Around Named Streams and Waterbodies
Area with 15% slope or less
U.S. Navy - China Lake
Death Valley National Park
Inyo County Boundary

Source: UCSB 2002; USGS 2011, Northwest Research Obsidian Studies Laboratory, 2011, Inyo County 2013

Figure A.3-1

Inyo County
Prehistoric Sensitivity



Aspen Environmental Group

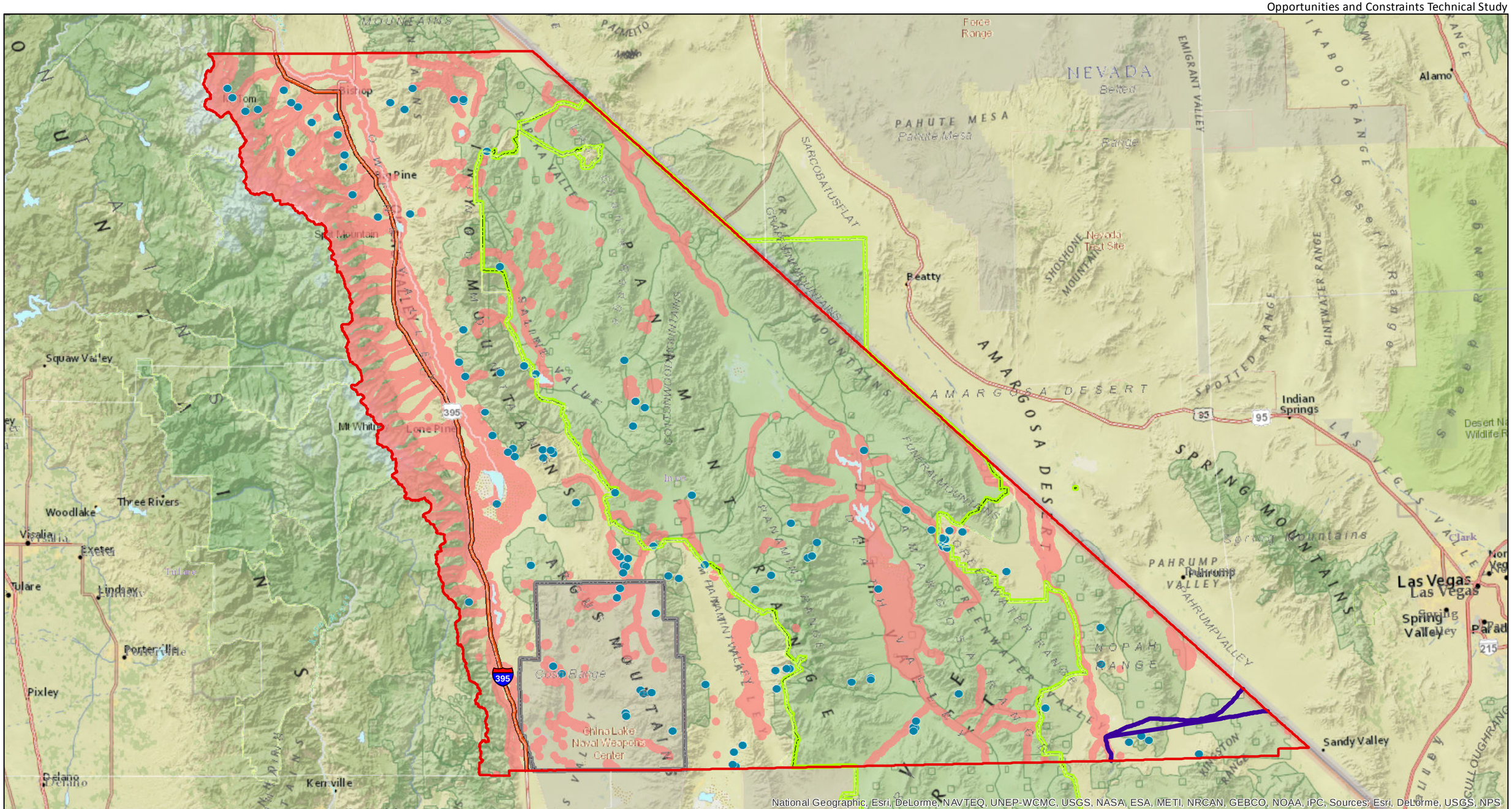
0 10 20 Miles

▲ Obsidian Source
▲ Fine-grained Volcanic Source
Areas of Prehistoric Cultural Sensitivity
Ecotone - Waterbody Intersect
U.S. Navy - China Lake
Death Valley National Park
Inyo County Boundary

Source: Aspen 2013, Northwest Research Obsidian Studies Laboratory 2011, Inyo County 2013

Figure A.3-2

Inyo County
Prehistoric Sensitivity



Aspen Environmental Group

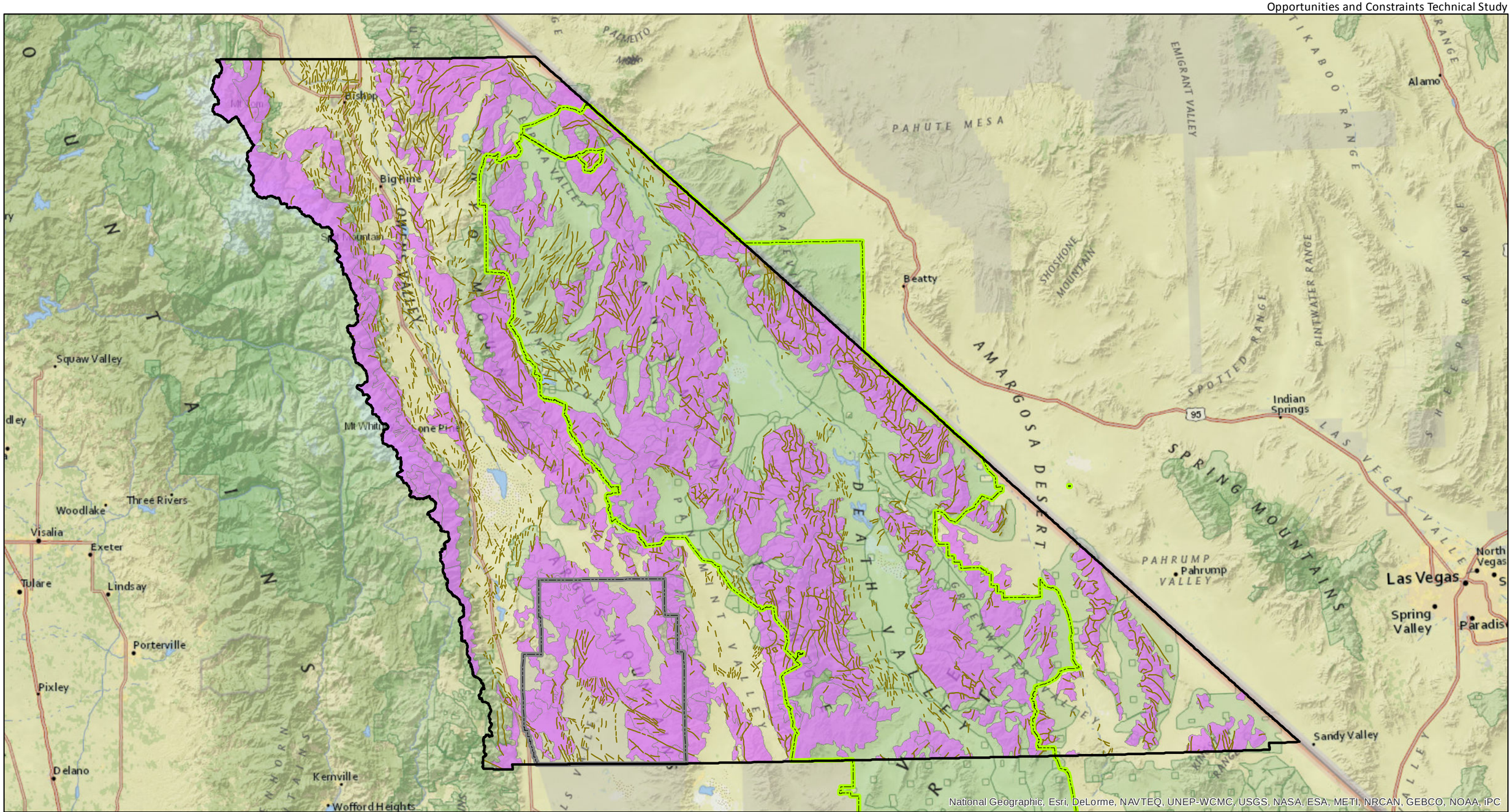
0 10 20 Miles

- Historic Mines
- U.S. Route 395
- Old Spanish National Historic Trail
- 1000m buffer around Named Streams and Waterbodies
- U.S. Navy - China Lake
- Death Valley National Park
- Inyo County Boundary

Source: BLM Mineral Resources, 2013; USGS 2013; Inyo County, 2013; National Park Service, 2013

Figure A.3-3

Inyo County
Historic and Built-Environment Sensitivity



Aspen Environmental Group

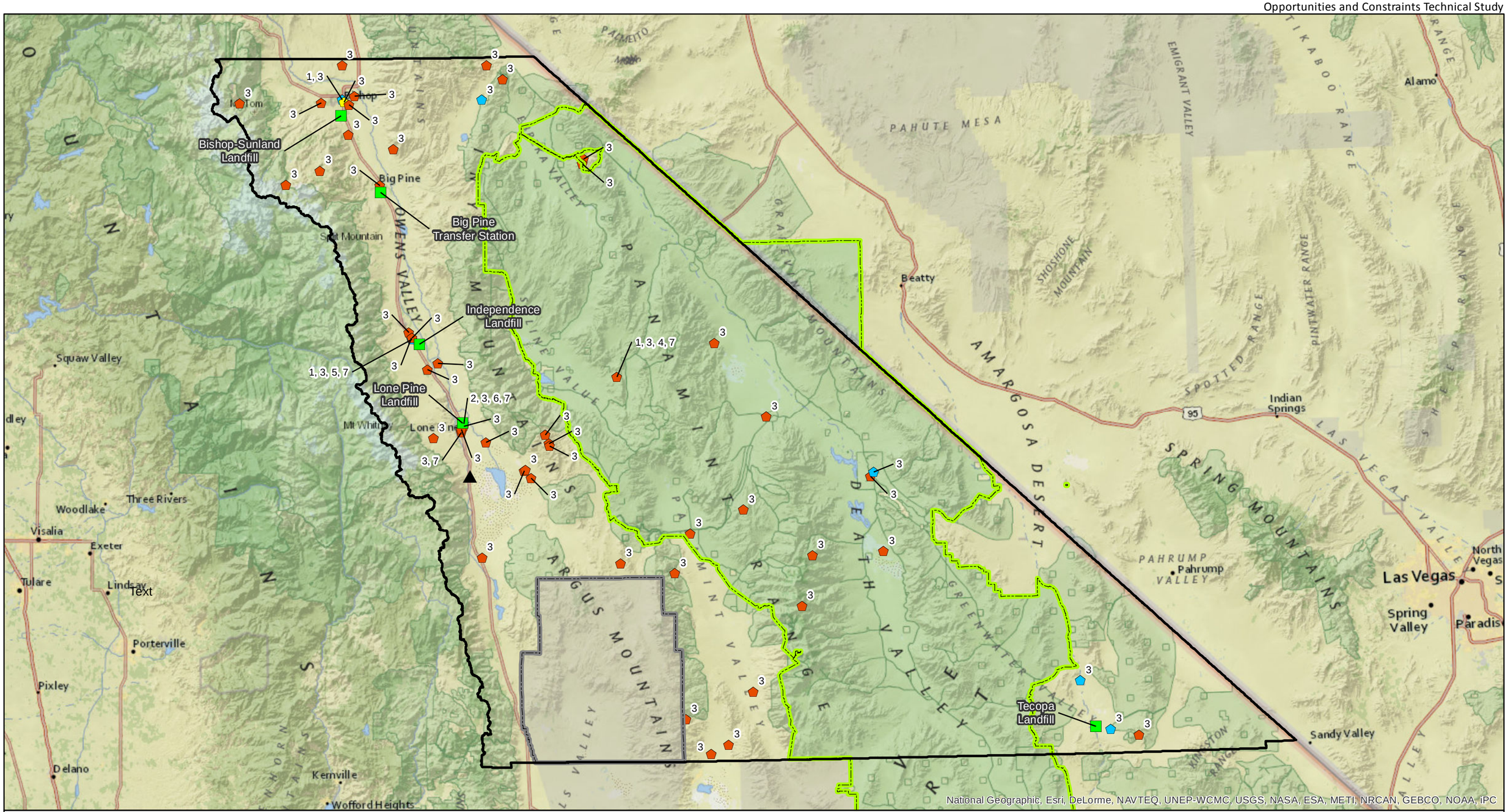
0 10 20 Miles

Source: NRCS 2011; USGS 2011; Inyo County, 2013

Fault, certain
Soil with Rock Outcrops
U.S. Navy - China Lake
Death Valley National Park
Inyo County Boundary

Figure A.4-1

Inyo County
Geologic Resources



Aspen Environmental Group

0 10 20 Miles

Source: EPA, 2013; Inyo County, 2013

Re-Powering Screening Program

- AML
- California DTSC Cleanup Program
- Landfill Methane Outreach Program

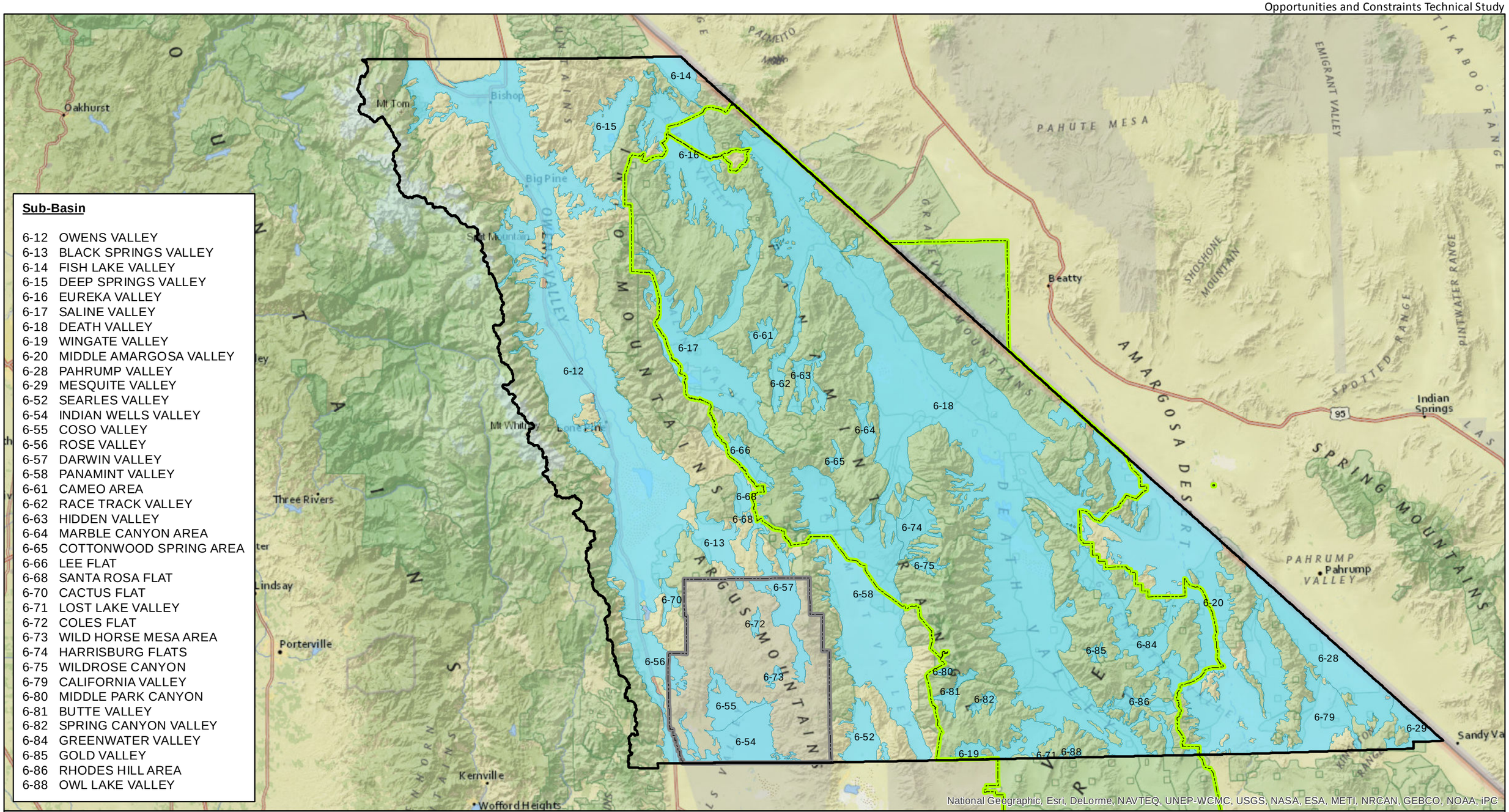
Denotes project has been sited for:

1 = PV, Utility-scale
2 = PV, Large-scale
3 = PV, Off-grid
4 = Wind, Utility-scale
5 = Wind, Large-scale
6 = Wind, Turbines
7 = Wind, Off-grid

- Brownfields - PPG Industries Bartlett Plant
- Landfill
- U.S. Navy - China Lake
- Death Valley National Park
- Inyo County Boundary

Figure A.5-1

Inyo County
Hazardous Materials Locations



Aspen Environmental Group

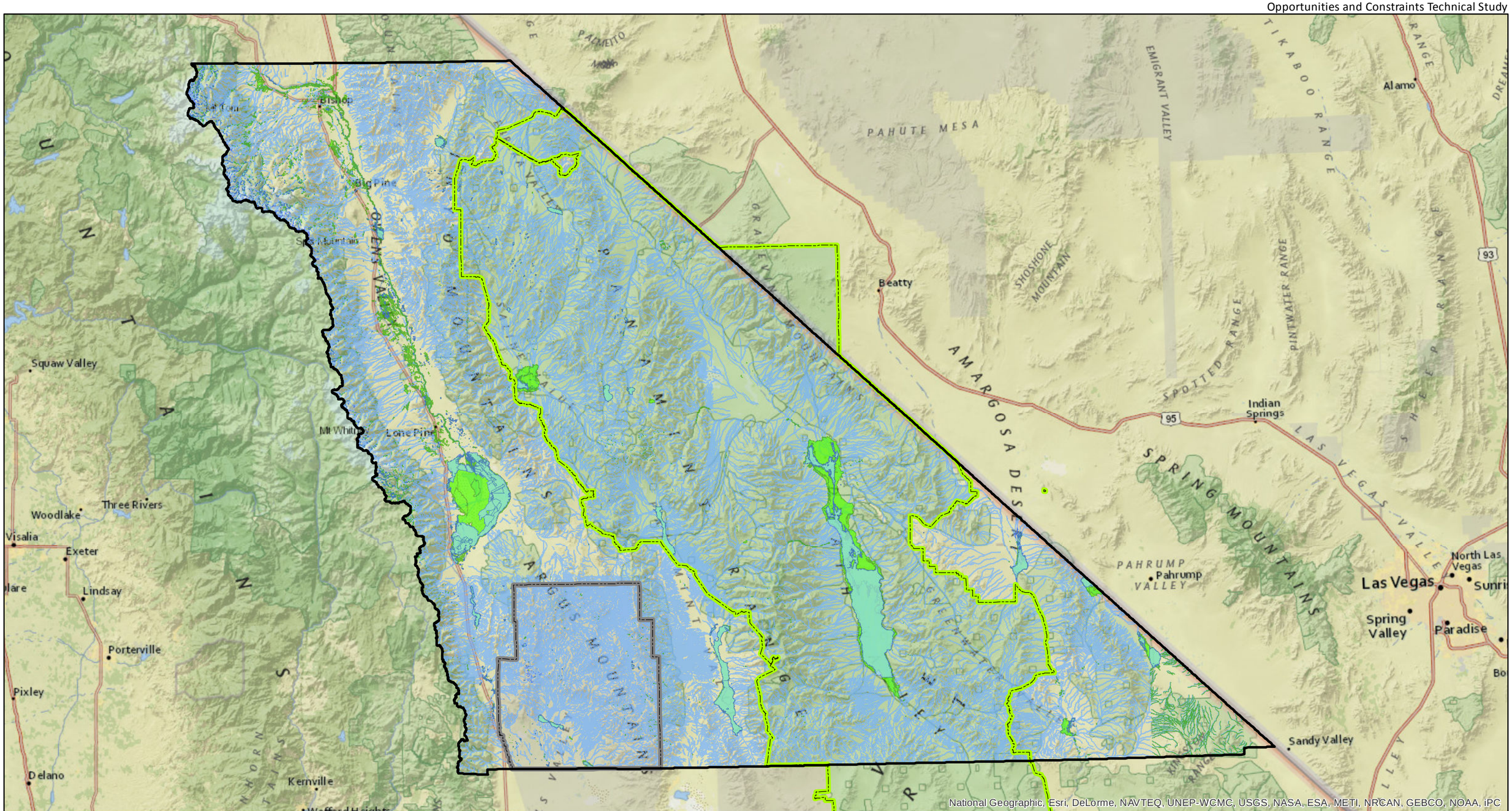
0 10 20 Miles

Source: California Department of Water Resources, 2003

Groundwater Basin
U.S. Navy - China Lake
Death Valley National Park
Inyo County Boundary

Figure A.6-1

Inyo County
Groundwater Basins



Aspen Environmental Group

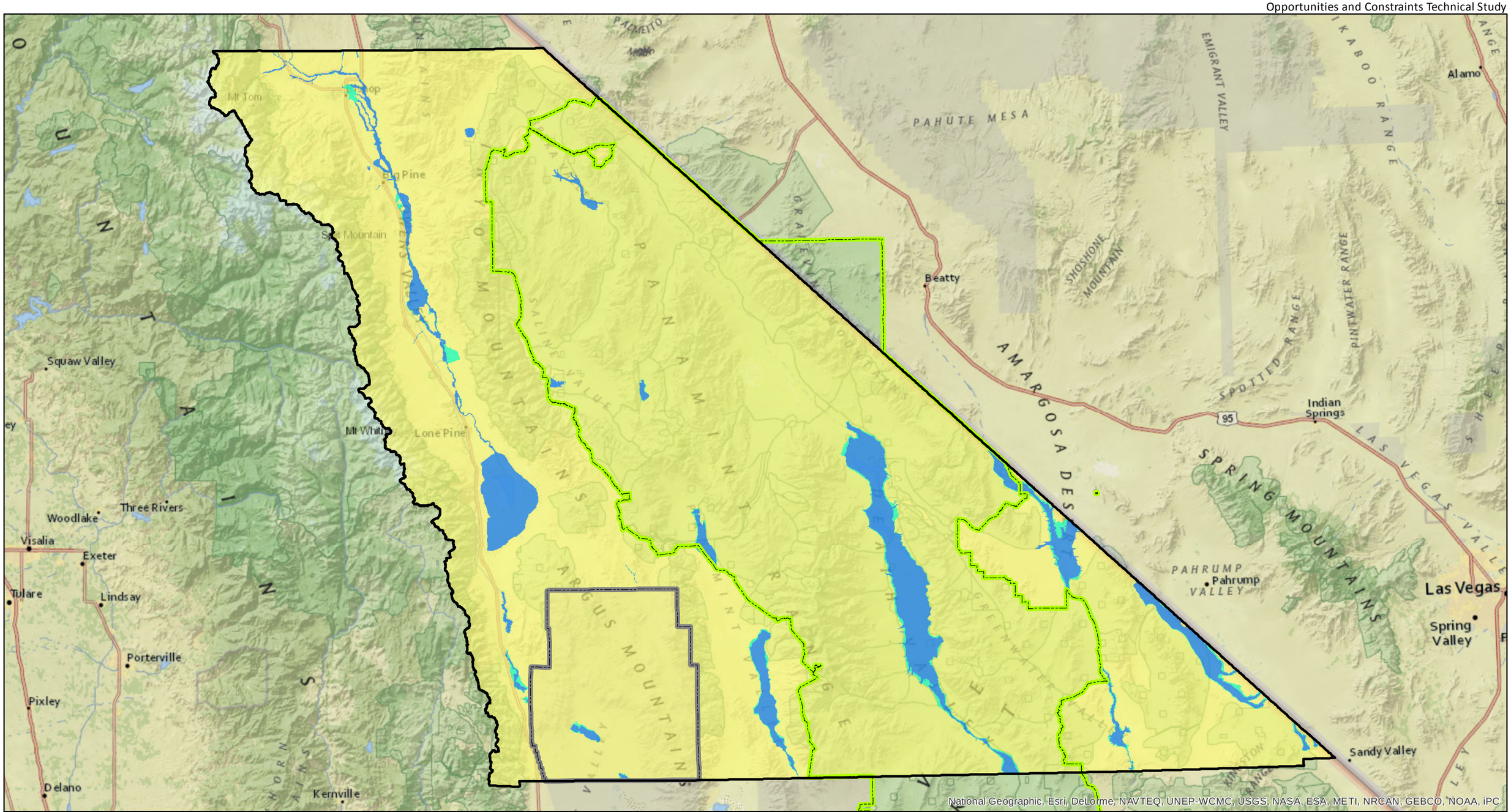
0 10 20 Miles

River/Stream
Wetland
Waterbody
U.S. Navy - China Lake
Death Valley National Park
Inyo County Boundary

Source: USGS, 2013; U.S. Fish and Wildlife Service, 2010.

Figure A.6-2

Inyo County
Hydrological and Water Resources



Aspen Environmental Group

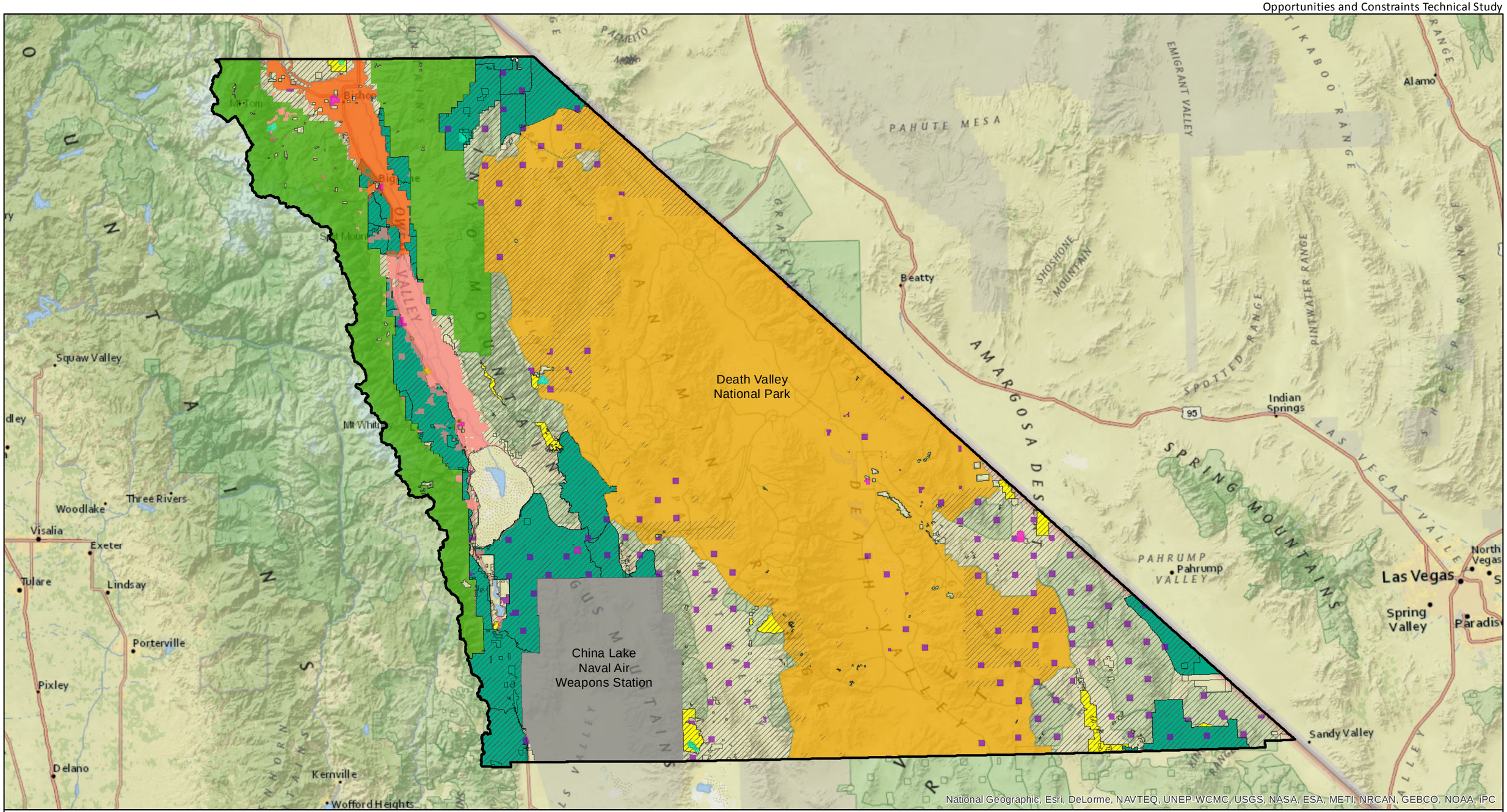
0 10 20 Miles

Source: FEMA, 2011

100-year Flood Zone
500-year Flood Zone
Area of Minimal Flood Hazard
U.S. Navy - China Lake
Death Valley National Park
Inyo County Boundary

Figure A.6-3

Inyo County
FEMA Flood Hazard Zones



Aspen Environmental Group

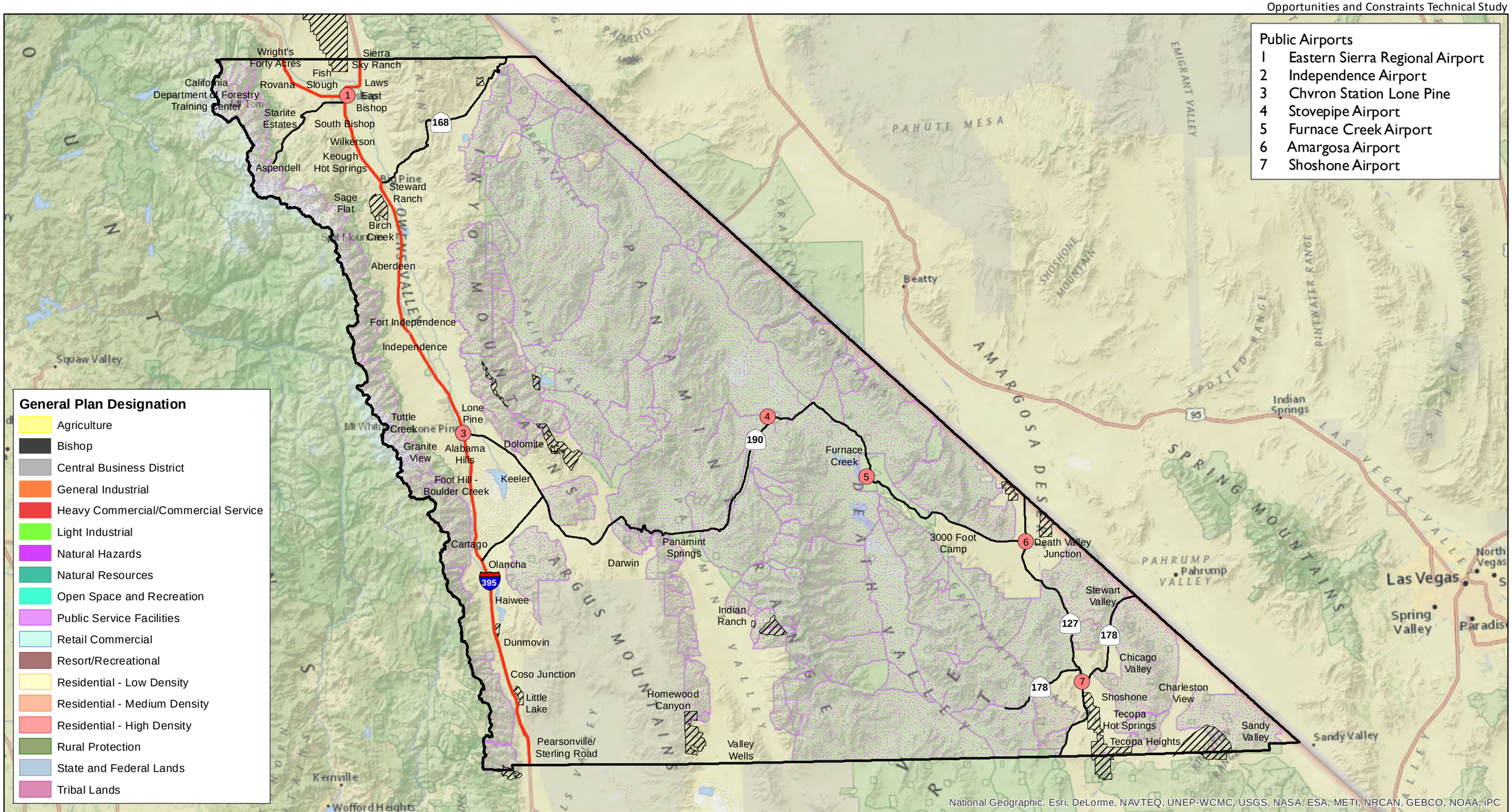
0 10 20 Miles

Source: BLM, 2013

- Bureau of Indian Affairs
- Bureau of Land Management
- California Dept. of Fish and Wildlife
- City of Los Angeles Dept. of Water and Power
- Inyo National Forest
- Lands Commission
- Local Government
- Military
- National Park Service
- State
- Unclassified (Private)
- Bureau of Land Management
- ACEC
- BLM Grazing Allotment
- Inyo County Boundary

Figure A.7-1

Inyo County
Land Ownership



Aspen Environmental Group

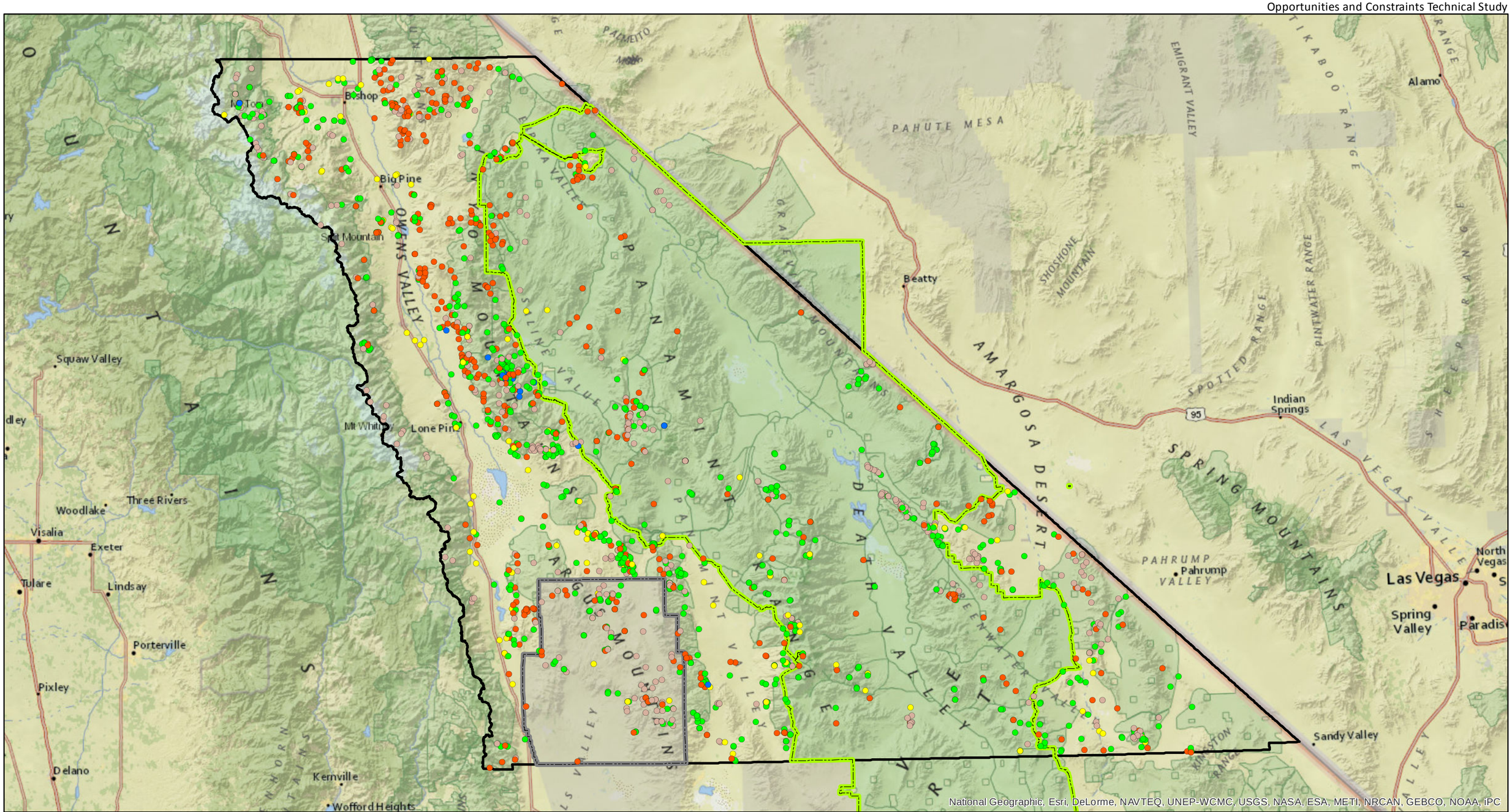
0 10 20 Miles

Source: Inyo County, 2013; FAA, 2013

Public Airport
US Highway
State Highway
Area of Critical Environmental Concern
Wilderness Area
Inyo County Boundary

Figure A.7-2

Inyo County
General Plan Land Use Designations



Aspen Environmental Group

0 10 20 Miles

Source: USGS Mineral Resources Data System, 2013

Mineral Resource, Development Status

- Occurrence
- Past Producer
- Plant
- Producer
- Prospect
- U.S. Navy - China Lake
- Death Valley National Park
- Inyo County Boundary

Figure A.8-1

Inyo County
Mineral Resources

Attachment C

	Western Group				
	Laws	Fish Lake Valley	Deep Springs	Owens Valley	Owens Lake
Criteria For Inclusion					
Existing Projects	None	None	None	2 projects	1 project
Mine Sites	6 sites	10 sites	3 sites	3 sites	8 sites
Brownfield Sites	None	None	None	None	1 site
Landfills	None	None	None	None	None
Owens Dry Lake	No	No	No	No	Yes
Presence of Transmission Lines	SCE line runs through the REDA	SCE line runs through the REDA	SCE line runs through the REDA	LADWP line runs through the REDA; SCE line is west of the REDA	LADWP & SCE lines run directly to the west of the REDA; Local lines run along the eastern edge
Type-A Vegetation	Yes	No	No	Yes	Yes
Solar PEIS Variance Areas	Yes	None	None	None	Yes
DRECP- Proposed DFA Area	No	No	No	Yes	Yes
Solar Potential	Very High	Very High	Very High	Very High	High - Very High
Wind Potential	Low potential throughout the REDA	Low-Moderate potential throughout the REDA	Some areas of Moderate potential in the northern portion of the REDA	Low potential throughout the REDA	Low-Moderate potential throughout the REDA
Slope less than 5%	Yes; majority of the REDA	Yes; approx. 75% of the REDA	Yes; majority of the REDA	Yes; majority of the REDA	Yes; majority of the REDA
Land Ownership	Public (BLM; LAWDP)	Public (BLM) & Private	Public (BLM) & Private	Public (LADWP) & Private	Public (CA State lands division & LADWP)
Criteria For Exclusion					
Non-Type-A Vegetation	Yes; These are failed mitigation lands	No	No	No	No
Military Training Route	No	Yes	Yes	Small portion in the northeastern part	Yes
Military Restricted Airspace	No	No	No	Yes	Yes
ACEC	No	No	No	No	No
Endangered Species	Yes; 1 area that may contain a species	No	No	Yes; 1 area that may contain a species	Yes; 2 areas that may contain a species
Threatened Species	No	No	No	No	Yes; 1 area that may contain a species
395 Scenic Area	No	No	No	No	No
State Scenic Highway	No	No	No	No	No
Eastern Sierra Scenic Byway (ESSB)	No	No	No	ESSB is west of the REDA	ESSB is west of the REDA
Wilderness	No	No; The Piper Mountain & Sylvania Mountain areas are to the south	No; The Pipe Mountain area is to the east	No; The Inyo Mountain area is to the east	No; The Maplais Mesa area is to the east
Mojave Ground Squirrel Management Area	No	No	No	No	No

	Western Group			Southern Group	
	Centennial Flat/Darwin	Rose Valley	Pearsonville	Panamint	Trona
Criteria For Inclusion					
Existing Projects	None	2 projects	1 project	None	None
Mine Sites	104 sites	42 sites	2 sites	20 sites	33 sites
Brownfield Sites	None	None	None	None	None
Landfills	None	None	None	None	None
Owens Dry Lake	No	No	No	No	No
Presence of Transmission Lines	Local lines run through a portion	LADWP & SCE lines run through the REDA	LADWP & SCE lines run through the REDA	Local lines run through a portion	Local lines run through a portion
Type-A Vegetation	No	None	None	None	None
Solar PEIS Variance Areas	None	Yes	None	None	None
DRECP- Proposed DFA Area	No	Yes	Yes	No	Yes
Solar Potential	Very High	High - Very High	Very High	Very High	Very High
Wind Potential	Some areas of Low-Moderate potential in the southern and eastern portions	Some areas of Moderate-High potential in the eastern portion of the REDA	Moderate-Very Good potential throughout the REDA	Some areas of Low-Moderate potential in the northern portion of the REDA	Some areas of Moderate-Good potential throughout the REDA
Slope less than 5%	Yes; approx. 70% of the REDA	Yes; approx. 65 % of the REDA	Yes; approx. 85 % of the REDA	Yes; approx. 85 % of the REDA	Yes; approx. 65 % of the REDA
Land Ownership	Public (BLM, CA State Lands Division, Inyo County) & Private	Public (BLM & CA State Lands Division) & Private	Public (BLM) & Private	Public (BLM & CA State Lands Division)	Public (BLM & CA State Lands Division) & Private
Criteria For Exclusion					
Non-Type-A Vegetation	No	No	No	No	No
Military Training Route	Yes	Yes	Yes	Yes	Yes
Military Restricted Airspace	Yes	Yes	Yes	Yes	Yes
ACEC	No	Yes; 1 ACEC area	No	No	No
Endangered Species	No	Yes; 1 areas that may contain a species	No	No	No
Threatened Species	Yes; 1 area that may contain a species	Yes; 12 areas that may contain a species	Yes; 3 areas that may contain a species	No	Yes; 7 areas that may contain a species
395 Scenic Area	No	No	No	No	No
State Scenic Highway	No; the Saline Valley Back Country byway runs through a portion of the REDA	No	No	No	No
Eastern Sierra Scenic Byway (ESSB)	No	The ESSB runs through the REDA	No	No	No
Wilderness	No; The Maplais Mesa area is to the north; Death Valley, Darwin Falls, & Argus Range areas are to the east; the Coso Range area is to the west	No; the Golden Trout, South Sierra, & Sacatar Trail areas are to the west; the Coso Range area is to the east	No; the Sacatar Trail & Owens Peak areas are to the west	No; the Manly Peak, Surprise Canyon, & Death Valley areas are to the east; the Argus Range is to the west	No; the Death Valley & Manly peak areas are to the east; the Argus Range is to the west
Mojave Ground Squirrel Management Area	Yes; approx. 60% of the REDA	Yes; majority of the REDA	Yes; approx. 50% of the REDA	No	Yes; approx. 50% of the REDA

	Eastern Group			
Criteria For Inclusion	Death Valley Junction	Chicago Valley	Charleston View	Sandy Valley
Existing Projects	None	None	1 project	None
Mine Sites	13 sites	1 site	1 site	None
Brownfield Sites	None	None	None	None
Landfills	None	None	None	None
Owens Dry Lake	No	No	No	No
Presence of Transmission Lines	Local lines run through a portion	Local lines run through a portion	None	None
Type-A Vegetation	None	None	None	None
Solar PEIS Variance Areas	None	None	Yes	Yes
DRECP- Proposed DFA Area	No	No	Yes	No
Solar Potential	Very High	Very High	Very High	Very High
Wind Potential	Low-Moderate potential throughout the REDA	No potential	Some areas of Low potential throughout the REDA	No potential
Slope less than 5%	Yes; majority of the REDA	Yes; majority of the REDA	Yes; majority of the REDA	Yes; majority of the REDA
Land Ownership	Public (BLM & CA State Lands Division) & Private	Public (BLM & CA State Lands Division) & Private	Public (BLM) & Private	Public (BLM) & Private
Criteria For Exclusion				
Non-Type-A Vegetation	No	No	No	No
Military Training Route	Yes	Yes	Yes; a portion of the REDA	No
Military Restricted Airspace	Yes; a portion in the southwest of the REDA	Yes; a small portion in the southwest of the REDA	No	No
ACEC	No	No	No	No
Endangered Species	Yes; 1 area that may contain a species	No	No	No
Threatened Species	No	No	No	No
395 Scenic Area	No	No	No	No
State Scenic Highway	No	No	No	No
Eastern Sierra Scenic Byway (ESSB)	No	No	No	No
Wilderness	No; the Resting Spring range is to the southeast; Death Valley area is to the south; the Funeral Mountains area is to the north	No; the Nopah Range area is to the east; the Resting Spring range is to the north	No; the Pahrump Valley area is to the south; the Nopah Range area is to the west	No; the Pahrump Valley area is west of the REDA
Mojave Ground Squirrel Management Area	No	No	No	No

Intense Alternative

The "More Intense" alternative has 18 REDA zones throughout the County; 12 in the western group, 2 in the southern group, and 4 in the eastern group. The more intense alternative looked at areas throughout the County where expansion could occur on the "Preferred REDA's" or new REDA's could be developed; the Pearsonville, Trona, and Sandy Valley REDA's did not change from the "Preferred Alternative."

The methodology for developing the "More Intense REDA's" was to look at all areas within the County with moderate or higher wind potential based on the 50m NREL data and/or slope less than 5% and moderate or higher solar potential based on the NREL satellite radiation model and were outside of areas that do not allow development (ie: wilderness). Using this method, the following REDA's changed:

REDA	Acreage Added	Reason
Laws	8,440	Expanded to capture areas to the southwest with flat slope & excellent solar potential; the Bishop airport was excluded from the REDA
Fish Lake Valley	2,446	Expanded to the west to capture areas with good wind potential
Deep Springs	13,169	An area to the northwest of the Preferred REDA was added to capture areas with good wind potential; an area to the southwest was added to capture areas with flat slope & excellent solar potential; the White Mountain City ACEC was excluded and the polygons from the CNDDB database were removed from the REDA
Owens Valley	34,816	This areas has moderate wind potential throughout and flat slope & excellent solar potential; Hwy 395 to the west and the wilderness areas to the east defined the boundaries
Owens Lake/Keeler	17,578	Expanded to the west to capture areas with good wind potential
Centennial Flats/Darwin	16,590	Expanded to the north to capture areas with good wind potential and flat slope & excellent solar potential; the Cerro Gordo ACEC and adjacent wilderness areas defined the boundaries
Rose Valley	2,968	Expanded to the west of Hwy 395 to capture areas with good wind potential
Panamint	49,351	Expanded to the north to capture areas with flat slope & excellent solar potential;

		wilderness boundaries to the north, east, and west defined the boundaries
Death Valley Junction	21,617	An area to the northwest of the Preferred REDA was added to capture areas with flat slope & excellent solar potential; an area to the southwest was added to capture areas with decent wind potential and flat slope & excellent solar potential; the Amargosa River ACEC was cut out and adjacent wilderness areas defined the boundaries
Chicago Valley	4,505	Expanded to the west to capture areas with good wind potential; wilderness areas to the north and south defined the boundaries
Charleston View	15,717	Expanded to the southwest to capture areas with flat slope & excellent solar potential; the Kingston Range ACEC and adjacent wilderness areas defined the boundaries

Development of the additional REDA zones in the "More Intense Alternative" followed the same methodology as was used for expanding the REDA's. Using that method, the following REDA's were developed:

REDA	Location	Reason
Big Pine	Covers the area from 5 miles north of Big Pine to 16 miles south of Big Pine with the Inyo Mountain to the east and Hwy 395 to the west.	The entire area has flat slope & excellent solar potential; a few polygons with Type E vegetation were cut out of the REDA.
Sierra Wind: Big Pine	Located approx. 4.5 miles west of Big Pine and east of South Lake.	This area had moderate-good wind potential throughout; the wilderness area to the west defined the boundaries
Sierra Wind: Owens Valley	Located approx. 4 miles southwest of Independence and approx. 1 mile west of the County boundary.	This area has moderate-good wind potential throughout; the wilderness area to the west defined the boundaries
Santa Rita Flat	Located approx. 6.5 miles northeast of Independence in the Santa Rita Flat area, east of the Owens River and west of the Inyo Mountains.	This area has moderate wind potential throughout.

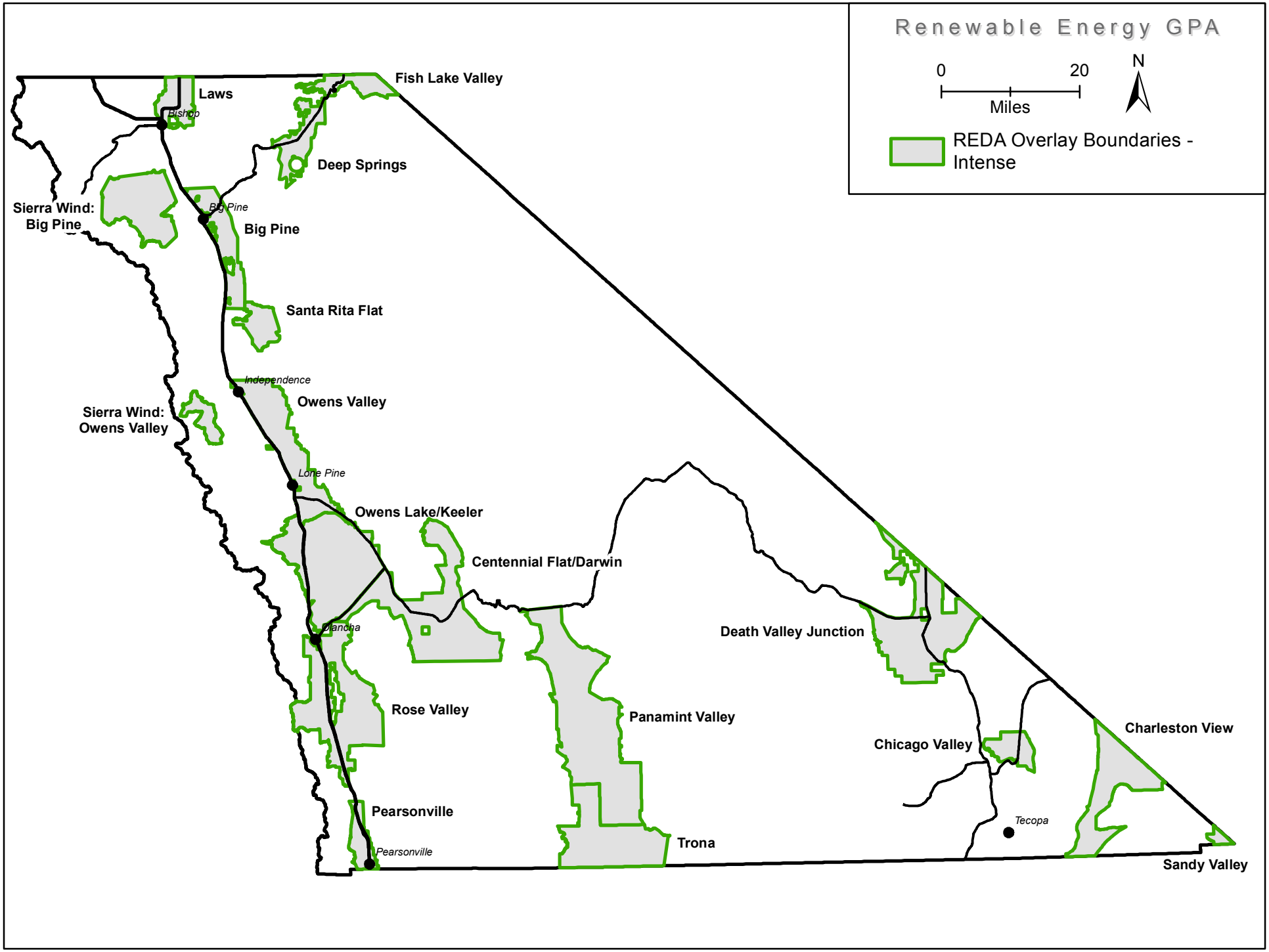
The REDA's that remained the same was a result of those areas already maximizing the area not in wilderness.

Less Intense Alternative

The "Less Intense" alternative has 9 REDA zones throughout the County; 6 in the western group, 1 in the southern group, and 2 in the eastern group. The less intense alternative looked at the "Preferred REDA's" and reduced or eliminated the REDA's that contained Desert Wildlife Management Areas and sensitive species areas or have other factors, such as potential impacts on visual resources; the Laws, Owens Valley, Owens Lake/Keeler, Charleston View, and Sandy Valley REDA's did not change from the "Preferred Alternative."

The following REDA's were changed or eliminated in the "Less Intense Alternative":

REDA	Acreage Removed	Reason
Fish Lake Valley	Eliminated	Eliminated due to potential impacts on visual resources
Deep Springs	Eliminated	Eliminated due to potential impacts on visual resources
Centennial Flats/Darwin	77,825	Majority of the Mojave Ground Squirrel Management Area was removed with the exception of the areas surrounding the community of Darwin
Rose Valley	62,940	Majority of the Mojave Ground Squirrel Management Area was removed with the exception of a corridor along Hwy 395.
Pearsonville	7,856	All of the Mojave Ground Squirrel Management Areas was removed from the "Proffered REDA"
Panamint	Eliminated	Eliminated due to potential impacts on visual resources
Trona	65,101	All of the Mojave Ground Squirrel Management Areas was removed from the "Proffered REDA"
Death Valley Junction	Eliminated	Eliminated due to potential impacts on visual resources
Chicago Valley	Eliminated	Eliminated because its small size would make it difficult for a project to be financially feasible.


Renewable Energy GPA
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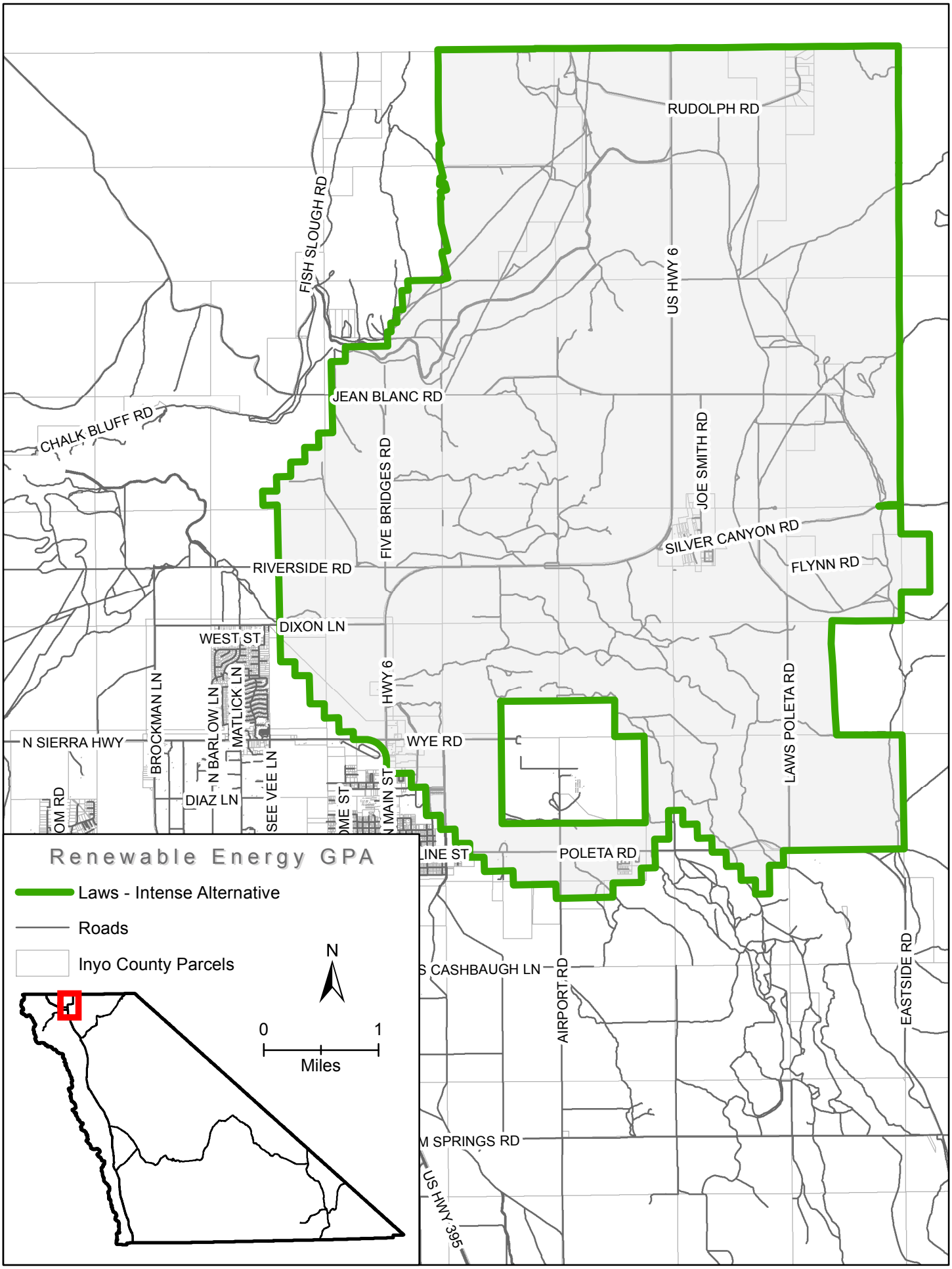
REDA Overlay Boundaries - Intense
Fish Lake Valley
Laws
Bishop
Deep Springs
Sierra Wind: Big Pine
Big Pine
Big Pine
Santa Rita Flat
Independence
Owens Valley
Sierra Wind: Owens Valley
Lone Pine
Owens Lake/Keeler
Centennial Flat/Darwin
Olancha
Death Valley Junction
Rose Valley
Panamint Valley
Chicago Valley
Charleston View
Pearsonville
Tecopa
Trona
Pearsonville
Sandy Valley



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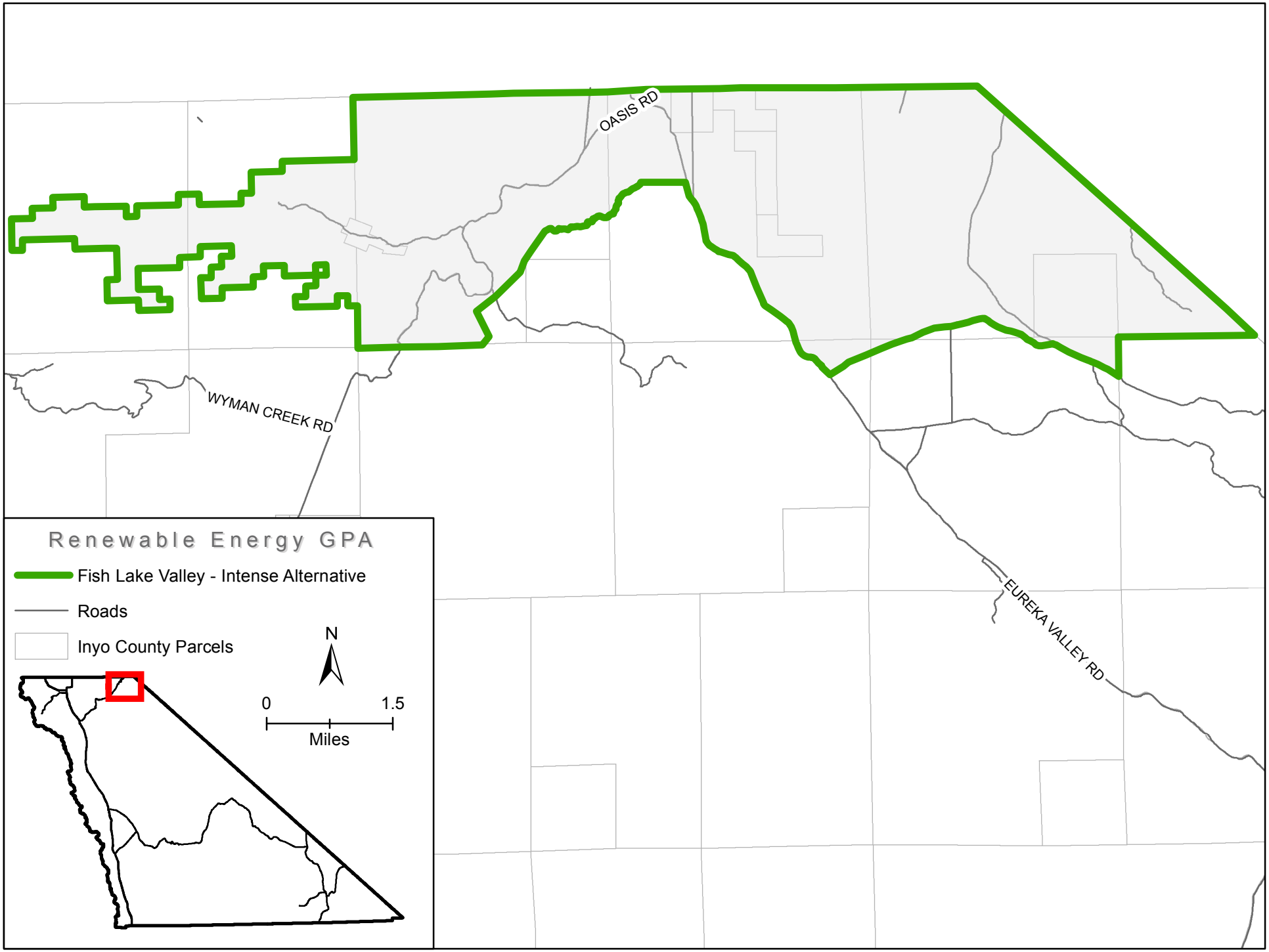

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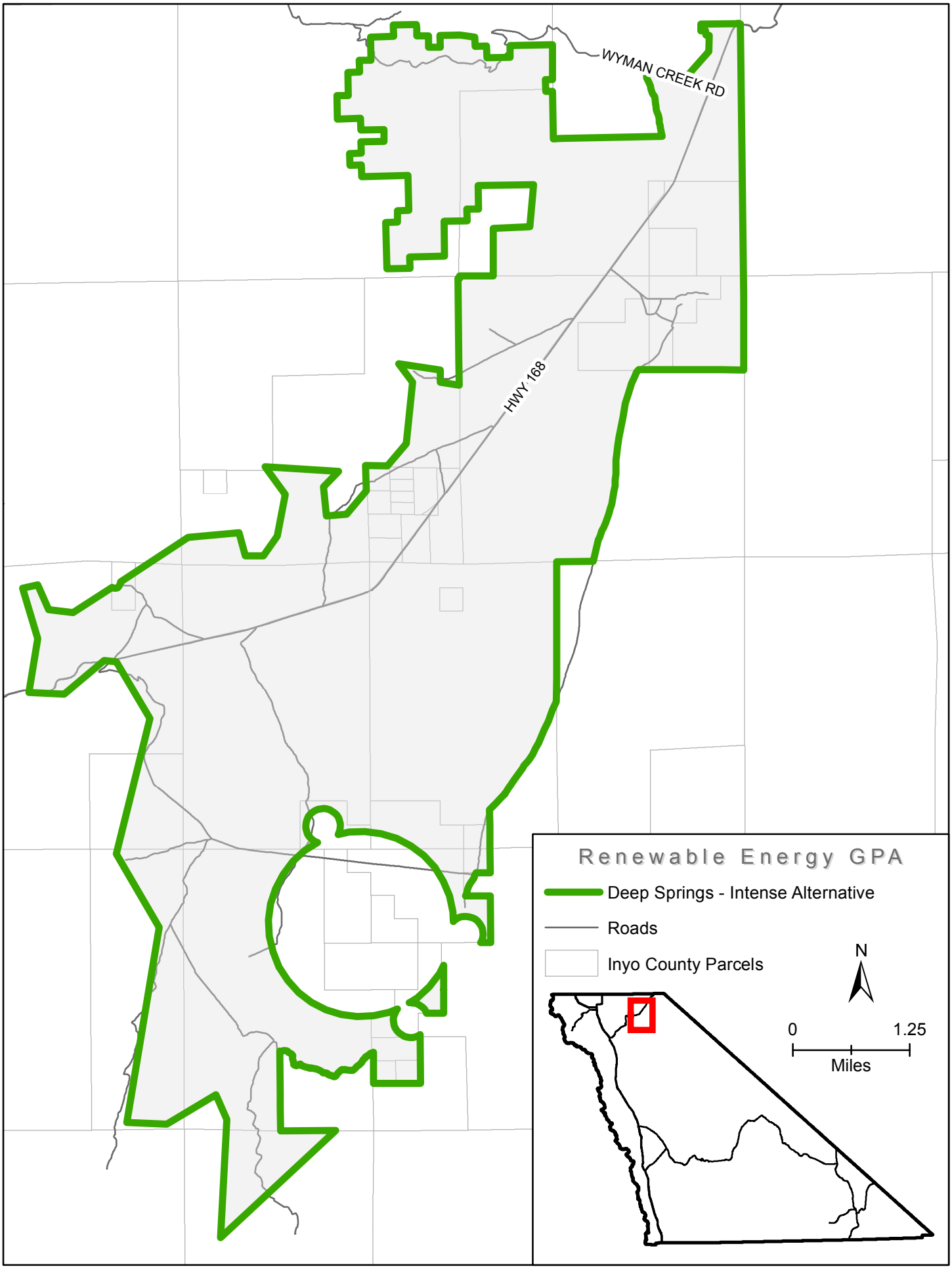

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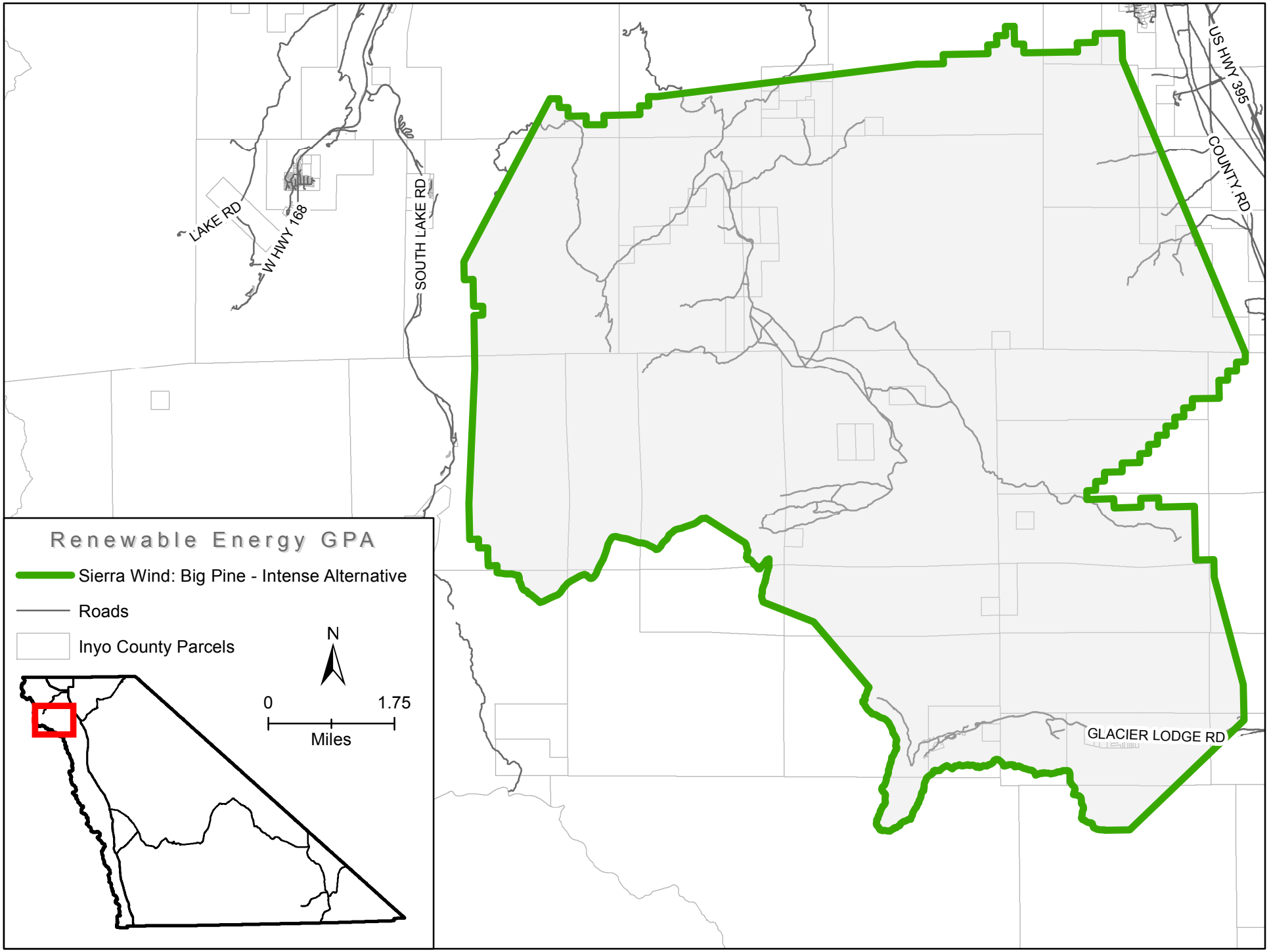

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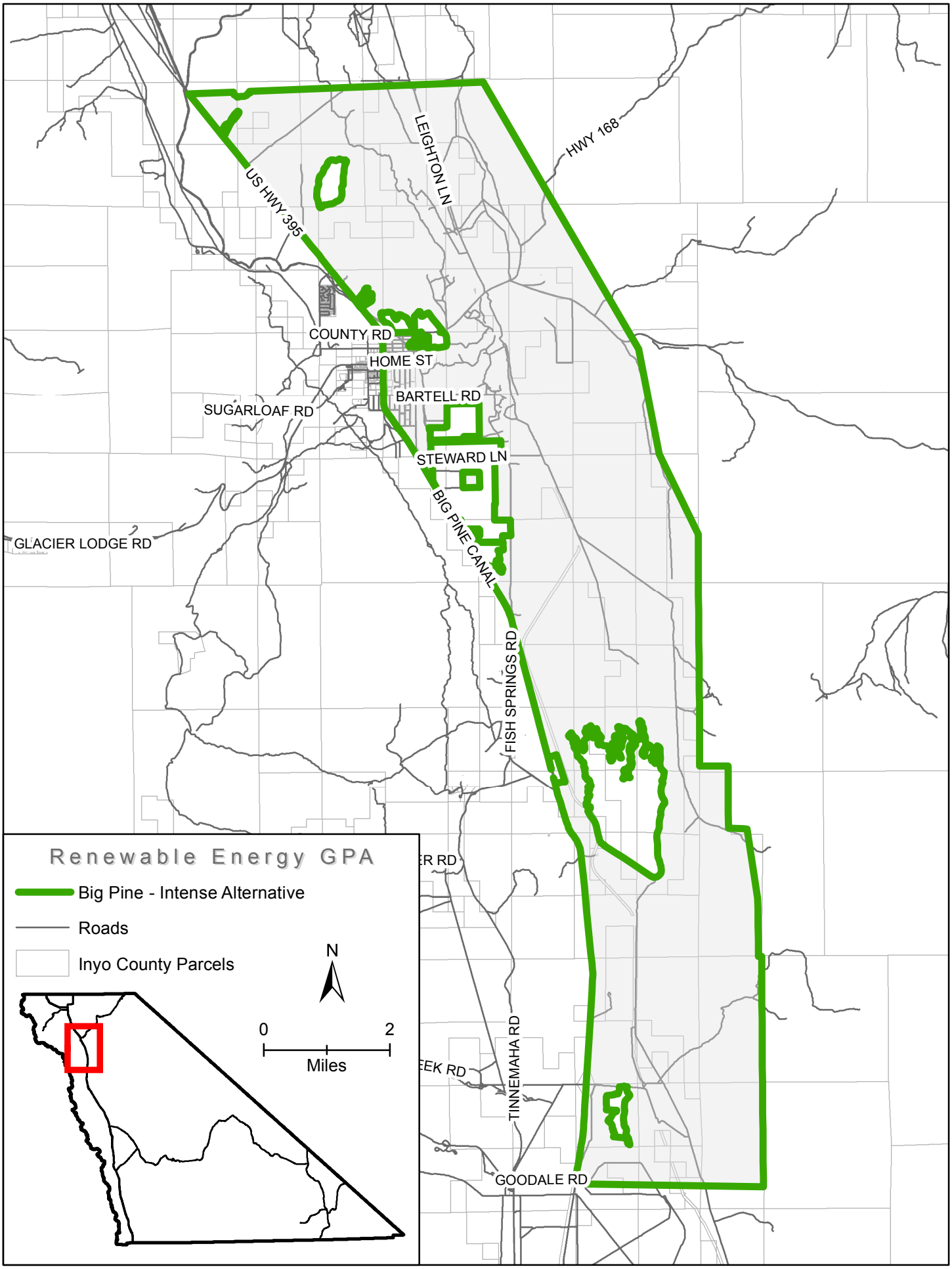

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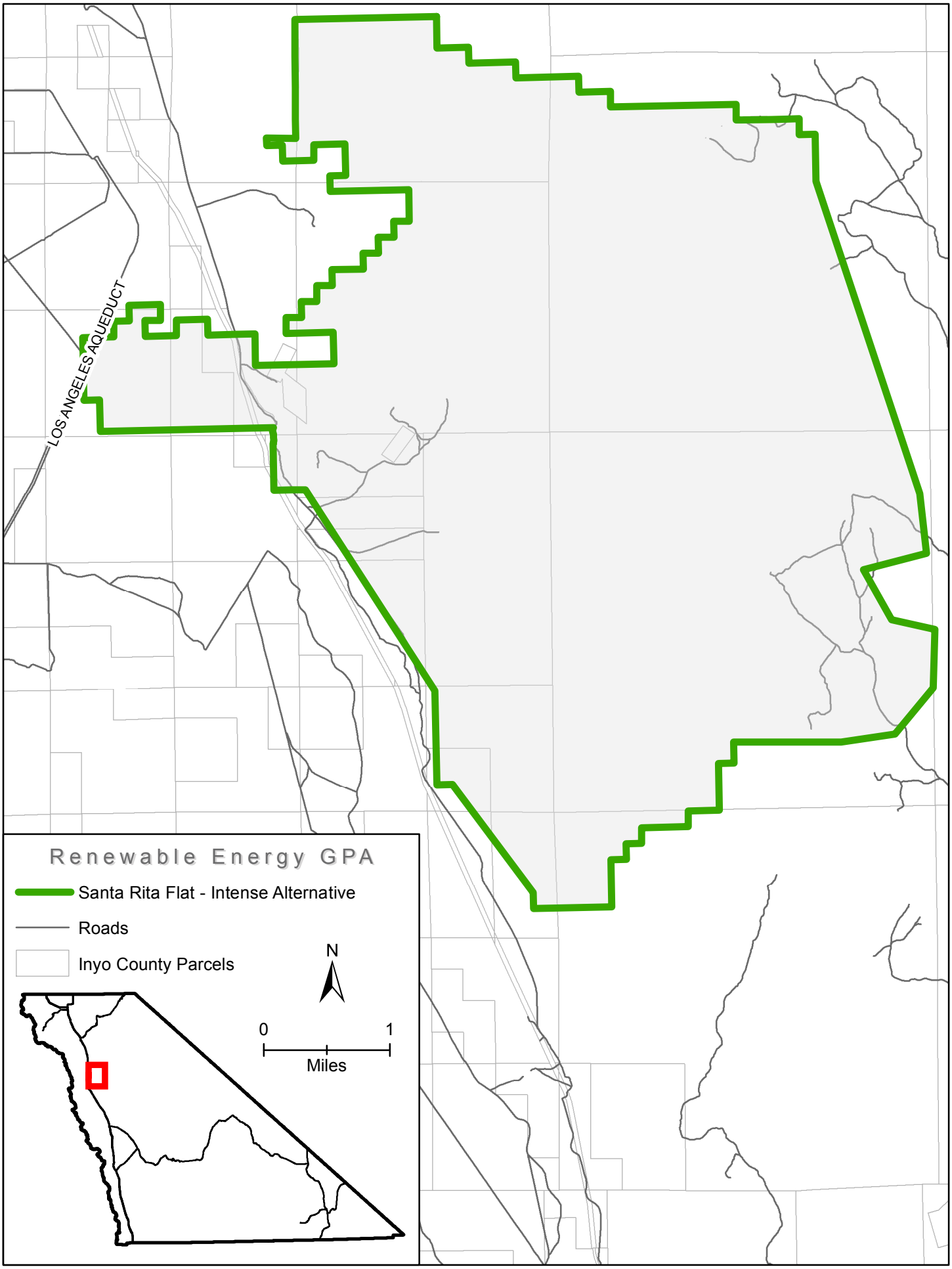

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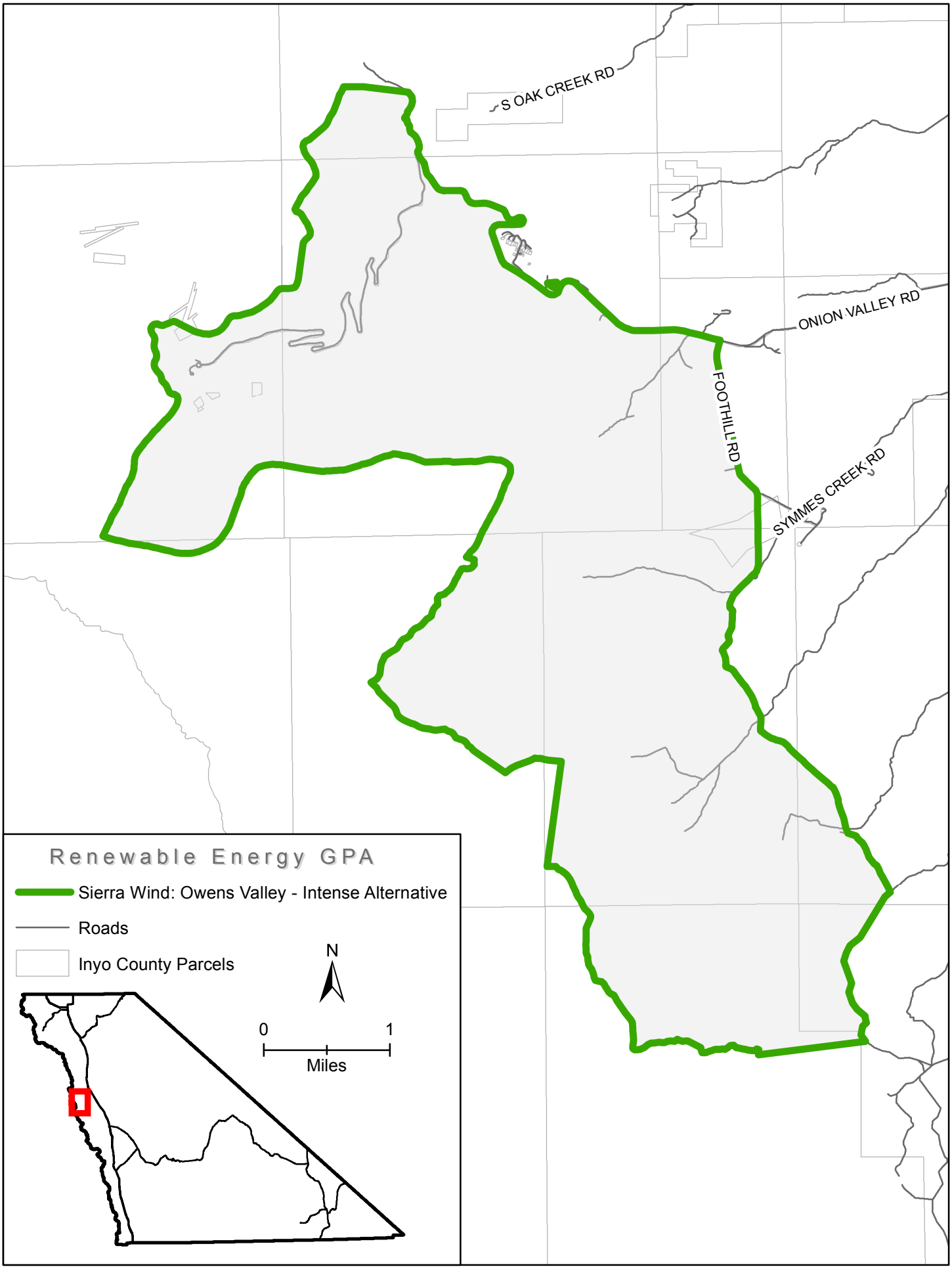

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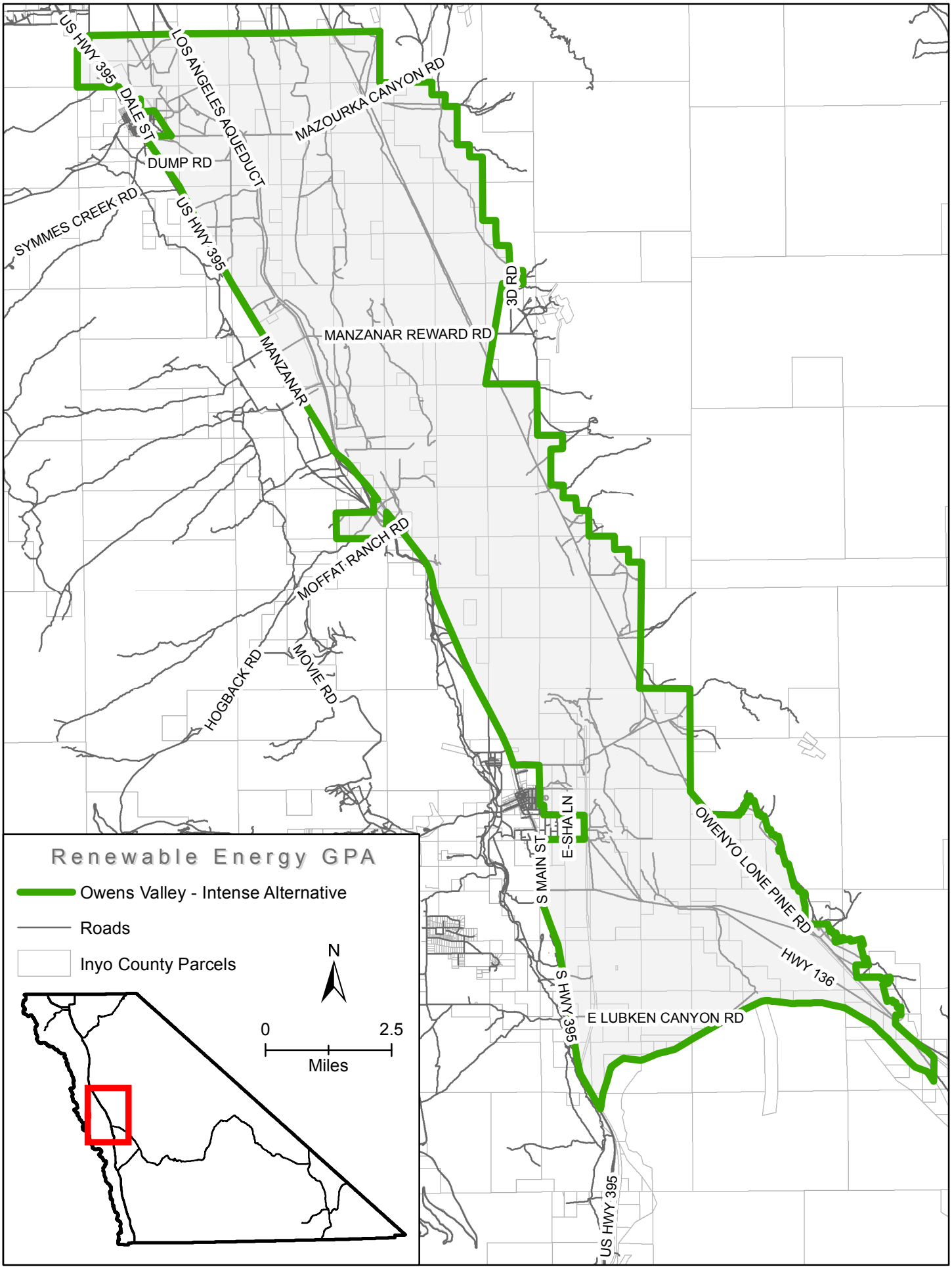

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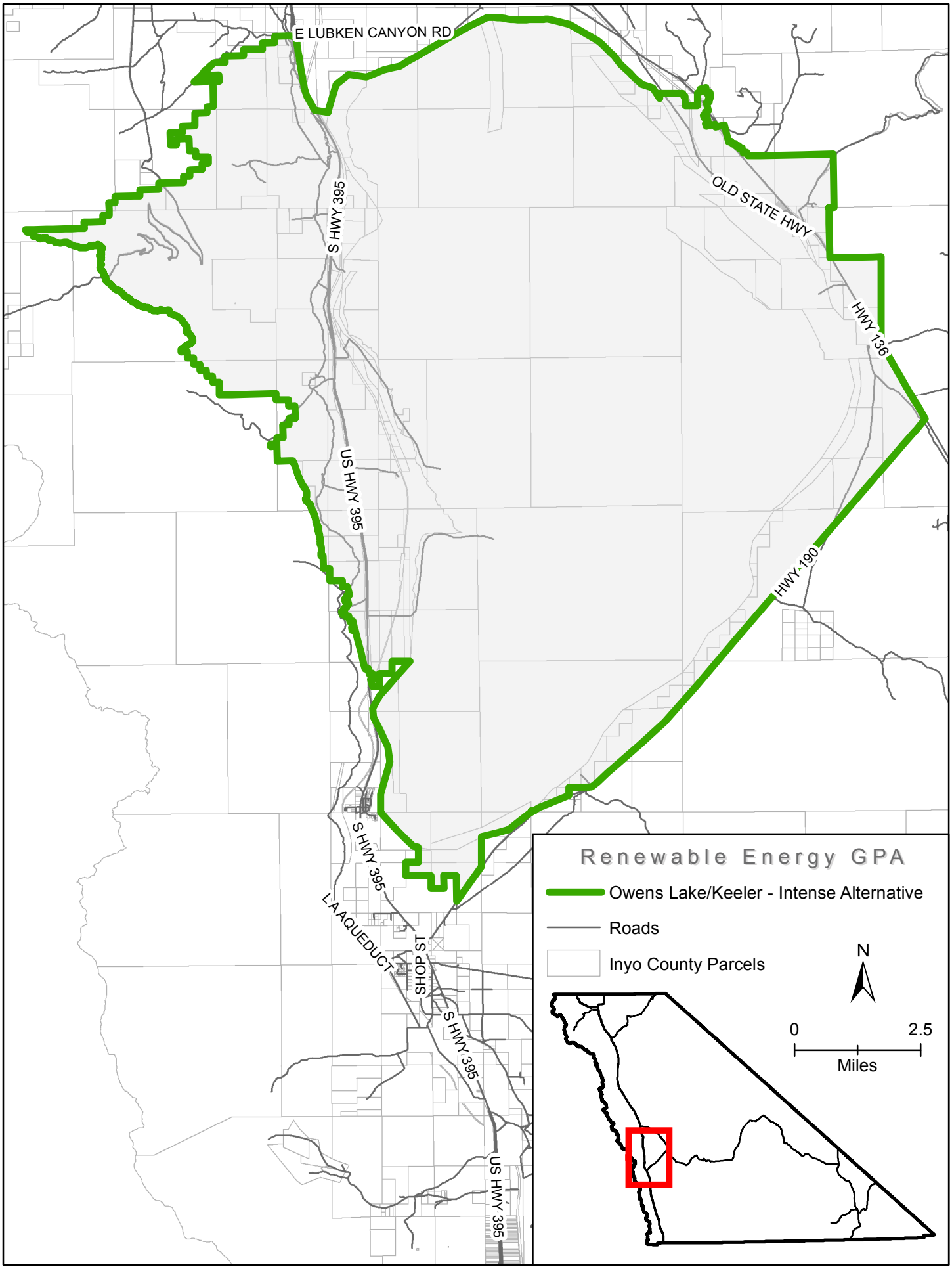

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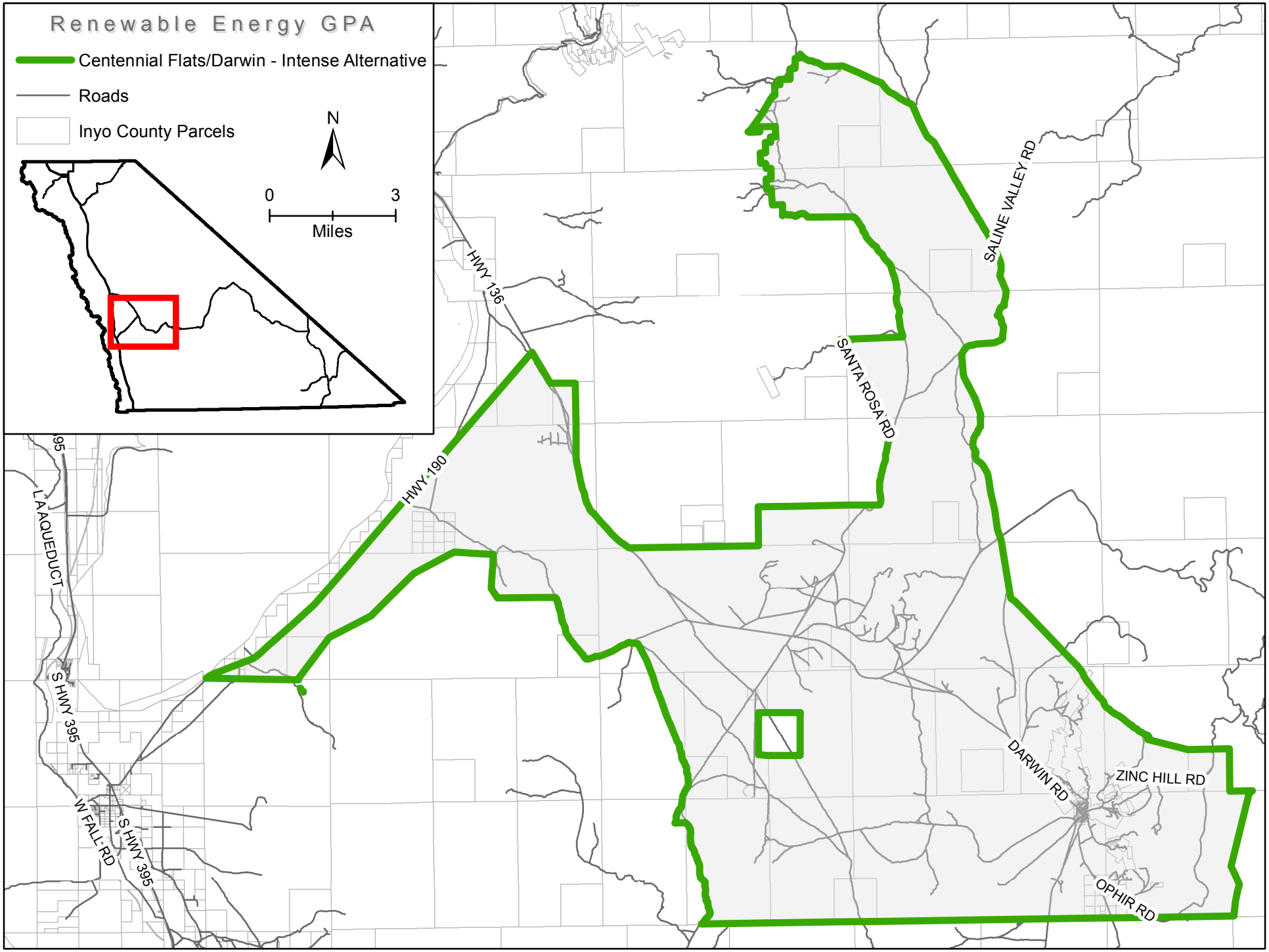

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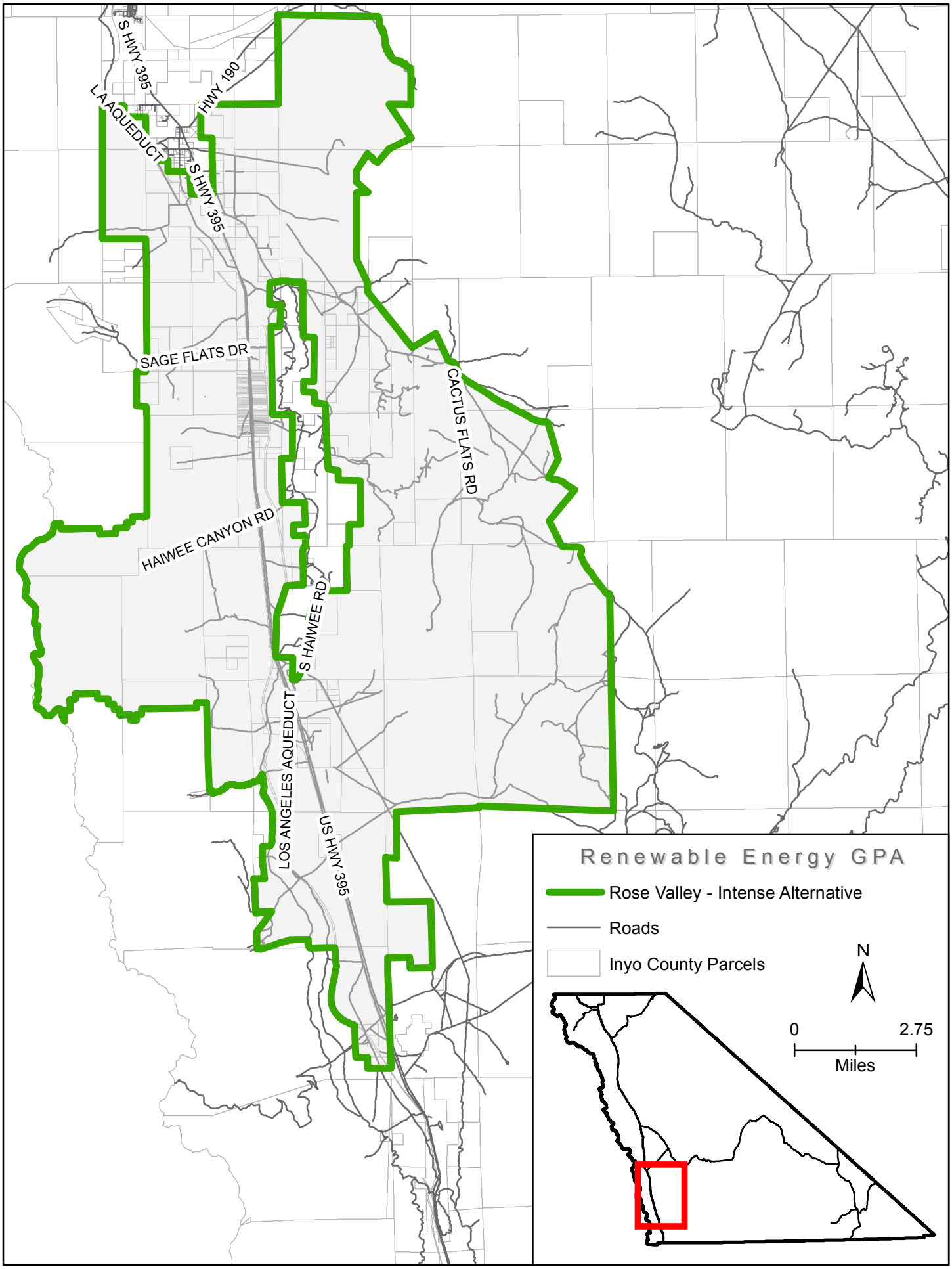

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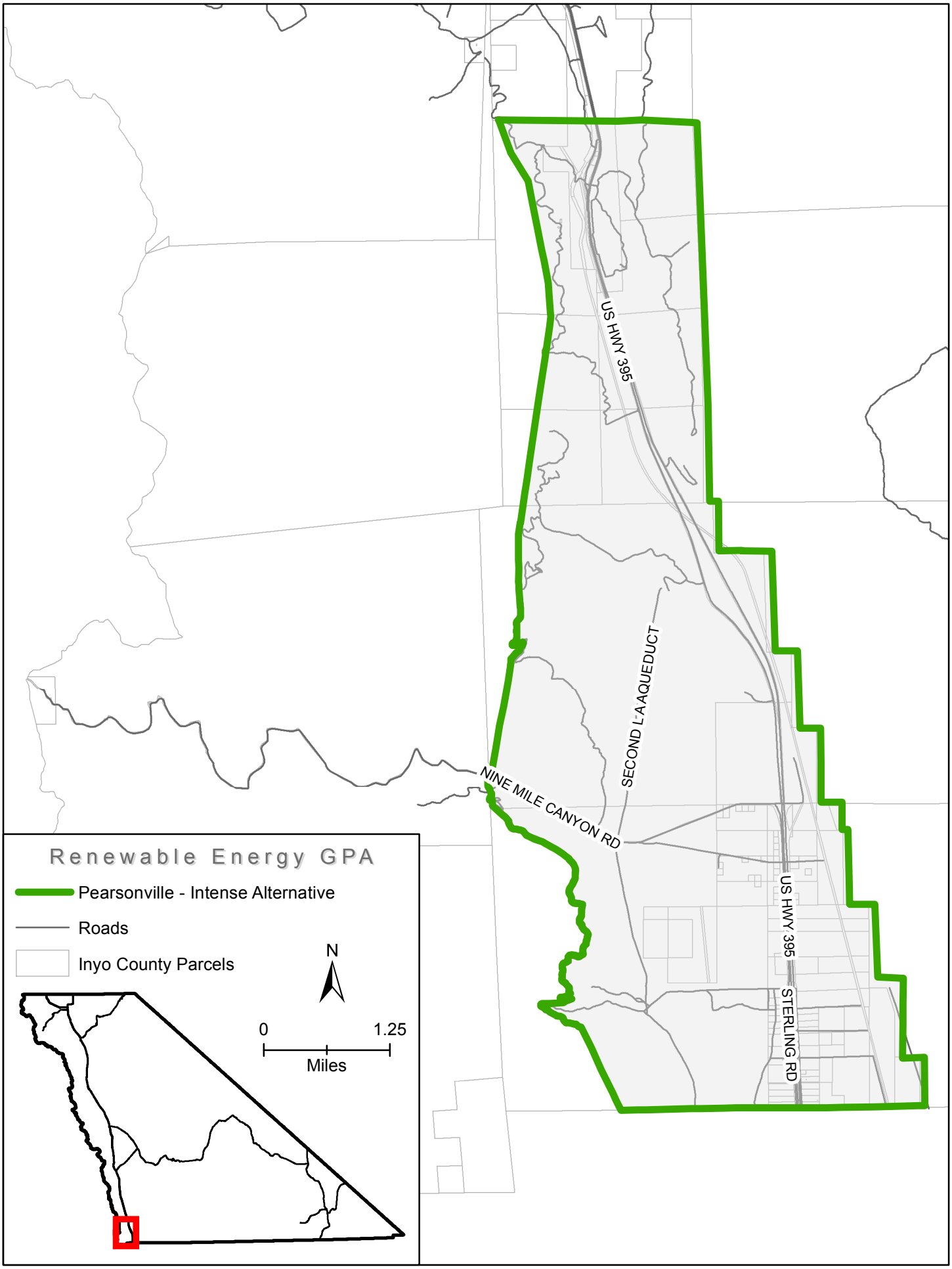

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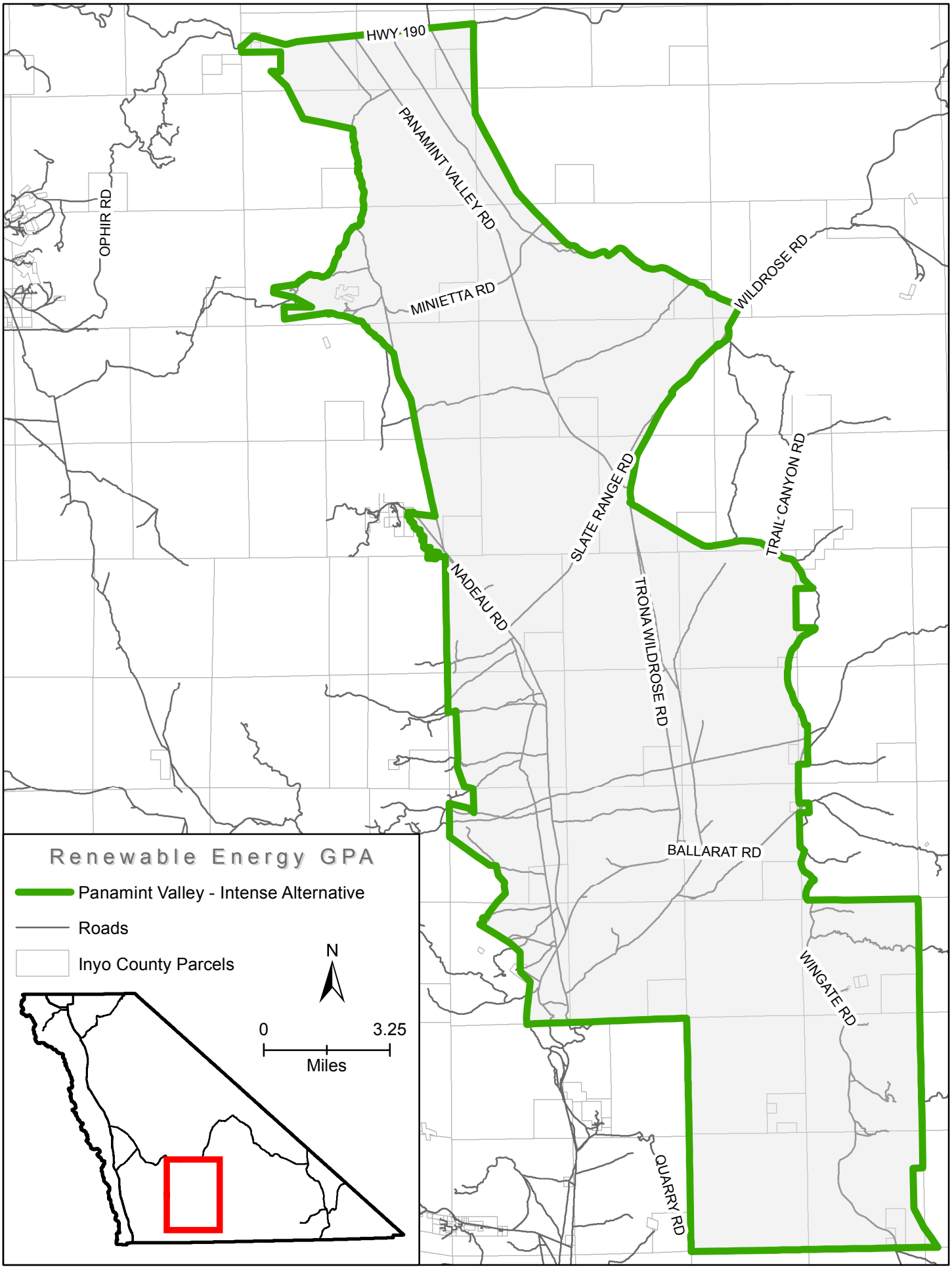

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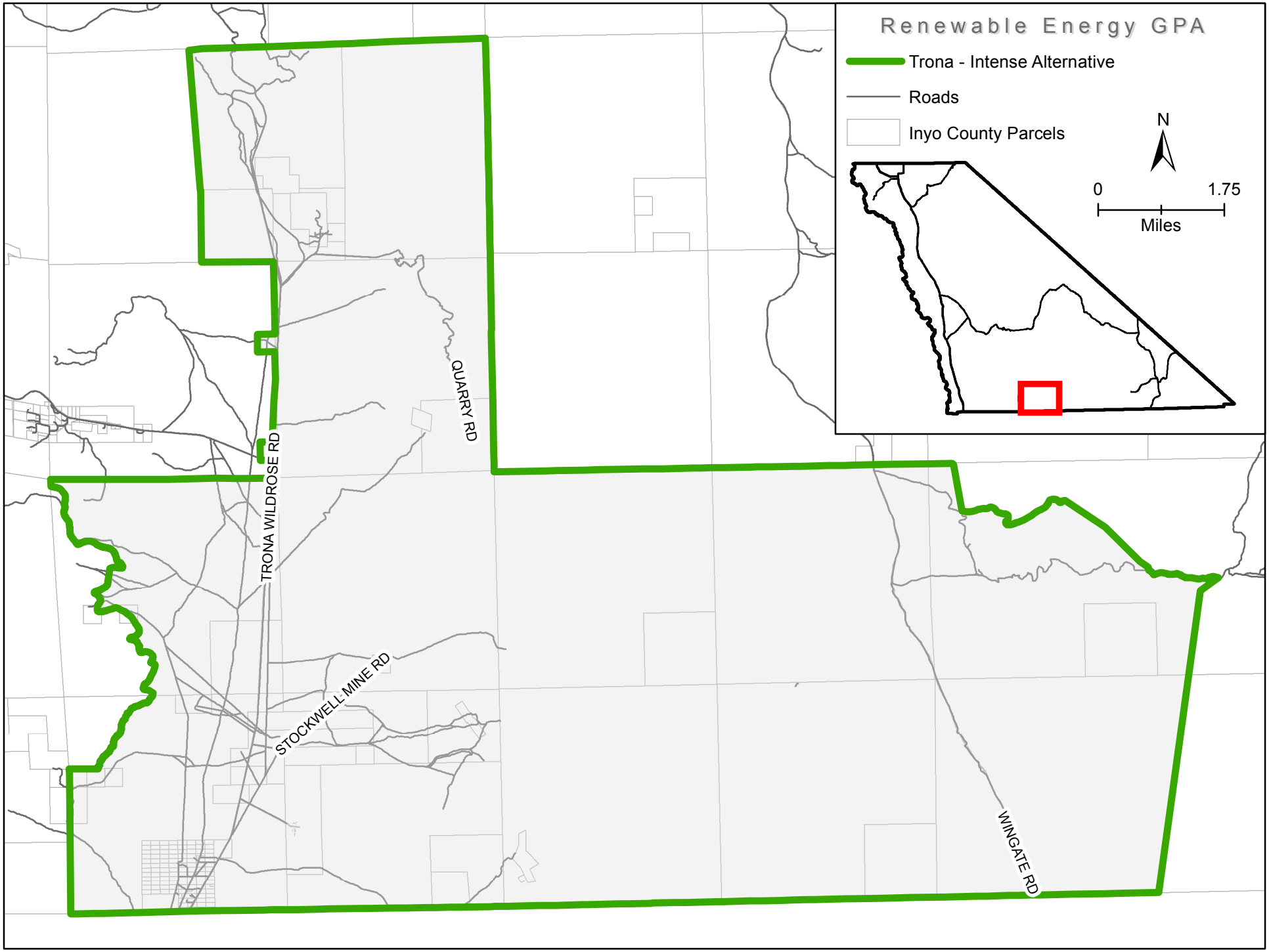

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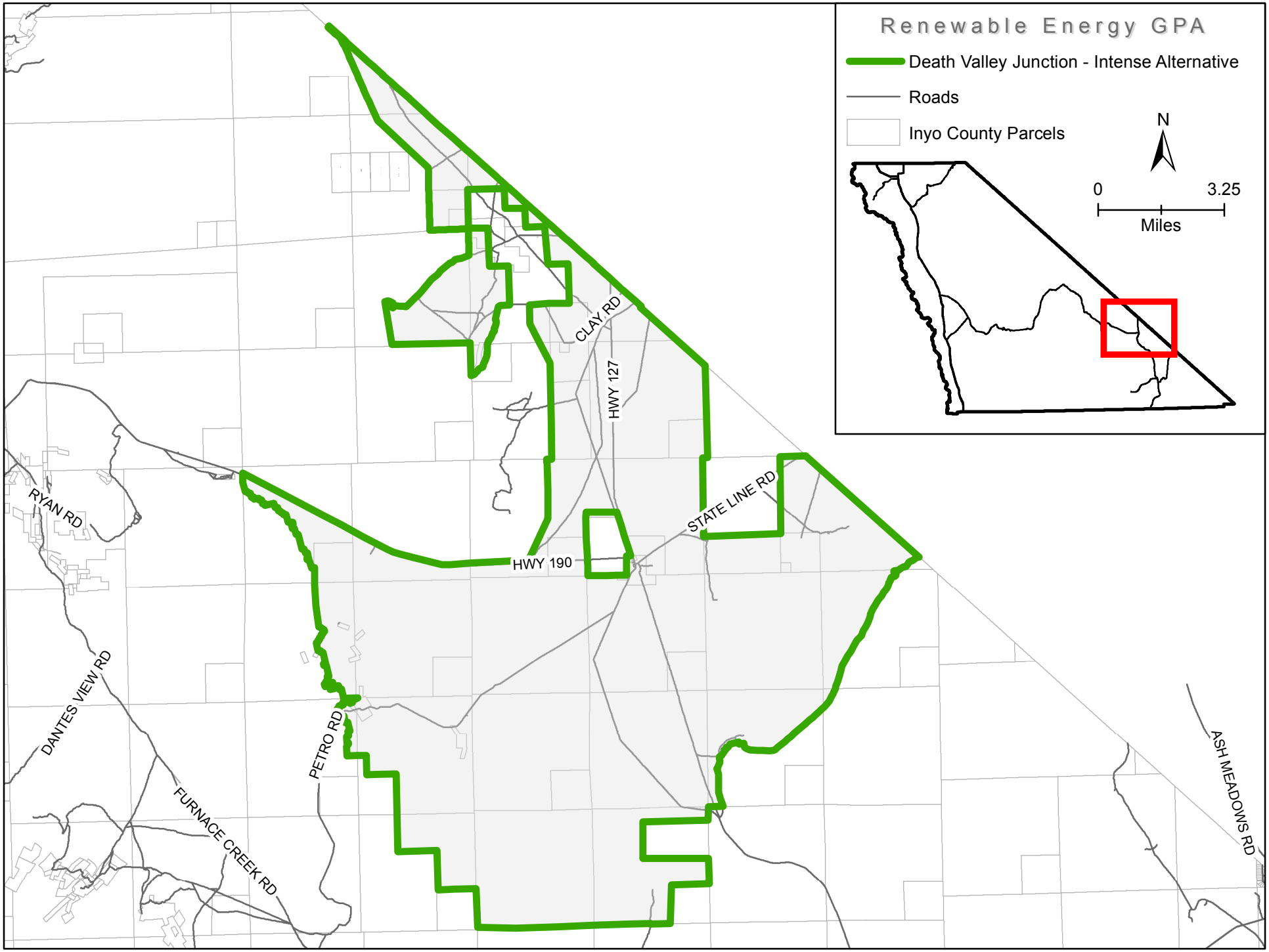

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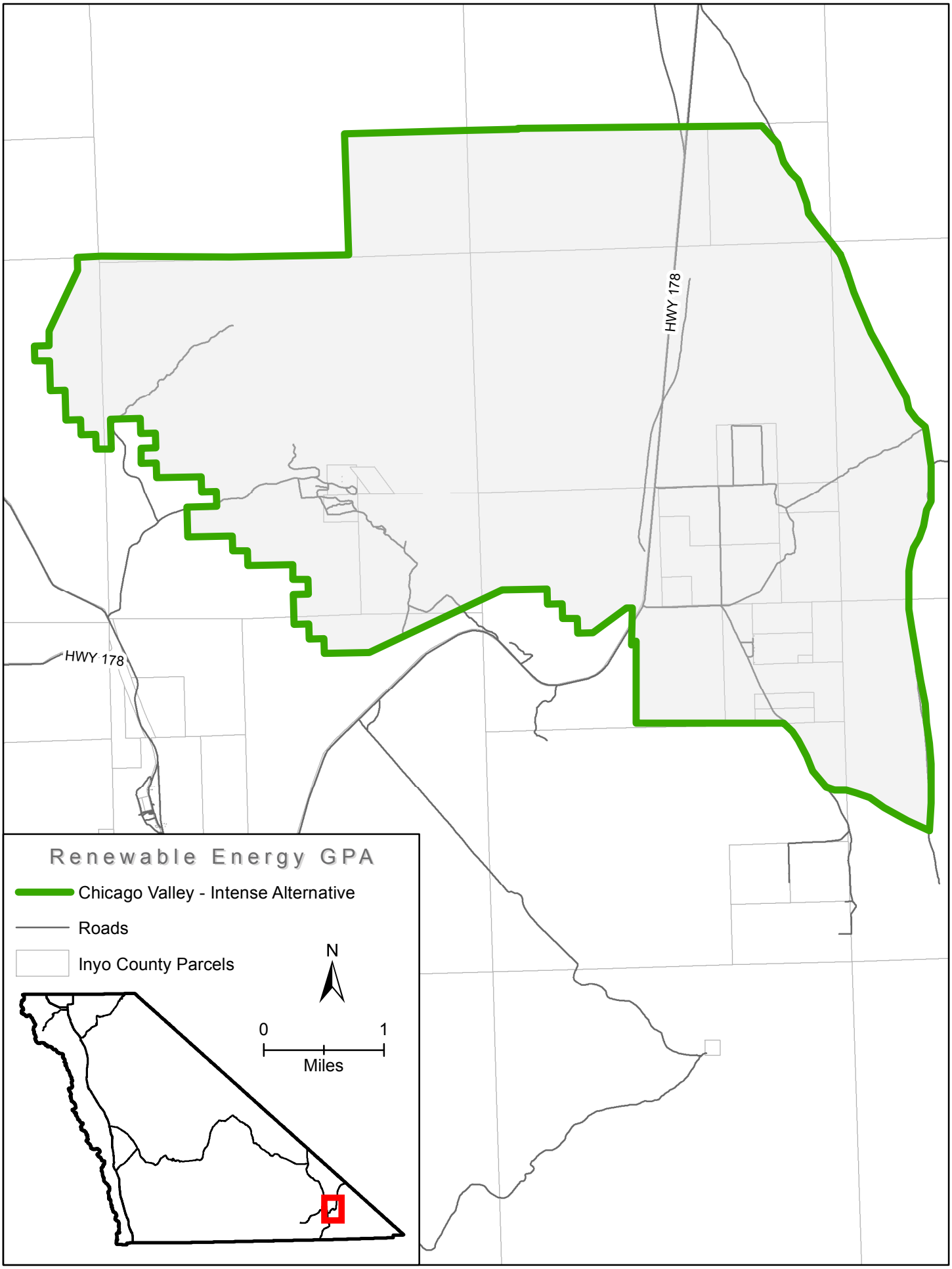

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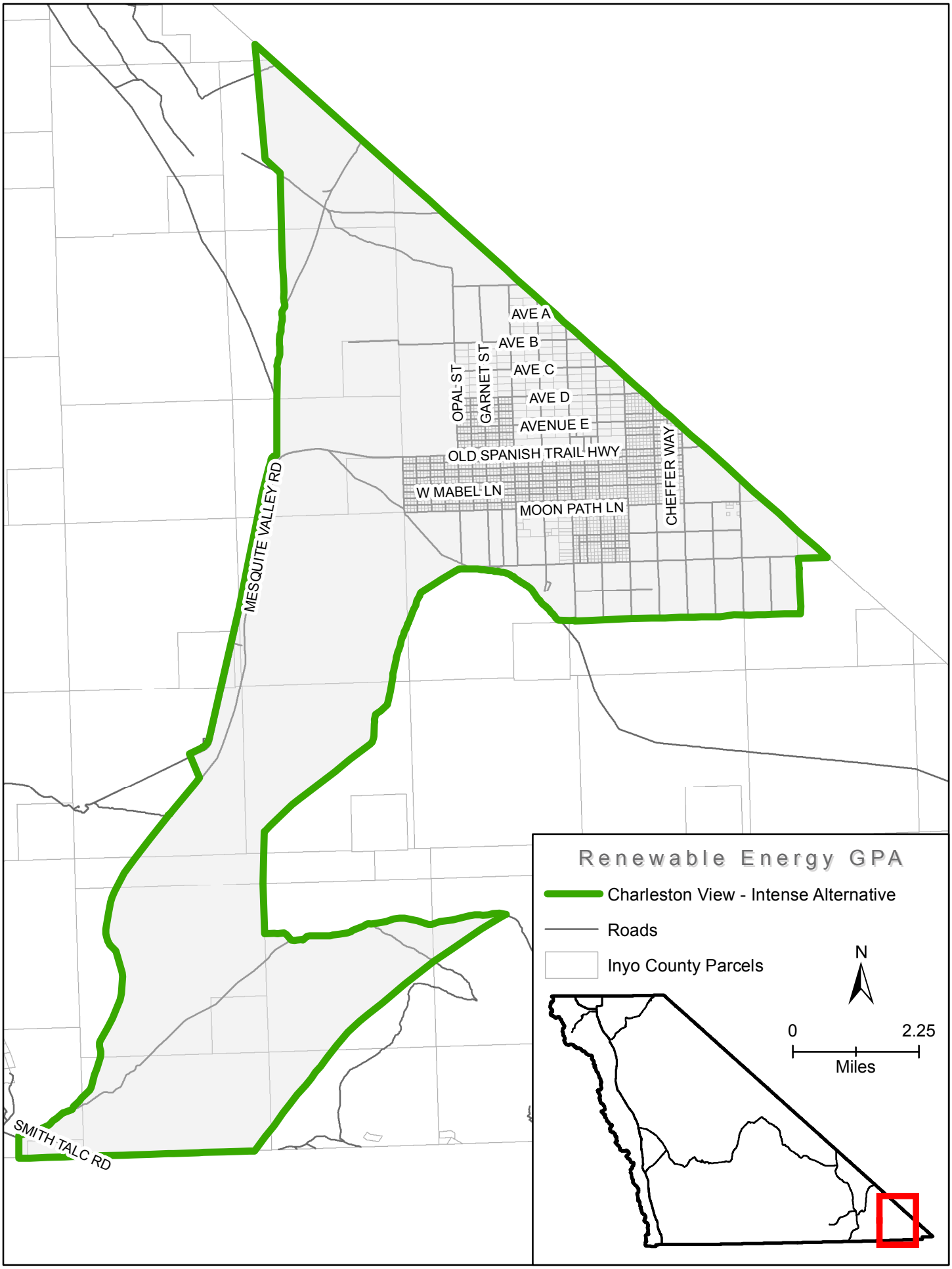

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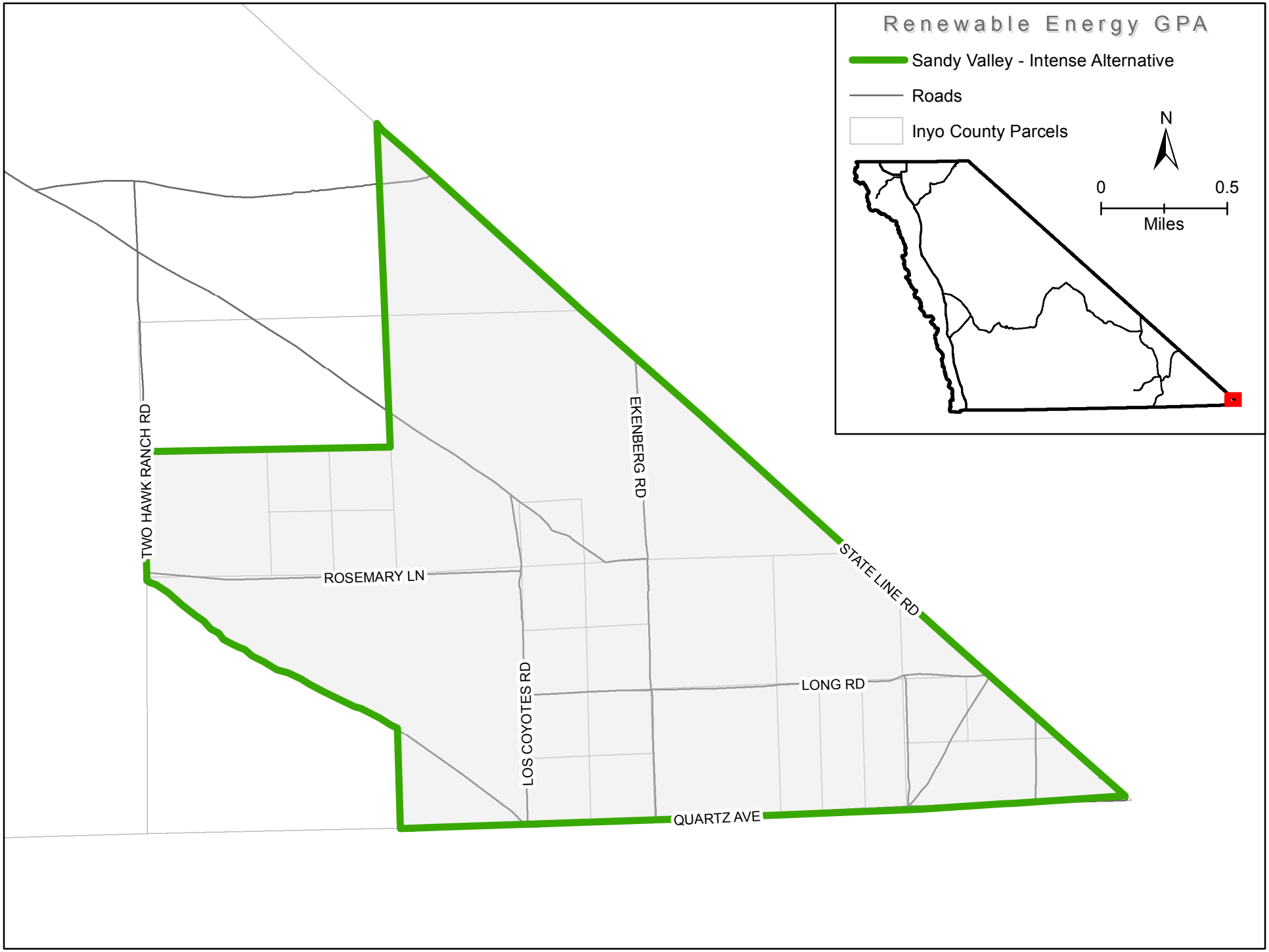

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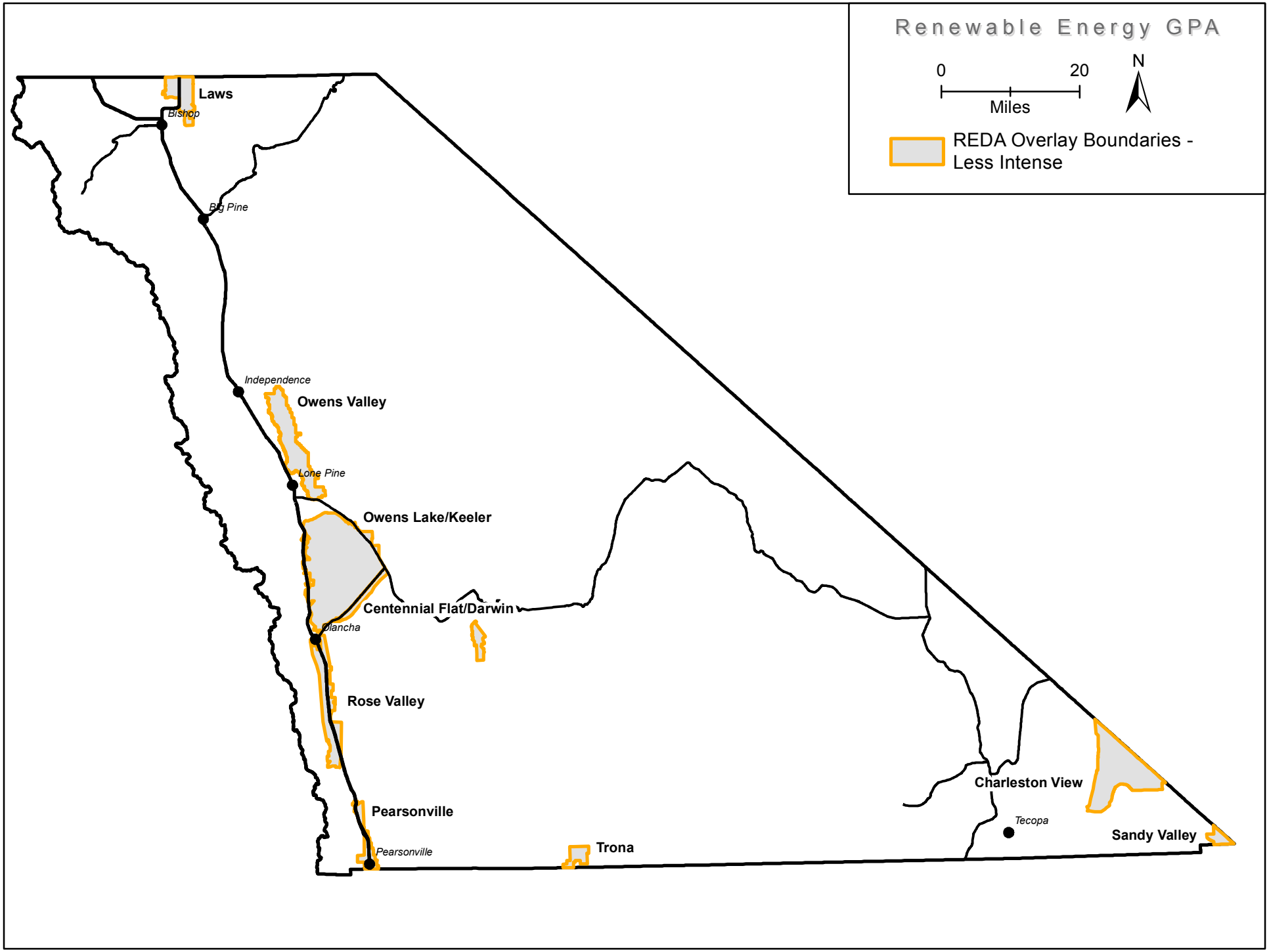
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REDA Overlay Boundaries - Less Intense
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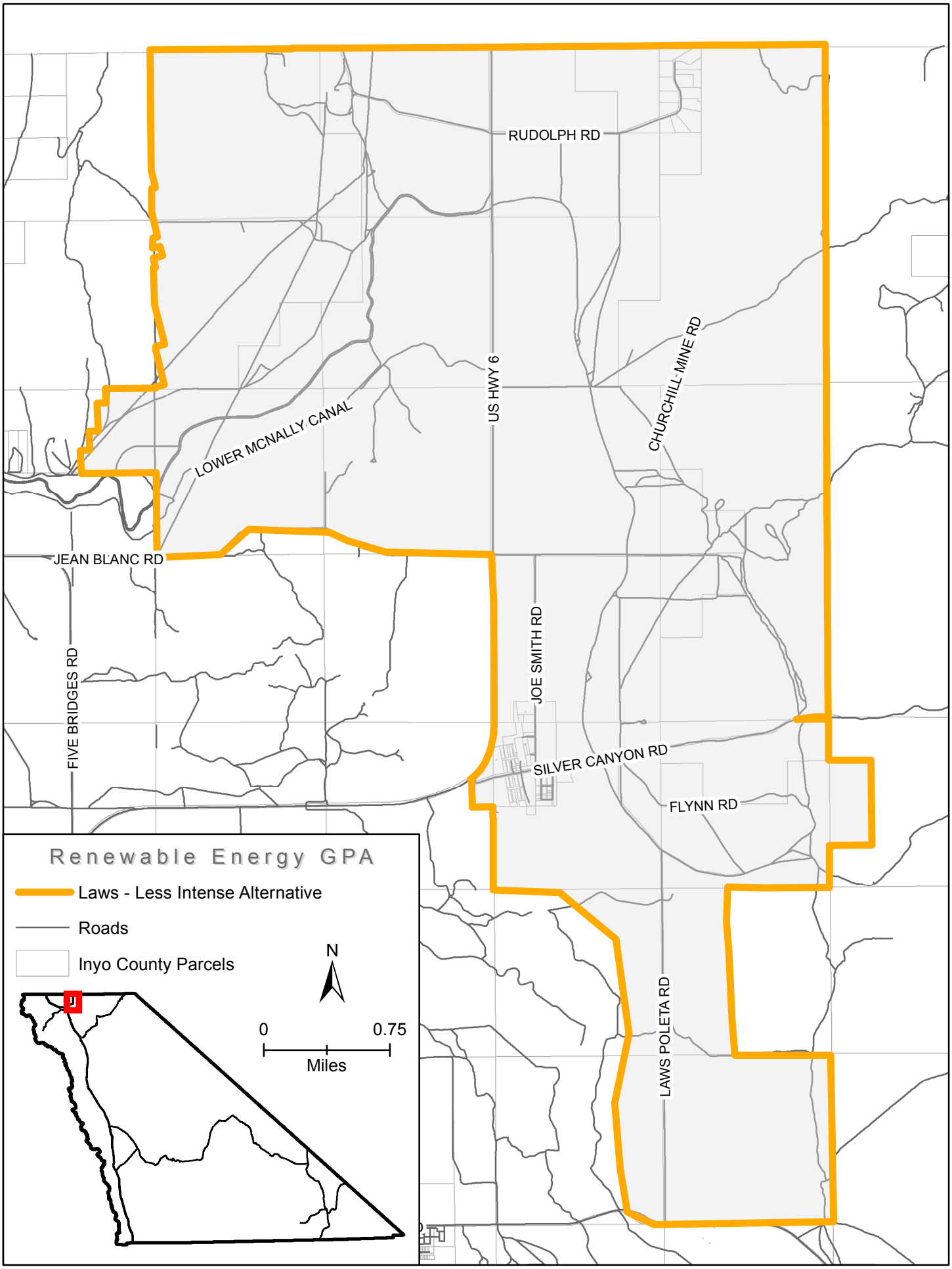

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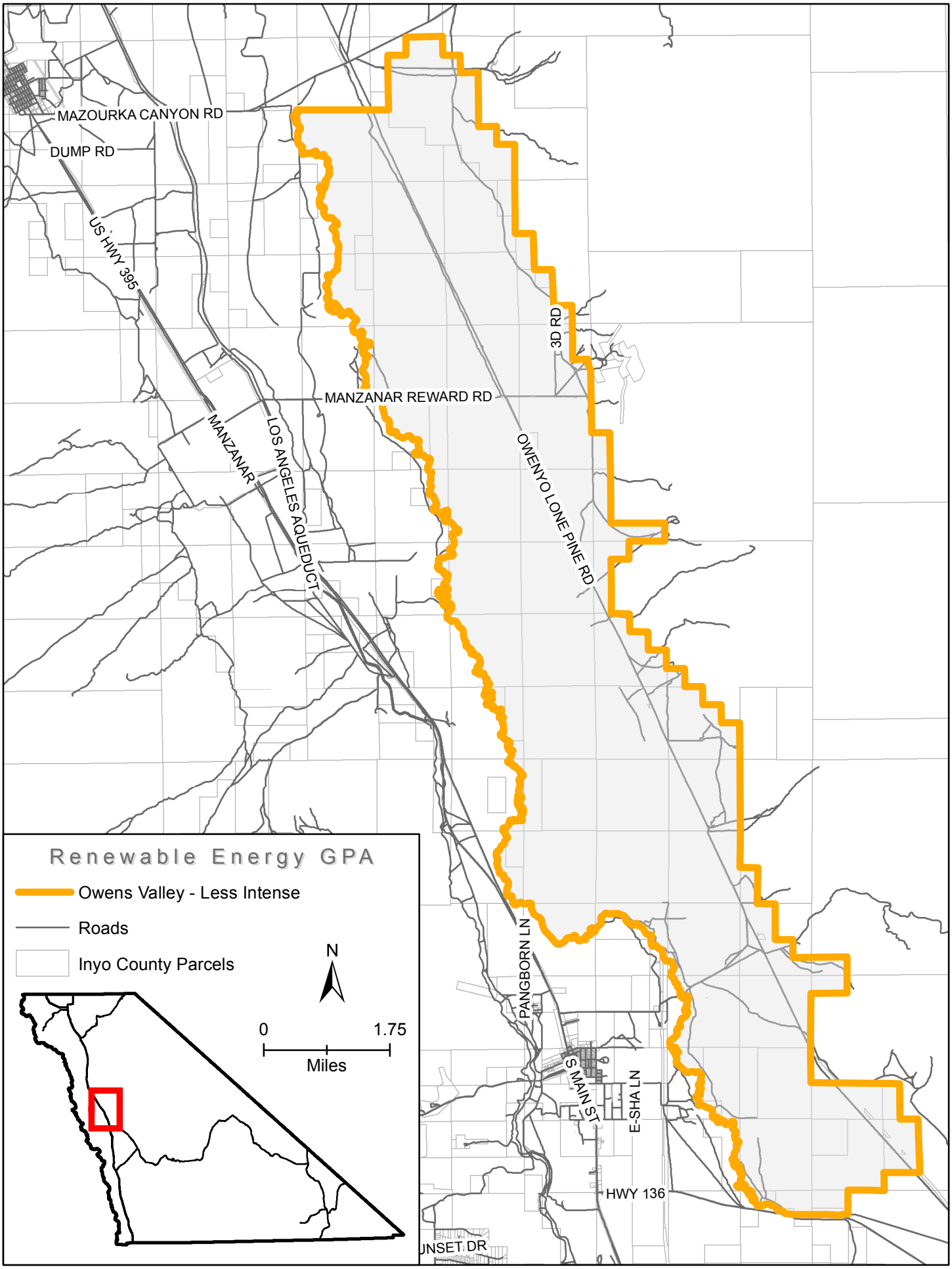

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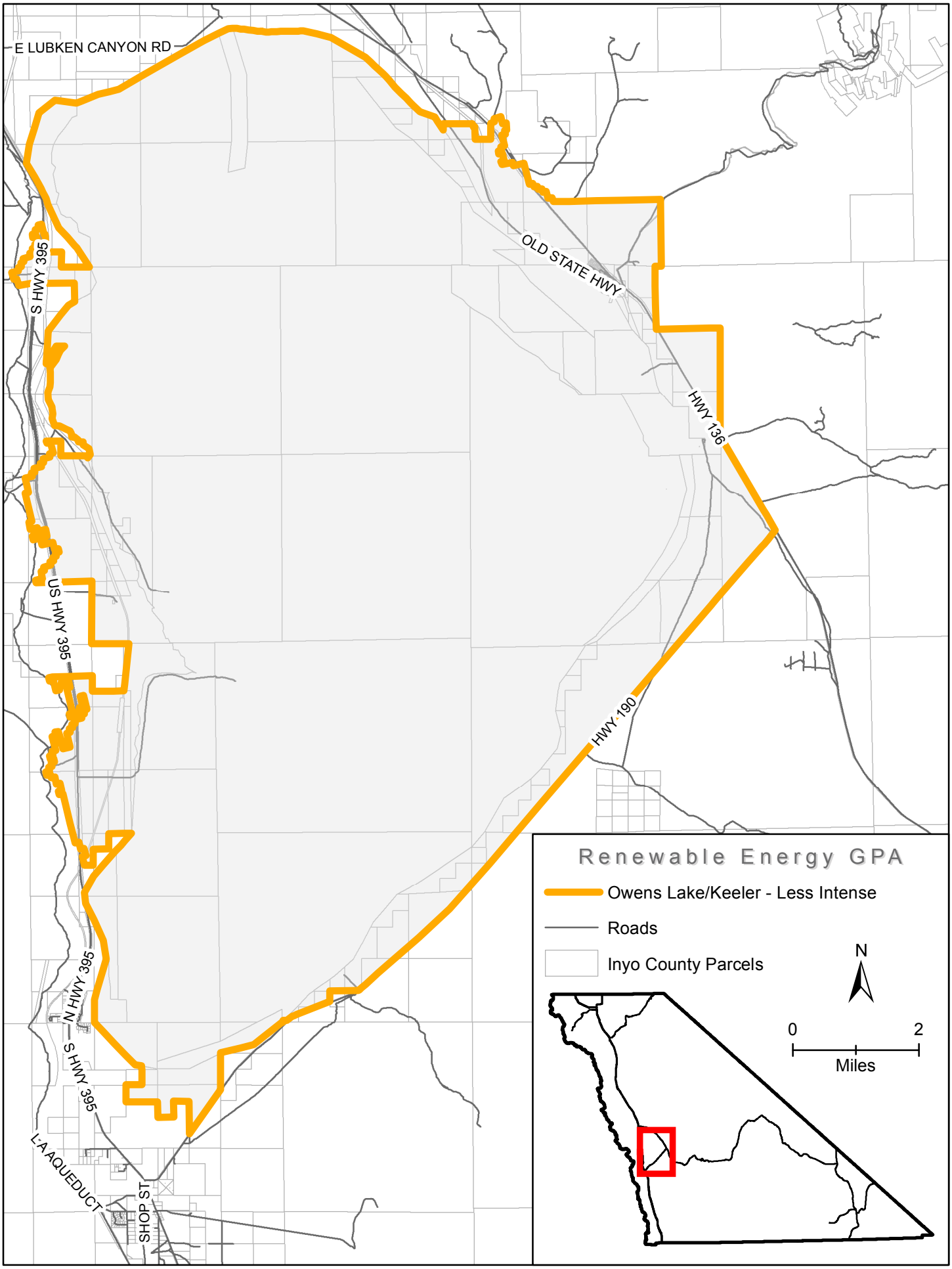

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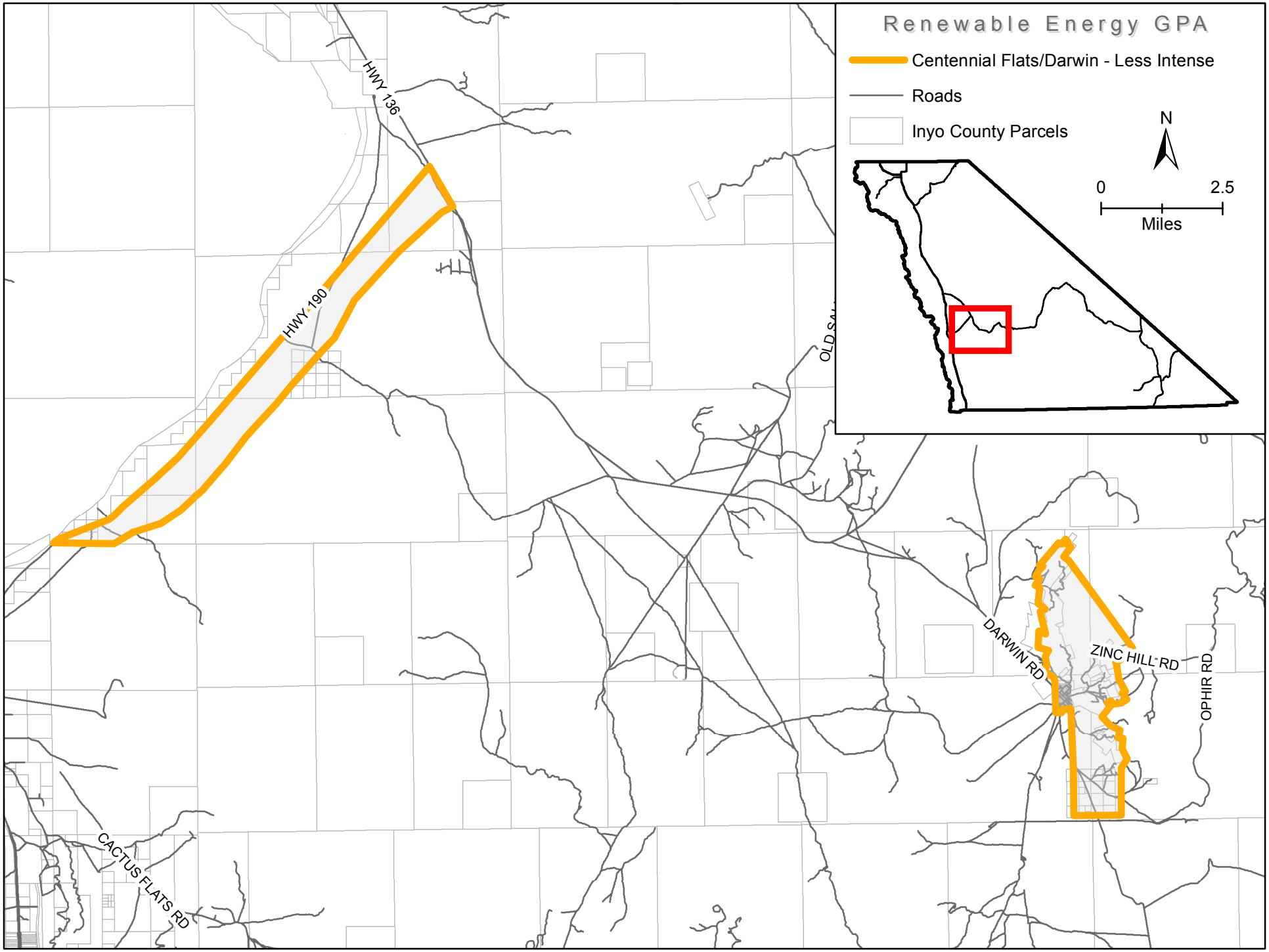

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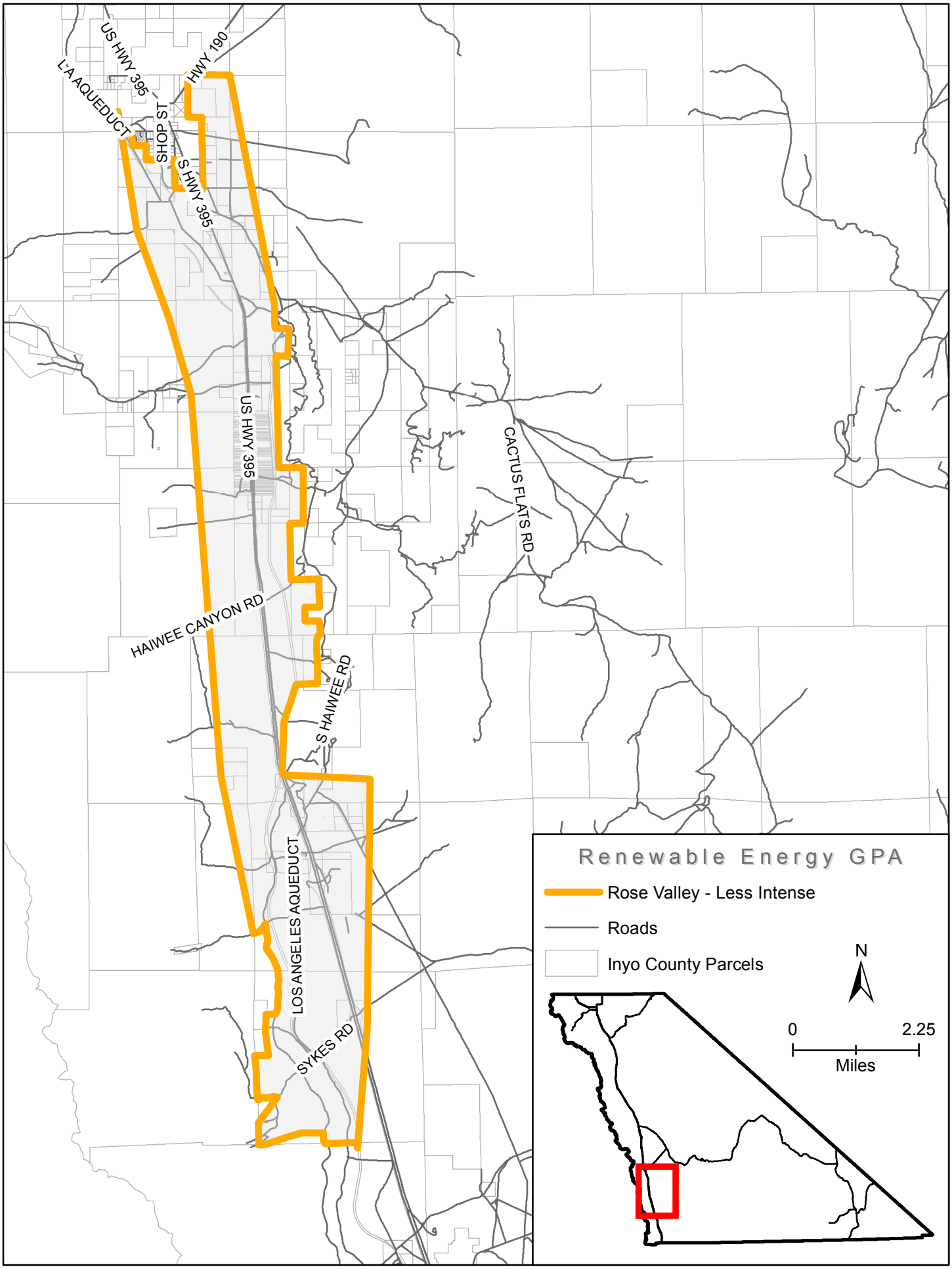

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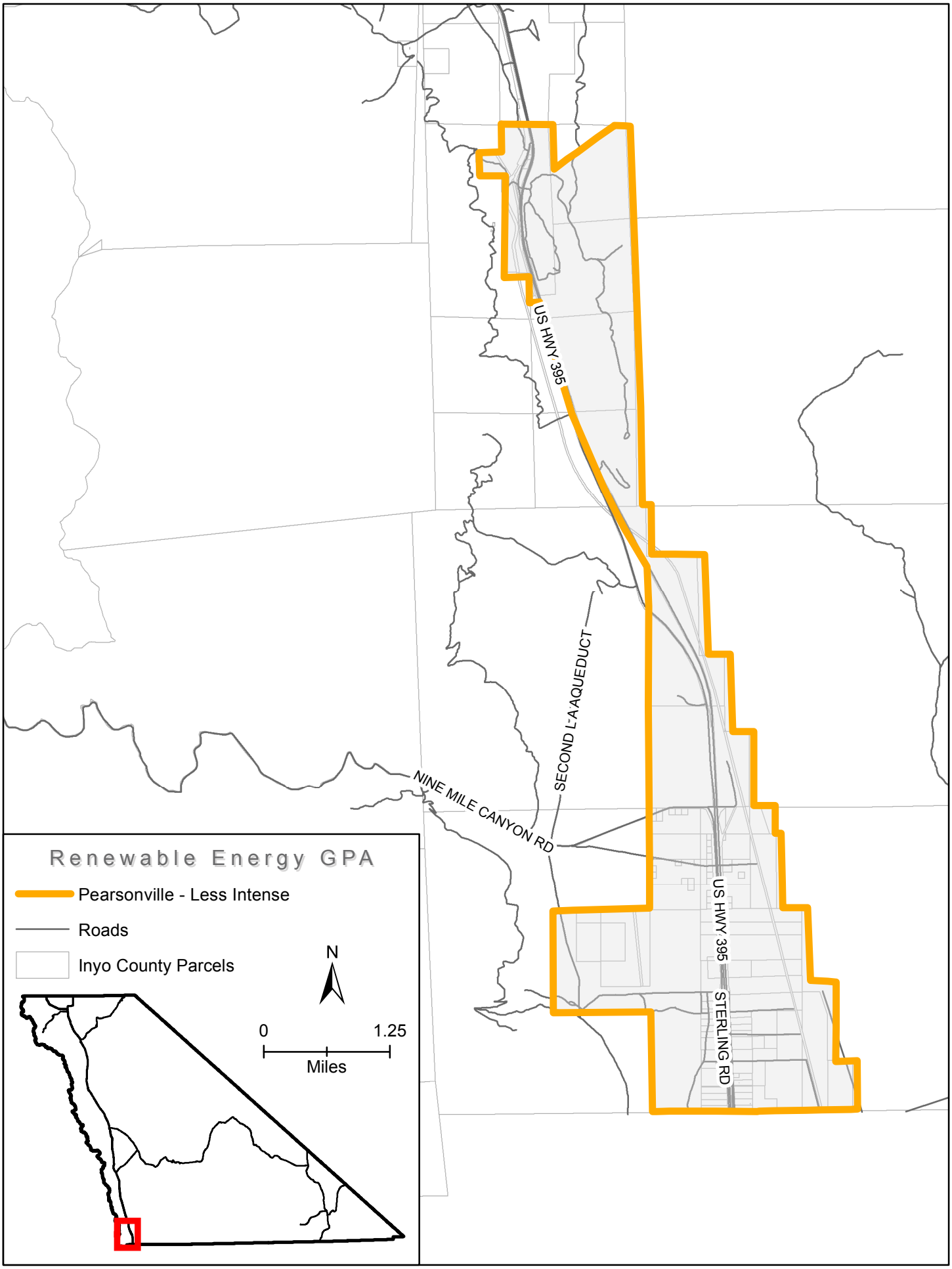

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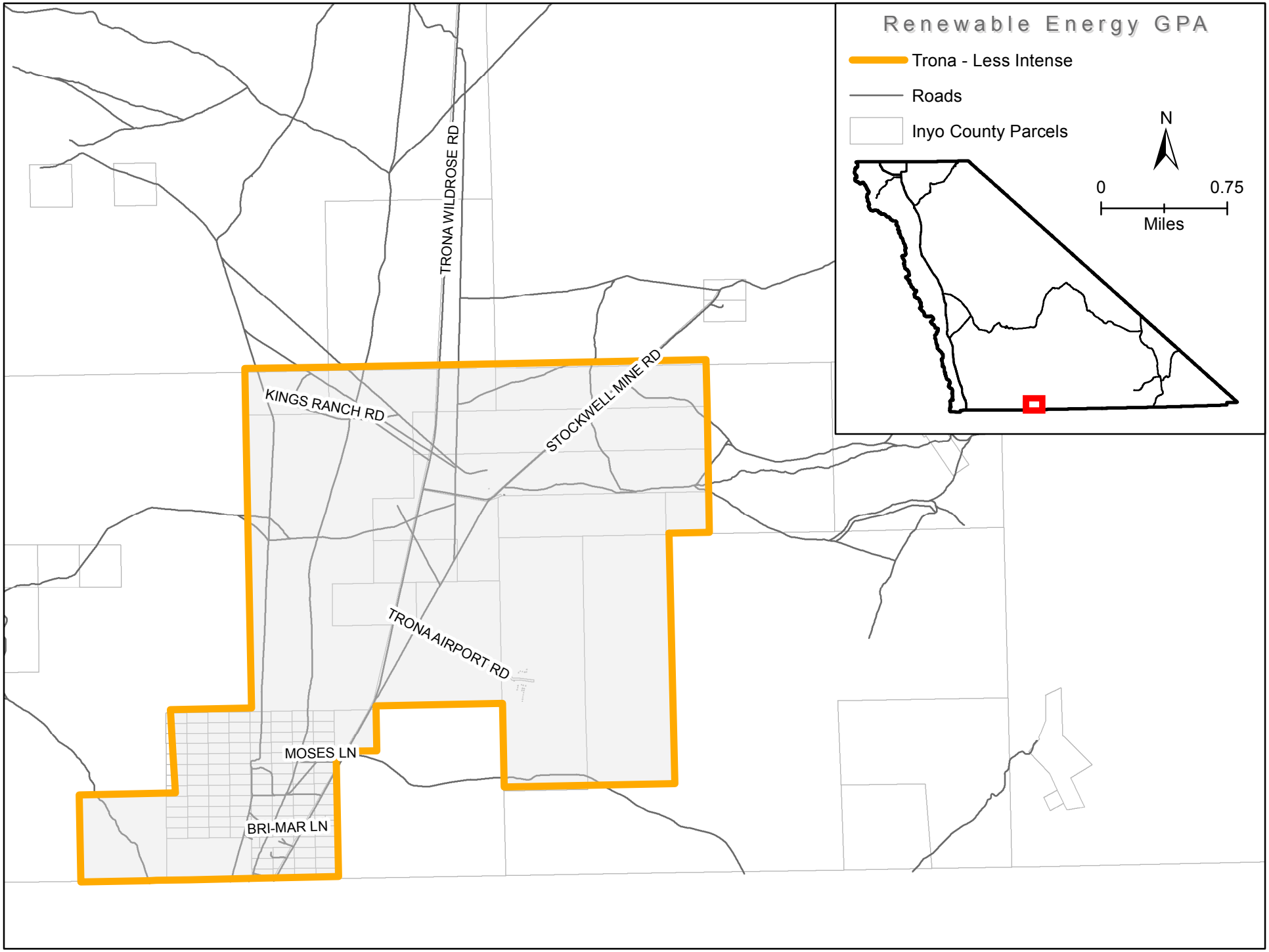

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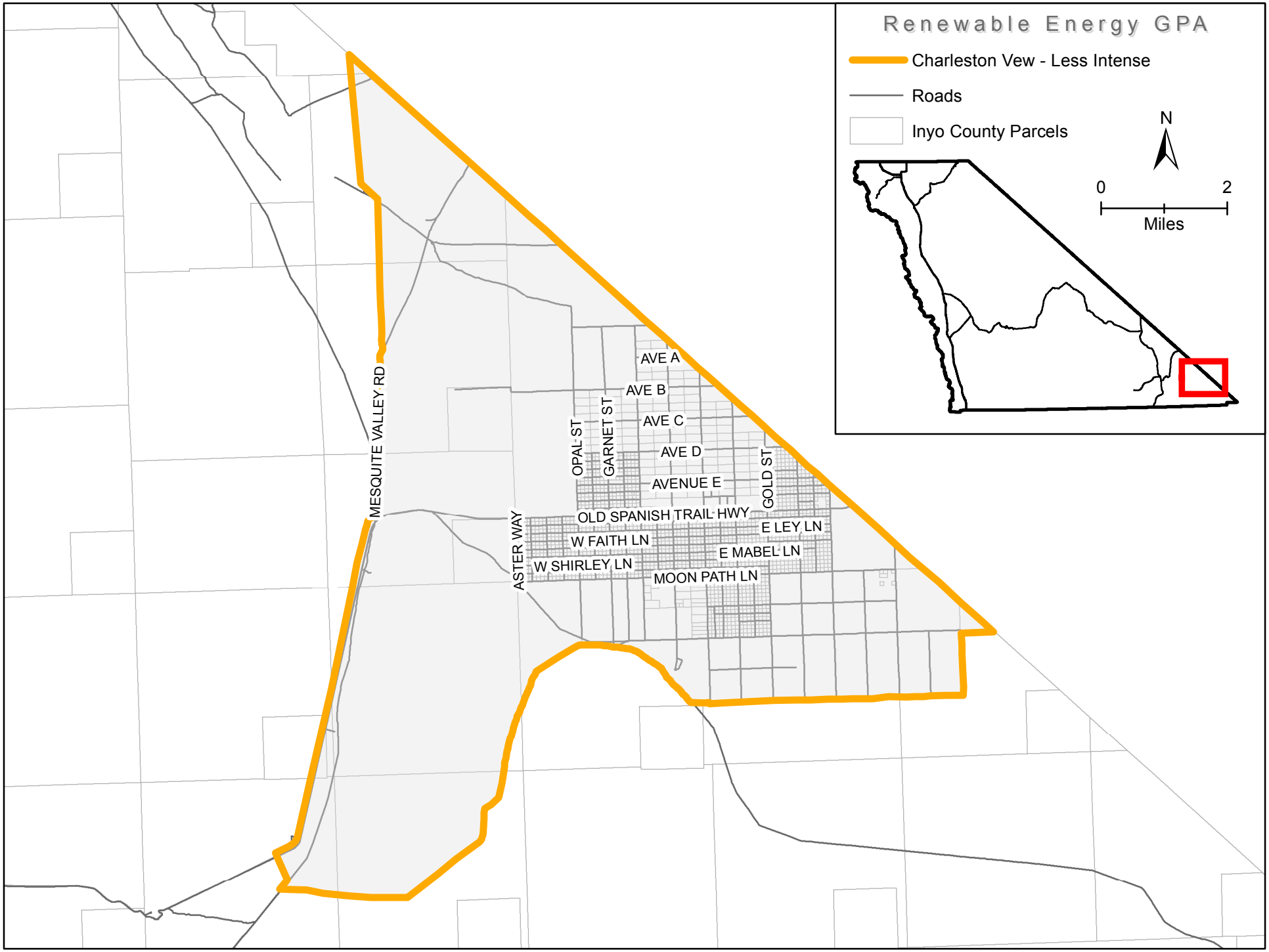

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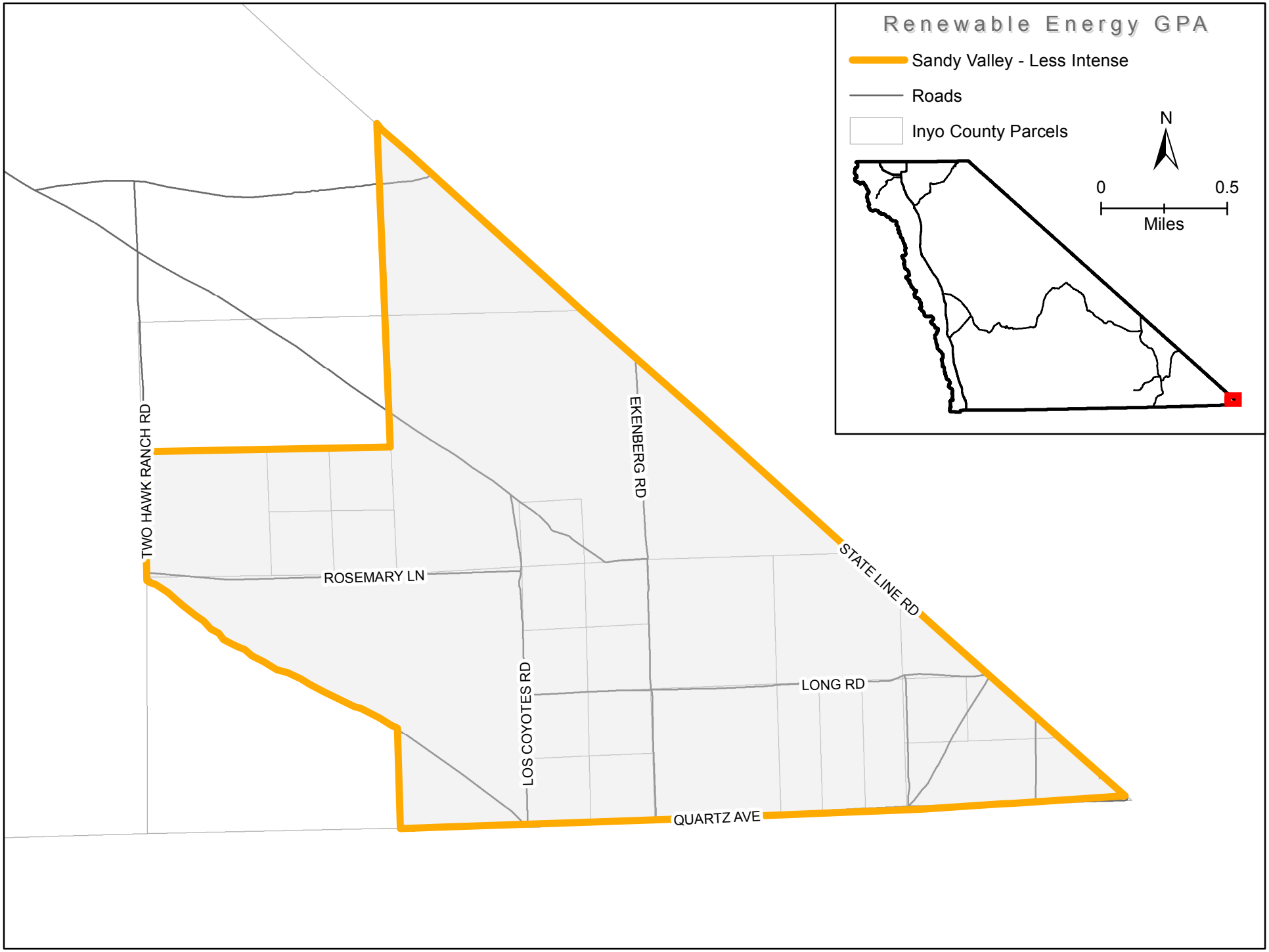

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Summary of Allocation Development

Staff developed megawatt caps in the Allocation Table in an iterative process taking into account needed renewable energy generation, characteristics of each REDA, potential disturbance from wind and solar development,[1] transmission requirements, and stakeholder/public input. Phasing was selected to accommodate nearer-term less-intensive and longer-term more significant transmission upgrades, as well as military compatibility issues associated with wind energy generation. In order to accommodate future uncertainties but provide assurances about development totals, a transfer mechanism was crafted that caps regional development, but permits limited reallocation of development potential between REDAs within the same region. A Preferred Alternative was developed that would result in a moderate level of disturbance, and reduced and enhanced alternatives were developed to provide context and assist in refining the Preferred Alternative.

The following summarizes issues considered in development of the Allocation Table by REDA:

Laws: low development potential due to its relatively small size and environmental constraints (with the exception of the failed mitigation sites and BLM Variance lands); low wind potential.

Fish Lake Valley: low development potential due to its relatively small size and environmental constraints (with the exception of existing agricultural lands); high wind potential.

Deep Springs: low development potential due its relatively small size and environmental constraints; moderate wind potential.

Owens Valley: accommodates existing proposals by DWP and Northland, plus an additional approximately 200 megawatt project; further development potential possible but limited in response to public input.

Owens Lake: although excellent development potential possible based on the criteria, low development foreseen due to engineering issues; moderately high wind potential along western shore.

Centennial Flat/Darwin: low development potential relative to its size due to environmental/transmission constraints, despite excellent solar and wind resources.

Rose Valley: moderate development potential balanced between varying environmental constraints, land disturbance/fragmentation, and better relative transmission characteristics; excellent wind potential in eastern portions.

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[1] Estimated disturbance areas were based on discussions for the Desert Renewable Energy Conservation Plan.

Pearsonville: high development potential balanced with varying environmental constraints, land disturbance/fragmentation, and better relative transmission characteristics; excellent wind potential balanced with military compatibility issues.

Panamint: low development potential relative to its size due to perceived environmental/transmission constraints and stakeholder/public input, despite land disturbance/fragmentation and high solar resources.

Trona: moderate development potential balanced with varying environmental constraints, land disturbance/fragmentation, and better relative transmission requirements; excellent wind potential to the north and east.

Death Valley Junction: moderate development potential balanced with varying environmental constraints, land disturbance/fragmentation, and better relative transmission requirements.

Chicago Valley: low development potential due to its small size and environmental/transmission constraints.

Charleston View: high development potential due to existing land disturbance/fragmentation and better relative transmission requirements.

Sandy Valley: high development potential due to existing land disturbance/fragmentation and better relative transmission requirements.

Preferred Alternative

REDA	Group	Megawatts: Base Case Solar Phase 1	Base Case Solar Phase 2	Base Case Solar Sub-Total	Base Case Wind Phase 1	Base Case Wind Phase 2	Base Case Wind Sub-Total	Total Base Case Phases 1 and 2	Total Solar from Group Eligible to Transfer In	Total Wind from Group Eligible to Transfer In	Total Solar Potential	Total Wind Potential	Highest Total Potential	Approx-imate Total REDA Acreage	Estimated Highest Intensity Land Disturbance: Solar Acreage (6 Acres/ MW)	%	Wind Acreage (3 acres /MW)	%	Indirect Wind Acreage (40 acres/ MW)	%	Total Acre-age (Solar + Direct Wind)	%	Total Acr-eage (Solar + Indirect	%	Estimated Base Case Land Disturbance: Solar Acreage (6 Acres/ MW)	%	Direct Wind Acreage (3 acres/MW)	%	Indirect Wind Acreage (40 acres/MW)	%	Total Acre-age (Solar + Direct	%	Total Acre-age (Solar + Indirect	%
Laws	Western	20	20	40	0	0	0	**40**	40	0	**80**	**0**	**80**	11,500	480	4%	0	0%	0	0%	**480**	**4%**	**480**	**4%**	240	2%	0	0%	0	0%	**240**	**2%**	**240**	**2%**
Fish Lake Valley	Western	20	20	40	0	30	30	**70**	40	30	**80**	**60**	**140**	14,700	480	3%	180	1%	2,400	16%	**660**	**4%**	**2,880**	**20%**	240	2%	90	1%	1,200	8%	**330**	**2%**	**1,440**	**10%**
Deep Springs	Western	30	30	60	0	20	20	**80**	30	20	**90**	**40**	**130**	10,800	540	5%	120	1%	1,600	15%	**660**	**6%**	**2,140**	**20%**	360	3%	60	1%	800	7%	**420**	**4%**	**1,160**	**11%**
Owens Valley	Western	400	0	400	0	0	0	**400**	200	0	**600**	**0**	**600**	26,750	3,600	13%	0	0%	0	0%	**3,600**	**13%**	**3,600**	**13%**	2,400	9%	0	0%	0	0%	**2,400**	**9%**	**2,400**	**9%**
Owens Lake	Western	50	100	150	0	100	100	**250**	200	100	**350**	**200**	**550**	83,700	2,100	3%	600	1%	8,000	10%	**2,700**	**3%**	**10,100**	**12%**	900	1%	300	0%	4,000	5%	**1,200**	**1%**	**4,900**	**6%**
Centennial Flat/Darw	Western	50	100	150	0	100	100	**250**	100	100	**250**	**200**	**450**	86,550	1,500	2%	600	1%	8,000	9%	**2,100**	**2%**	**9,500**	**11%**	900	1%	300	0%	4,000	5%	**1,200**	**1%**	**4,900**	**6%**
Rose Valley	Western	100	100	200	0	100	100	**300**	200	100	**400**	**200**	**600**	84,300	2,400	3%	600	1%	8,000	9%	**3,000**	**4%**	**10,400**	**12%**	1,200	1%	300	0%	4,000	5%	**1,500**	**2%**	**5,200**	**6%**
Pearsonville	Western	50	50	100	200	0	200	**300**	100	150	**200**	**350**	**550**	15,200	1,200	8%	1,050	7%	14,000	92%	**2,250**	**15%**	**15,200**	**100%**	600	4%	600	4%	8,000	53%	**1,200**	**8%**	**8,600**	**57%**
Group Subtotal	Western	***720***	***420***	***1,140***	***200***	***350***	***550***	***1,690***	n/a	n/a	***1,140***	***550***	***1,690***	***333,500***	***6,840***	***2%***	***1,650***	***0%***	***22,000***	***7%***	***8,490***	***3%***	***28,840***	***9%***	***6,840***	***2%***	***1,650***	***0%***	***22,000***	***7%***	***8,490***	***3%***	***28,840***	***9%***
Panamint	South-ern	100	200	300	0	0	0	**300**	150	0	**450**	**0**	**450**	94,800	2,700	3%	0	0%	0	0%	**2,700**	**3%**	**2,700**	**3%**	1,800	2%	0	0%	0	0%	**1,800**	**2%**	**1,800**	**2%**
Trona	South-ern	100	200	300	0	400	400	**700**	150	0	**450**	**400**	**850**	69,700	2,700	4%	1,200	2%	16,000	23%	**3,900**	**6%**	**18,700**	**27%**	1,800	3%	1,200	2%	16,000	23%	**3,000**	**4%**	**17,800**	**26%**
Group Subtotal	South-ern	***200***	***400***	***600***	***0***	***400***	***400***	***1,000***	n/a	n/a	***600***	***400***	***1,000***	***164,500***	***3,600***	***2%***	***1,200***	***1%***	***16,000***	***10%***	***4,800***	***3%***	***19,600***	***12%***	***3,600***	***2%***	***1,200***	***1%***	***16,000***	***10%***	***4,800***	***3%***	***19,600***	***12%***
Death Valley Junctio	Eastern	100	100	200	0	100	100	**300**	200	0	**400**	**100**	**500**	71,000	2,400	3%	300	0%	4,000	6%	**2,700**	**4%**	**6,400**	**9%**	1,200	2%	300	0%	4,000	6%	**1,500**	**2%**	**5,200**	**7%**
Chicago Valley	Eastern	50	0	50	0	0	0	**50**	50	0	**100**	**0**	**100**	8,000	600	8%	0	0%	0	0%	**600**	**8%**	**600**	**8%**	300	4%	0	0%	0	0%	**300**	**4%**	**300**	**4%**
Charleston View	Eastern	500	250	750	0	0	0	**750**	750	0	**1,500**	**0**	**1,500**	39,700	9,000	23%	0	0%	0	0%	**9,000**	**23%**	**9,000**	**23%**	4,500	11%	0	0%	0	0%	**4,500**	**11%**	**4,500**	**11%**
Sandy Valley	Eastern	100	100	200	0	0	0	**200**	200	0	**400**	**0**	**400**	3,100	2,400	77%	0	0%	0	0%	**2,400**	**77%**	**2,400**	**77%**	1,200	39%	0	0%	0	0%	**1,200**	**39%**	**1,200**	**39%**
Group Subtotal	Eastern	***750***	***450***	***1,200***	***0***	***100***	***100***	***1,300***	n/a	n/a	***1,200***	***100***	***1,300***	***121,800***	***7,200***	***6%***	***300***	***0%***	***4,000***	***3%***	***7,500***	***6%***	***11,200***	***9%***	***7,200***	***6%***	***300***	***0%***	***4,000***	***3%***	***7,500***	***6%***	***11,200***	***9%***
Total County		**1,670**	**1,270**	**2,940**	**200**	**850**	**1,050**	**3,990**	n/a	n/a	**2,940**	**1,050**	**3,990**	**619,800**	**17,640**	**3%**	**3,150**	**1%**	**42,000**	**7%**	**20,790**	**3%**	**59,640**	**10%**	**17,640**	**3%**	**3,150**	**1%**	**42,000**	**7%**	**20,790**	**3%**	**59,640**	**10%**

Intensive Alternative

REDA	Group	Megawatts: Base Case Solar Phase 1	Base Case Solar Phase 2	Base Case Solar Sub-Total	Base Case Wind Phase 1	Base Case Wind Phase 2	Base Case Wind Sub-Total	Total Base Case Phases 1 and 2	Total Solar from Group Eligible to Transfer In	Total Wind from Group Eligible to Transfer In	Total Solar Potential	Total Wind Potential	Highest Total Potential	Approx-imate Total REDA Acreage	Estimated Highest Intensity Land Disturbance: Solar Acreage (6 Acres/ MW)	%	Direct Wind Acreage (3 acres /MW)	%	Indirect Wind Acreage (40 acres/ MW)	%	Total Acre-age (Solar + Direct	%	Total Acre-age (Solar + Indirect Wind)	%	Estimated Base Case Land Disturbance: Solar Acreage (6 Acres/ MW)	%	Direct Wind Acreage (3 acres/MW)	%	Indirect Wind Acreage (40 acres/MW)	%	Total Acre-age (Solar + Direct	%	Total Acre-age (Solar + Indirect	%
Laws	Western	50	50	100	0	0	0	**100**	100	0	**200**	**0**	**200**	20,100	1,200	6%	0	0%	0	0%	**1,200**	**6%**	**1,200**	**6%**	600	3%	0	0%	0	0%	**600**	**3%**	**600**	**3%**
Fish Lake Valley	Western	50	50	100	50	100	150	**250**	40	200	**140**	**350**	**490**	17,200	840	5%	1,050	6%	14,000	81%	**1,890**	**11%**	**14,840**	**86%**	600	3%	450	3%	6,000	35%	**1,050**	**6%**	**6,600**	**38%**
Deep Springs	Western	50	50	100	50	100	150	**250**	100	150	**200**	**300**	**500**	24,000	1,200	5%	900	4%	12,000	50%	**2,100**	**9%**	**13,200**	**55%**	600	3%	450	2%	6,000	25%	**1,050**	**4%**	**6,600**	**28%**
Owens Valley	Western	500	500	1,000	0	0	0	**1,000**	500	0	**1,500**	**0**	**1,500**	61,600	9,000	15%	0	0%	0	0%	**9,000**	**15%**	**9,000**	**15%**	6,000	10%	0	0%	0	0%	**6,000**	**10%**	**6,000**	**10%**
Owens Lake	Western	100	500	600	0	100	100	**700**	200	100	**800**	**200**	**1,000**	101,700	4,800	5%	600	1%	8,000	8%	**5,400**	**5%**	**12,800**	**13%**	3,600	4%	300	0%	4,000	4%	**3,900**	**4%**	**7,600**	**7%**
Centennial Flat/Darw	Western	100	100	200	0	100	100	**300**	200	200	**400**	**300**	**700**	103,400	2,400	2%	900	1%	12,000	12%	**3,300**	**3%**	**14,400**	**14%**	1,200	1%	300	0%	4,000	4%	**1,500**	**1%**	**5,200**	**5%**
Rose Valley	Western	100	100	200	0	100	100	**300**	400	200	**600**	**300**	**900**	93,950	3,600	4%	900	1%	12,000	13%	**4,500**	**5%**	**15,600**	**17%**	1,200	1%	300	0%	4,000	4%	**1,500**	**2%**	**5,200**	**6%**
Pearsonville	Western	100	100	200	200	0	200	**400**	100	125	**300**	**325**	**625**	15,200	1,800	12%	975	6%	13,000	86%	**2,775**	**18%**	**14,800**	**97%**	1,200	8%	600	4%	8,000	53%	**1,800**	**12%**	**9,200**	**61%**
Big Pine	Western	250	250	500	0	0	0	**500**	750	0	**1,250**	**0**	**1,250**	34,500	7,500	22%	0	0%	0	0%	**7,500**	**22%**	**7,500**	**22%**	3,000	9%	0	0%	0	0%	**3,000**	**9%**	**3,000**	**9%**
Sierra Wind - Owens	Western	0	0	0	50	100	150	**150**	0	100	**0**	**250**	**250**	12,000	0	0%	750	6%	10,000	83%	**750**	**6%**	**10,000**	**83%**	0	0%	450	4%	6,000	50%	**450**	**4%**	**6,000**	**50%**
Sierra Wind - Big Pine	Western	0	0	0	50	200	250	**250**	0	100	**0**	**350**	**350**	52,300	0	0%	1,050	2%	14,000	27%	**1,050**	**2%**	**14,000**	**27%**	0	0%	750	1%	10,000	19%	**750**	**1%**	**10,000**	**19%**
Santa Rita Flat	Western	50	50	100	50	50	100	**200**	50	50	**150**	**150**	**300**	16,400	900	5%	450	3%	6,000	37%	**1,350**	**8%**	**6,900**	**42%**	600	4%	300	2%	4,000	24%	**900**	**5%**	**4,600**	**28%**
Group Subtotal	Western	***1,350***	***1,750***	***3,100***	***450***	***850***	***1,300***	***4,400***	n/a	n/a	***3,100***	***1,300***	***4,400***	***552,350***	***18,600***	***3%***	***3,900***	***1%***	***52,000***	***9%***	***22,500***	***4%***	***70,600***	***13%***	***18,600***	***3%***	***3,900***	***1%***	***52,000***	***9%***	***22,500***	***4%***	***70,600***	***13%***
Panamint	South-ern	200	400	600	100	100	200	**800**	300	100	**900**	**300**	**1,200**	147,250	5,400	4%	900	1%	12,000	8%	**6,300**	**4%**	**17,400**	**12%**	3,600	2%	600	0%	8,000	5%	**4,200**	**3%**	**11,600**	**8%**
Trona	South-ern	200	400	600	0	500	500	**1,100**	300	100	**900**	**600**	**1,500**	69,700	5,400	8%	1,800	3%	24,000	34%	**7,200**	**10%**	**29,400**	**42%**	3,600	5%	1,500	2%	20,000	29%	**5,100**	**7%**	**23,600**	**34%**
Group Subtotal	South-ern	***400***	***800***	***1,200***	***100***	***600***	***700***	***1,900***	n/a	n/a	***1,200***	***700***	***1,900***	***216,950***	***7,200***	***3%***	***2,100***	***1%***	***28,000***	***13%***	***9,300***	***4%***	***35,200***	***16%***	***7,200***	***3%***	***2,100***	***1%***	***28,000***	***13%***	***9,300***	***4%***	***35,200***	***16%***
Death Valley Junctio	Eastern	100	100	200	0	200	200	**400**	400	0	**600**	**200**	**800**	71,000	3,600	5%	600	1%	8,000	11%	**4,200**	**6%**	**11,600**	**16%**	1,200	2%	600	1%	8,000	11%	**1,800**	**3%**	**9,200**	**13%**
Chicago Valley	Eastern	100	100	200	0	0	0	**200**	100	0	**300**	**0**	**300**	16,545	1,800	11%	0	0%	0	0%	**1,800**	**11%**	**1,800**	**11%**	1,200	7%	0	0%	0	0%	**1,200**	**7%**	**1,200**	**7%**
Charleston View	Eastern	750	500	1,250	0	0	0	**1,250**	1000	0	**2,250**	**0**	**2,250**	39,700	13,500	34%	0	0%	0	0%	**13,500**	**34%**	**13,500**	**34%**	7,500	19%	0	0%	0	0%	**7,500**	**19%**	**7,500**	**19%**
Sandy Valley	Eastern	200	150	200	0	0	0	**200**	300	0	**500**	**0**	**500**	3,100	3,000	97%	0	0%	0	0%	**3,000**	**97%**	**3,000**	**97%**	1,200	39%	0	0%	0	0%	**1,200**	**39%**	**1,200**	**39%**
Group Subtotal	Eastern	***1,150***	***850***	***1,850***	***0***	***200***	***200***	***2,050***	n/a	n/a	***1,850***	***200***	***2,050***	***130,345***	***11,100***	***9%***	***600***	***0%***	***8,000***	***6%***	***11,700***	***9%***	***19,100***	***15%***	***11,100***	***9%***	***600***	***0%***	***8,000***	***6%***	***11,700***	***9%***	***19,100***	***15%***
Total County		**2,900**	**3,400**	**6,150**	**550**	**1,650**	**2,200**	**8,350**	n/a	n/a	**6,150**	**2,200**	**8,350**	**899,645**	**36,900**	**4%**	**6,600**	**1%**	**88,000**	**10%**	**43,500**	**5%**	**124,900**	**14%**	**36,900**	**4%**	**6,600**	**1%**	**88,000**	**10%**	**43,500**	**5%**	**124,900**	**14%**

Less Intensive Alternative

REDA	Group	Megawatts: Base Case Solar: Phase 1	Phase 2	Sub-Total	Base Case Wind: Phase 1	Phase 2	Sub-Total	Total Base Case Phases 1 and 2	Total Solar from Group Eligible to Transfer In	Total Wind from Group Eligible to Transfer In	Total Solar Potential	Total Wind Potential	Highest Total Potential	Approximate Total REDA Acreage	Estimated Highest Intensity Land Disturbance: Subtotal Solar Acreage (6 Acres/ MW)	%	Direct Wind Acreage (3 acres /MW)	%	Subtotal Indirect Wind Acreage (40 acres/ MW)	%	Total Acreage (Solar + Direct Wind)	%	Total Acreage (Solar + Indirect Wind)	%	Estimated Base Case Land Disturbance: Subtotal Solar Acreage (6 Acres/ MW)	%	Direct Wind Acreage (3 acres/MW)	%	Subtotal Indirect Wind Acreage (40 acres/MW)	%	Total Acreage (Solar + Direct Wind)	%	Total Acreage (Solar + Indirect Wind)	%
Laws	Western	0	20	20	0	0	0	**20**	40	0	**60**	**0**	**60**	11,650	360	3%	0	0%	0	0%	**360**	**3%**	**360**	**3%**	120	1%	0	0%	0	0%	**120**	**1%**	**120**	**1%**
Owens Valley	Western	200	200	400	0	0	0	**400**	200	0	**600**	**0**	**600**	26,750	3,600	13%	0	0%	0	0%	**3,600**	**13%**	**3,600**	**13%**	2,400	9%	0	0%	0	0%	**2,400**	**9%**	**2,400**	**9%**
Owens Lake	Western	50	100	150	0	50	50	**200**	100	25	**250**	**75**	**325**	83,700	1,500	2%	225	0%	3,000	4%	**1,725**	**2%**	**4,500**	**5%**	900	1%	150	0%	2,000	2%	**1,050**	**1%**	**2,900**	**3%**
Centennial Flat/Darwin	Western	0	50	50	0	0	0	**50**	50	0	**100**	**0**	**100**	9,000	600	7%	0	0%	0	0%	**600**	**7%**	**600**	**7%**	300	3%	0	0%	0	0%	**300**	**3%**	**300**	**3%**
Rose Valley	Western	50	50	100	0	50	50	**150**	100	25	**200**	**75**	**275**	21,400	1,200	6%	225	1%	3,000	14%	**1,425**	**7%**	**4,200**	**20%**	600	3%	150	1%	2,000	9%	**750**	**4%**	**2,600**	**12%**
Pearsonville	Western	50	50	100	0	100	100	**200**	50	50	**150**	**150**	**300**	77,350	900	1%	450	1%	6,000	8%	**1,350**	**2%**	**6,900**	**9%**	600	1%	300	0%	4,000	5%	**900**	**1%**	**4,600**	**6%**
Group Subtotal	Western	***350***	***470***	***820***	***0***	***200***	***200***	***1,020***	n/a	n/a	***820***	***200***	***1,020***	***229,850***	***4,920***	***2%***	***600***	***0%***	***8,000***	***3%***	***5,520***	***2%***	***12,920***	***6%***	***4,920***	***2%***	***600***	***0%***	***8,000***	***3%***	***5,520***	***2%***	***12,920***	***6%***
Trona	Southern	0	100	100	0	0	0	**100**	0	0	**100**	**0**	**100**	4,500	600	13%	0	0%	0	0%	**600**	**13%**	**600**	**13%**	600	13%	0	0%	0	0%	**600**	**13%**	**600**	**13%**
Group Subtotal	Southern	***0***	***100***	***100***	***0***	***0***	***0***	***100***	n/a	n/a	***100***	***0***	***100***	***4,500***	***600***	***13%***	***0***	***0%***	***0***	***0%***	***600***	***13%***	***600***	***13%***	***600***	***13%***	***0***	***0%***	***0***	***0%***	***600***	***13%***	***600***	***13%***
Charleston View	Eastern	200	200	400	0	0	0	**400**	100	0	**500**	**0**	**500**	39,700	3,000	8%	0	0%	0	0%	**3,000**	**8%**	**3,000**	**8%**	2,400	6%	0	0%	0	0%	**2,400**	**6%**	**2,400**	**6%**
Sandy Valley	Eastern	100	0	100	0	0	0	**100**	100	0	**200**	**0**	**200**	3,100	1,200	39%	0	0%	0	0%	**1,200**	**39%**	**1,200**	**39%**	600	19%	0	0%	0	0%	**600**	**19%**	**600**	**19%**
Group Subtotal	Eastern	***300***	***200***	***500***	***0***	***0***	***0***	***500***	n/a	n/a	***500***	***0***	***500***	***42,800***	***3,000***	***7%***	***0***	***0%***	***0***	***0%***	***3,000***	***7%***	***3,000***	***7%***	***3,000***	***7%***	***0***	***0%***	***0***	***0%***	***3,000***	***7%***	***3,000***	***7%***
Total County		**650**	**770**	**1,420**	**0**	**200**	**200**	**1,620**	n/a	n/a	**1,420**	**200**	**1,620**	**277,150**	**8,520**	**3%**	**600**	**0%**	**8,000**	**3%**	**9,120**	**3%**	**16,520**	**6%**	**8,520**	**3%**	**600**	**0%**	**8,000**	**3%**	**9,120**	**3%**	**16,520**	**6%**

Attachment 7

Comments leading up to and for the February 26 Planning Commission Meeting

Betsy Perluss, Ph.D.
11075 Treehenge Lane
Auburn, CA 95602

February 22, 2014

RECEIVED
FEB 7/14
Planning

Inyo County Planning Department
P. O. Drawer L 168 N.
Edwards Street Independence, CA 93526

To the members of the Inyo County Planning Dept:

Due to my inability to attend the February 26th planning commission meeting, I ask that this letter be read in lieu of my absence regarding Renewable Energy Development Areas.

I am writing to express my disapproval of the proposed "Renewable Energy Development Areas" (REDA) in Inyo County, which would allow the development of any large scale solar developments in the Owens Valley. My concern is based not only on my personal love for the Owens Valley, but also due to my work and involvement with the School of Lost Borders, a *501(c)(3)* organization dedicated to facilitating nature-based experiences for adults and youth, and which is centered in the town of Big Pine, located about 35 miles north of the proposed SOVSR facility.

Our organization serves hundreds of people a year, many that come from all over the world to participate in our programs. Many of our European clients, especially, say that one of the reasons they choose our organization is because of the location. Truly, they say, there is no other place in the world like the Owens Valley. The valley's rare natural and cultural treasures are unique. This is what draws people to this place.

For this reason, and more, I, along with my colleagues, find it very disturbing that you are even considering allowing construction of industrial scale solar facilities in the valley. The image of thousands of blinding solar panels, situated along one of the most scenic drives in all of California, if not the world, and near the foot of the highest mountain in the lower forty-eight, is devastating!

Near the end of his life, Republican Senator Barry Goldwater, took a hard look at the urbanized Arizona desert and said, "What have we done to this beautiful desert, our wild rivers? What in the world were we thinking?" Goldwater was referring to the Glen Canyon Dam, which he campaigned for. He regretted his actions. Please don't make the same mistake.

I appreciate your attention to this letter.

Betsy Perluss

Betsy Perluss
School of Lost Borders
Big Pine, CA

My name is Jane McDonald and I live in Independence.

As a resident of Inyo County, I have been excited to take part in the revisions to the County's General Plan. My participation has not been limited to the Renewable Energy component of the plan, but rather the entire General Plan. This is because I view the County General Plan as a way for our county to envision and begin developing a plan for our future. Since none of our towns in the south are incorporated, our participation in this plan is the best way for us to have a voice in our future. I believe our County needs a real economic development plan, and it has not seemed to me that we have had one in a very long time.

During both the General Plan process and the Renewable Energy process, I thought the Planning department did an excellent job of soliciting input from residents. The meetings were well publicized, and planners had an interactive agenda which asked everyone---not just those comfortable speaking in public-- to weigh in on maps and written policy proposals by putting colored stickers on components of the plan. Being able to participate in this process made me believe that I was participating in a democratic process.

This is why I was so shocked to see the documents before you today which zone numerous pristine, wild spaces as industrial for solar development. These documents in no way reflect what took place in those community meetings. While I attended meetings in Independence, I have spoken to people who were in these same meetings in Bishop and other parts of the county, who report that community sentiment was largely similar. There were no suggestions that industrial solar development was part of anyone's vision for moving this county forward.

When asked, the overwhelming majority of participants heartily supported solar development on rooftops, over the aqueduct, or perhaps on Owens or China Lake, but were vehemently opposed to the placement of industrial solar mega-developments on undisturbed land. At meeting after meeting, I have heard residents express grave concern about the industrialization of the valley and the impact of such industry on our bread and butter: tourism. No temporary construction jobs, and certainly not the 10 jobs DWP is suggesting will arise from their proposed project next to Manzanar will compensate for the damage done to our many small businesses, and recreation-centered employment with the Park Service, Forest Service, or BLM.

Modifying the County's General Plan is something that cannot be rushed through in reaction to pressure from outside agencies. It must be done with careful, deliberate consideration and engagement with our county's residents. In Inyo County, any economic development plan we make must have supporting tourism at its center. Otherwise, we are taking our greatest asset, the beauty of our valley, and flushing it down the toilet.

I urge you not to adopt policies which allow for the industrialization of our very valuable open spaces.

Dear Inyo County,

We the residents/caretakers of this valley owe ourselves, our national & international visitors more than this short sighted idea of developing every square inch of his valley.

Birders, motorists, ranchers, photographers, miners, writers, hikers, fisher people, skiers, pilots, hang gliders, painters, home owners, business owners, etc. have adored the scenic beauty of this landscape for hundreds and for others thousands of years! It is what has drawn people to come here.

I beg you to consider the long term needs of this valley, the tourism of this valley, the sacredness of this valley before you decide to rape our land and space of the very soul it offer all of us!

I do not support the REGPA. I support solar panels on my roof or over parking lots.

Carrie Andresen
Independence Home owner

BIG PINE PAIUTE TRIBE OF THE OWENS VALLEY
Big Pine Paiute Indian Reservation

February 19, 2014

Planning Commission
168 N. Edwards St.
Post Office Drawer L
Independence, CA 93526

RE: Request for continued Government to Government Consultation (per SB 18) on the draft Renewable Energy General Plan Amendment (REGPA) (GPA 2013-02) and comments on the draft REGPA.

Dear Planning Commission:

The Big Pine Paiute Tribe of the Owens Valley (Tribe) held its first SB 18 consultation meeting regarding the latest proposed Renewable Energy General Plan Amendment (REGPA) with Supervisor Tillemans and Inyo County (County) planning staff Josh Hart and Cathreen Richards on February 13, 2014. As a part of the SB 18 consultation, Inyo County hired Shelly Davis-King to facilitate appropriate consultation between the Tribe and County. With public comment due for the Planning Commission packet in a few days, Ms. Davis-King has not completed recommendations for appropriate measures in moving forward with consultation. It is premature for the Planning Commission to proceed with a recommendation on the draft REGPA at its February 26, 2014, meeting because consultation obligations have not been fulfilled. The county set an unrealistically short timeline for receiving comments on the staff recommendations for the REGPA before the scheduled Planning Commission meeting.

Although the Tribe has had only a limited amount of time to review the information, the Tribe notes that all three REGPA alternatives in the staff report adversely impact Cultural and Historic Resources as well as Scenic Resources. Native American traditional cultural landscapes will be desecrated by industrial solar and wind projects if any of the proposed alternatives are adopted or pursued.

The Tribe recommends the Distributed Generation Alternative *(Distributed Generation - facilities that generate less than 20 megawatts)* be explored further as a possible preferred alternative in ongoing consultation between the County and Tribe. The Distributed Energy Alternative was not recommended by planning staff (Alternative 13 [page 47 in the Staff Report for the REGPA]) despite the strong support this approach received from stakeholders and Inyo County citizens. Typically, distributed generation solar facilities would be built for local use and benefit, and they have the potential to provide many more job opportunities for local residents than industrial solar projects.

The Tribe respectfully requests the Planning Commission postpone action on the latest proposed REGPA and continue to engage in meaningful government to government consultation with the Tribe until it is agreed that the consultation obligation has been fulfilled.

Sincerely,

Jacqueline Gutierrez
Tribal Vice Chairperson

cc: Inyo County Board of Supervisors

Big Pine Tribal Office
P.O. Box 700 • 825 South Main Street • Big Pine, CA 93513
Phone: 760-938-2003 • Fax: 760-938-2942

February 24, 2014

Inyo County Planning Commission

Inyo County Planning Department

Re: REGPA draft document

Commissioners and Director Hart;

In the Criteria poster response of December 6, 2013 from Lone Pine Paiute-Shoshone Reservation (LPPSR), we made specific reference to several exclusion criteria for the REDA determination. In particular, we objected to including lands surrounding the tribal reservation due to current and on-going negotiations for increasing landbase. The DFA designation noted in DRECP alternatives include polygons surrounding the bulk of LPPSR. We were dismayed to see that the REGPA draft specifically recommends inclusion of the DFAs without regard to critical needs of our community.

The polygons in this map are derived from shapefiles provided by the latest DRECP on-line document. As far as anyone knows at this point, these are the final areas for DFA and PEIS inclusion in the southern Owens Valley. The impact to Lone Pine, Keeler, LPPSR communities and businesses would be substantially negative. Additionally, these sites along with the blanket recommendation to develop them have not been provided to the public for review in the current REGPA draft. We feel strongly that the public must be provided this information in a visual format rather than a vague reference and incorrect comment of "fully studied and vetted".

For this and other issues with the REGPA draft, we request a postponement of any decision process by the Planning Commission until adequate public review can be arranged. The work completed to date is appreciated. The Planning Department has condensed a lot of confusing data into a document that will serve as a filter to renewable energy development requests. We are certain, however, that some critical refinement is needed before the General Plan amendment works for Inyo County.

Sincerely,

April Zrelak
Air Quality Coordinator
aircoordinator@lppsr.org

Environmental and Air Quality Department
Phone: 760-876-4690
Fax: 760-876-4682
1101 E-Sha Lane, P.O. Box 747
Lone Pine, CA 93545

Inyo County Planning Commission
c/o Inyo County Planning Department
168 North Edwards Street
Post Office Drawer L
Independence, CA 93526

February 24, 2014

RE: GPA 2013-02 RENEWABLE ENERGY GENERAL PLAN AMEMDMENT

Dear Commissioners:

Please accept the following comments for consideration and incorporation in the GPA 2013-02/ Renewable Energy General Plan Amendment (REGPA).

After cursory review, it is my opinion that a fatal flaw exists within the planning documents that should be remedied before attempting to move forward with the Draft REGPA; this flaw being the fundamental absence of critical water data related to the proposed REDA's sites.

Given the importance of water to the citizens within the County, common sense dictates the County include a water source data and availability component for each of the proposed REDA's to better help evaluate their suitability in the General Plan, given water's extreme value in the desert and particularly in this day and age of continually depleting water resources.

The Draft REGPA nor the proposed new water policy, WR-35, fail to address water resources (such as sources, recharge rates, availability, reliability and/or suitability) to support large scale renewable projects needs, especially during the intensive construction portions of the projects. Therefore, it is inconsistent with reality, existing data and/or science, or the REDA's themselves.

For example, Inyo County spent two years involved in extensive planning efforts to develop the Hidden Hills SEGS. During that time, a great deal of focus was on the water resources and availability within the Charleston View area and a wide variety of significant concerns were raised by CEC Staff regarding the location of Charleston View's water table and whether it was sufficient to support the water requirements of the project during operations over its lifetime. However, it must be noted that the water needs during the construction phase of the project (almost 3 years) were twice as much as needed for operations.

Neither the CEC Staff or Bright Source consultants (or others before them; see Environmental Impact Report: Hidden Hills Agricultural Development Project, Prepared for Inyo County by Boyle Engineering, Final Analysis, 8/19/80) could provide data that identified the source of water for the Charleston View area (is it the Pahrump Valley Aquifer or a separate water table?), could not identify its source of recharge (speculatory sources were included without supporting data and/or evidence) and limited historical well records indicated that the water table was NOT RECHARGING.

Despite the exhaustive efforts made by the parties to determine site suitability due to potential water constraints as well as heated controversy as to how and if a insufficient water supply could be mitigated at all (efforts the County was deeply involved in and aware of), the County has omitted these facts from the Draft REGPA and associated documents and continues to include the Charleston View area as possible REDA for the General Plan.

It must be emphatically stated that, at minimum, for the Charleston View area to be included as a viable REDA, the County has an obligation to definitively ascertain the source of the areas water as well as its recharge sources, rate and reliability before its inclusion as a REDA for future industrial development of large scale renewable energy sites.

For additional consideration, Inyo County staff should also review and incorporate information related to the proposed REDA's through two additional documents that have already provided some analysis as to the appropriateness of the proposed REGPA REDA's, these being: The CEC's Preliminary Staff Report on the Hidden Hills SEGS, Alternatives Consider In The Application For Certification, Review of Off-Site Alternatives (p. 6.1-4) and the Hidden Hills Application For Certification, Alternatives, Section 6.0 as many of the proposed REDA's in the REGPA were analyzed and rejected by both Bright Source and CEC Staff due to site specific constraints.

For example, in the HHSEGS AFC, Alternatives, Table 6.2-2, the Centennial Flat and Panamint Valley areas are rejected for a number of reasons, one of which includes "uncertainty" regarding available water. Also, Death Valley Junction is cited as having poor desirability due to heightened water restrictions and Trona's water supply is cited as being high in salinity with potable water having to be piped into the area from 22 miles away.

It seems to me that the County and stakeholders cannot realistically assess even *potential* site suitability to be incorporated in the REGPA if it fails to take a hard look at the water resources associated with the proposed REDA's.

It also seems to me that since a fair amount of analysis has also already been done regarding many of the potential REDA's in the Hidden Hills AFC process, the lack of incorporating these more site specific analysis in the Draft REGPA indicates its current format may be relying more heavily on *administrative convenience* versus attempting to develop a truly viable, comprehensive and realistic planning document that the County, stakeholders and developers can actually use.

Additionally, though my cursory review found many other items that should be addressed during the planning process, I cannot justify spending the time or energy to work on refinement of these issues while such a blatant fatal flaw in the Draft REGPA and REDA's has yet to be remedied – meaning omission of water analysis for REDA suitability.

Finally, I would like to request the Planning Commission and/or Planning Department notify me via email of *any* activities or documents associated with the REGPA planning process as soon as they become available so that I may have an opportunity to participate in its development.

Thank you.

Sincerely,
Cindy MacDonald
Charleston View Property Owner
Intervenor/Hidden Hills SEGS
3605 Silver Sand Court
North Las Vegas, NV 89032

Cathreen Richards

From: philipana@aol.com
Sent: Tuesday, February 25, 2014 5:15 PM
To: Cathreen Richards
Subject: Planning Commission Meeting Feb 26,2014

Dear Ms. Richards.

To be submitted: Inyo County Planning Commission
Feb 26 , 2014
Item #6 General Plan Amendment

Thank You, Philip Anaya
PS I'd appreciate Mr. Hart reading it to the commission out loud.

To the Inyo County Planning Commission:

Dear Members of the Inyo County Planning Commission,

I am unable to be in attendance for today's Meeting. Item #6, General Plan Amendment 2013-2 is without a doubt the most important item that you might ever have on the Agenda. In this proposal before you is the request to amend the General Plan and create a zoning overlay to allow for a drastic change in land use and zoning designation in Inyo County. I and many others have concerns for the entire Inyo County. The Owens Valley REDA however is the focus of this correspondence.

The Owens Valley REDA is an overlay of a current Court Ordered Mitigation Project ,The Lower Owens River Project (LORP). The current zone designations of Conservation and Agriculture are in agreement and compliance with the zone designations . Good Planning Practices would dictate that that zone designation and usage should be in agreement. Poor Planning Practices would fail to recognize the existing zoning and usage. The establishment of a zone permitting Industrial Scale Development would need to have overwhelming issues and no alternative locations to justify a change. There is no overwhelming need to provide a REDA in the boundaries of the Lower Owens River Project and there are many alternatives to provide for renewable energy generation. You should know of the Queue List of existing Projects slated for Interconnection to the Owens-Rinaldi Transmission Line. I offer you the web site as your Planning Department has failed to do in over 300 plus pages of documents . The web site is http://www.oatioasis.com/ldwp . The Queue List of the 16 current projects that over flow the capacity of even the upcoming upgrade to the Line include two (2) that are sited in this proposed Owens Valley REDA. Also at the Interconnection Generation tab as is the LGIP (Large Generation Interconnection Procedure) which defines the LADWP process for a connection (interconnection) of a energy generating station to the Transmission Line and the Grid. There is much to learn and know about the complicated issues of Renewable Energy especially when it's Industrial Scale. We should all clearly understand all elements of a proposal before making recommendations.

The Inyo County Planning Department is asking you to accept and recommend some "limited alternatives" that do not include the concerns and contributions of Stakeholders nor any other contribution/concern by individuals such as myself. I and others have asked for some additional time of the 2 business days to provide input into the current proposal before you of the Planning Department. The Agenda Packet was made available on Feb 14, 2014 in the Afternoon with comments and corrections for consideration due Feb 19,2014 . With the Monday holiday that's two business days. The Planning Department had from Feb 19 till

Feb 26, 5 business Days to assess comments . Hardly fair, hardly a public input process that is equal to and addresses a vital and historic change to our General Plan.

These issues are presented to you now . They have been presented to Mr. Hart ,Planning Director in an exchange of emails on Feb 19 and those emails should be part of the record as I had requested . If not I have a record and will provide them to you upon request.

This General Plan Item before you is not just about the issue, pros and cons. It is also about the process. It is the responsibility of the Planning Commission for many aspects of this process and I hope that PUBLIC INPUT and PARTICIPATION is part of work and the responsibility that you provide.

The Landscapes and the Lands of the Owens Valley have been evolving here for millions and millions of years . They are still relatively empty here in 2014. Page 1-1 of the Inyo County General Plan http://inyoplanning.org/general_plan/goals/ch1.pdf

paragraph 2 "The Sierra Nevada Mountains ,with their steep granite peaks, provide a striking and consistent visual backdrop along the western edge of the County"

paragraph 3 "The Owens Valley is filled with items of visual interest ,including creeks and riparian areas ,lave flows and cinder cones ,interesting and unique communities , broad grasslands ,and golden fall colors."

Please recommend to the Board of Supervisors that we do not need to make any changes to the General Plan without an adequate Public Participation Process. Please recommend to the Board of Supervisors that we maintain our Inyo County for it's Natural Settings and that there should be renewable energy development that coexists with the beauty, wonder and harmony that only Mother Nature has provided over the eons of time. We have plenty of time to leave our next footprints in the Owens Valley ,in Inyo County. Let's do our up most to get it right.

Respectively , Philip Anaya

Cathreen Richards

From: Edward Bosley <bosley@usc.edu>
Sent: Wednesday, February 26, 2014 6:46 PM
To: inyoplanning@inyocounty.us
Cc: bosley@usc.edu
Subject: REGPA Comment

Flag Status: Flagged

Dear Commissioners,

Following are the comments I made in person today at the Commission meeting.

Thank you for the opportunity to comment today. My name is Ted Bosley. I am a resident of Pasadena (LA County) and I have owned a vacation home in the Alabama Hills above Lone Pine for eight years. I first came to Inyo County in 1962 as a child and have loved this country ever since. I have read the MOU between the County and the CEC, and I am concerned that the MOU will be read by potential developers as an open invitation to development projects that may be far from what we want as a County.

Like many others, I support the goal of identifying intelligent opportunities to develop renewable energy. I disagree with the assumption that utility-scale projects are the answer, particularly in Inyo.

I also support the County's stated goal of protecting our environmental and cultural resources. I fear that the MOU will invite the moral hazard of overlooking those goals. In short, I fear that the County may be persuaded to part with major portions of its unique and irreplaceable history, culture, wildlife resources and scenic beauty in the quest for utility-scale renewable energy, and without adequate compensation to the County.

I do not agree that the areas identified as potential locations for renewable energy projects are appropriate, especially givens the unknowns of development plans.

I believe it is essential for the citizens of Inyo to understand the County's extent of obligation to provide energy to other counties. In other words, let's not roll over and be the county that Sacramento (or Los Angeles for that matter) looks to for a disproportionate share of energy generation. We should not be seen as the county of low-hanging renewable-energy fruit.

Rooftop energy generation via PV panels can be sufficient to generate our state's needs, especially in concert with conservation. At the Department of Energy's Solar Decathlon last summer, colleges and universities from around the world competed to build the most efficient homes. The house designed by USC's School of Architecture generated 140% of its needs, which included a plug-in electric car, and at an affordable cost.

In conclusion, I believe that Inyo County can and should stand for point-of-use generation, conservation and protection of its precious undeveloped and agricultural land.

Thank you for listening.

Edward R. Bosley
James N. Gamble Director
The Gamble House
University of Southern California School of Architecture
4 Westmoreland Place
Pasadena, California USA 91103

email: bosley@usc.edu
Tel: 626-395-9742 (direct)
Tel: 626-793-3334, x 26 (messages)
Fax: 626-395-0904

Cathreen Richards

From: lauren Bon <laurenmetropolis@gmail.com>
Sent: Wednesday, February 26, 2014 3:33 PM
To: inyoplanning@inyocounty.us
Subject: renewable energy general plan amendment

Flag Status: Flagged

Inyo County Planning Department

Box L

Independence, CA 93526

Feb. 26, 2014

Re: Renewable Energy General Plan Amendment

To whom it may concern,

One hundred years ago the Los Angeles Aqueduct opened at water exported from the Eastern Sierra delivered the potentiality for Los Angeles to grow into what it has become. The Metabolic Studio, where I am the director, aims at paradigm shift. As an artist I use creative engagement to galvanize community into transition. Over the last seven years our studio has worked establish capacity for the Owens Valley to move on through and past it's current place as a victim of a thirsty megalopolis.

The Intermountain West is under assault on a scale never before seen in history by the blind search for renewable energy. The pressure begins in Washington D. C. and spreads to state capitals and then is forced on rural governments. The immenseness of this undertaking makes the understanding of the larger picture nearly impossible for local governments.

Until there is a grand conversation and reflection on the impacts of this hastened push from national and state leaders, much of what we value will be lost forever – open spaces, unscarred landscapes, habitat for all living things and even darkness itself . These are the attributes of our western heritage since the beginning of westward migration in America.

One hundred years ago a wholesale change on the land in the Owens Valley was brought on by strategies of empire building which we now no do not work. Today despite lessons learned by exchanging one watershed for another, the threat of large scale permanent damage to this sensitive landscape has reared its head once again. Our future is once again at stake. Please take the time to address true renewable energy—use the footprint of the existing aqueduct and power lines, the roads and arteries that could be deployed before considering further destruction to the delicate and uneasy balance that we have struck today.

Sincerely,

Lauren Bon, Artist ,Metabolic Studio, Los Angeles

The Metabolic Studio is a direct charitable activity of the Annenberg Foundation

Inyo County Planning Commission & Department

Independence, CA 93526

Re: Renewable Energy General Plan Amendment

Feb. 26, 2014

Dear Commissioners,

Thank you for this opportunity to comment on such a profoundly critical land issue here in our county. One hundred years ago another large-scale land use change took place when Los Angeles completed its aqueduct. There are permanent impacts from actions of this size. Large permanent impacts are threats to our local communities and economy.

In the 1930's local priest Father Crowley pointed out that the landscape of our county is the real basis for a sustainable economy. He said that tourism will be the backbone of business and he was right.

Of the three mapped proposals by staff, I prefer the 'Least Developed'. I truly would prefer no renewables here, but compromise is always best. Certainly no renewables should go in Panamint Valley on the edge of Death Valley N.P. and none should be in Deep Springs Valley.

Concerns:

1) The map covers much of the Laws area where there are agricultural activities and permanent vegetation monitoring sites that are governed by the Inyo/LA Long-term Water Agreement. Please check this for possible conflicts.

2) The map shows the area east of the Owens River between Independence and Lone Pine that includes lands right down to the river channel. This intrudes on the Lower Owens River Project, the centerpiece mitigation in the Long-term Water Agreement. I ask that all the eastside lands be removed which allow the LORP to not be affected and also protect the view shed of the Inyo Mountains.

3) The Eastern Sierra Scenic Byway begins in Little Lake and runs north. The proposed map lines that route with possible renewable development through Rose Valley. That area should be omitted in order to keep the ES Scenic Byway 'scenic'.

4) Owens Lake – Inyo County has been participating in the LADWP Master Project for several years. The Master Project covers 45 square miles of the lake bed and proposes no renewables at this time. The entire 110 square miles of Owens Lake are shown as open for renewable development in the GPA. At a minimum the 45 sq. miles of the LADWP Master Project needs to be dropped.

I recommend that the Inyo County Planning Commission send the Renewable GPA back to staff with suggested revisions. Once revised the Commission should consider accepting the revised GPA or rejecting the entire proposal. This would be the beginning of Inyo taking a position of protecting our world-class landscapes and insuring our future is not once again heavily damaged to meet the needs of areas completely outside our county.

As it has been throughout history the lands with most value and that are most important to our future are the LADWP lands around our Owens Valley towns. Inyo County must continue to press for LADWP land sales that will allow our communities to see reasonable and healthy growth.

Sincerely,

Michael Prather

Drawer D

Lone Pine, CA. 93545

Inyo County Planning Department
PO Drawer L
Independence, CA 93526

February 18, 2014

Re: Proposed Renewable Energy Development Areas

As an Inyo County resident I would like to go on record as opposing industrial-scale renewable energy development in the vicinity of Manzanar, Centennial Flat, Deep Springs Valley, Panamint Valley and any Inyo County area not immediately adjacent to cities. Solar belongs on roof tops, not in the middle of spectacular view-sheds, important cultural sites or valuable open space. I am absolutely in favor of solar power and have had solar panels on my roof for more than ten years. Our household generates about 95% of the power we consume. If we must develop industrial scale plants they should be located next to our communities and away from undeveloped areas. We should utilize our solar resources here, and export the hydro power we already produce, and for which transmission lines already exist.

The time for industrial solar development has passed. In fact, on January 11, 2014 the Los Angeles Times reported that "The pace of solar development has slowed to a crawl, with a number of companies going out of business and major projects canceled." (http://www.latimes.com/local/la-me-adv-solar-slowdown-2-20140112,0,3755073.story#ixzz2tgUgEgYL). Why? Because the financing no longer makes sense for large scale projects, and because our society is starting to learn how disruptive to view-sheds and the environment these installations can be, and opposition is becoming more common and more vocal.

According to the "Green Building Advisor", the cost of distributed generation (roof-top) solar has gotten to the point where it is a much better option than industrial scale operations, meaning what was once a altruistic oddity is now something that is in reach to many home owners and now makes even more financial sense than ever. (See http://www.greenbuildingadvisor.com/blogs/dept/guest-blogs/pv-systems-have-gotten-dirt-cheap?utm_source=email&utm_medium=eletter&utm_content=fhb_eletter&utm_campaign=fine-homebuilding-eletter)

There is also the job myth. It is true that jobs are created for solar manufacturers and installers. But once the installation is up and running those jobs are gone. Other than cleaning the panels these things pretty much run themselves. I spend about 20 minutes every six months hosing off my panels. Other than that time the only other time I interact with the panels is to watch my power meter run backwards (selling power to the utility). It can easily be argued that roof-top scale solar actually creates more jobs than industrial scale because small scale

systems are installed piece-meal, creating jobs for the long term, so long as there is a market.

The view-shed and cultural resources of our valleys and mountains must be protected. I would like to point out that the view-shed includes more than just what can be seen from highway 395. I have been fortunate enough to have hiked in many of the mountain ranges adjacent to the lands identified by the REGPA; it would be a travesty beyond words to stand on the west slope of the Inyo Mountains and look down on 600 acres of shinny blue solar panels, to stand atop Mt. Nunn and look down on Deep Springs Valley to see not a unique desert valley, but endless photovoltaic panels, or to be in the Panamint or Argus Mountains and look across not a near-pristine desert playa but instead a sea of solar panels, the result of a misguided County Planning Process. In sacrificing these places to the temptation of easy money from tax revenue that industrial scale solar would (in theory) bring in, Inyo County proposes to destroy what makes Inyo County Inyo County - the view from the valleys and the mountains, the open spaces, and the lack of development that make Inyo County "the Dwelling Place of the Great Spirit". It would be short sighted indeed to sacrifice these irreplaceable resources to help the bottom line of the LADWP, an out of the area investment bank or County coffers.

Sincerely,
Todd Vogel
2635 Highland Drive
Bishop, CA 93514

From: Paul Fretheim <paul@inyopro.com>
Sent: Tuesday, February 18, 2014 3:32 PM
To: inyoplanning@inyocounty.us
Subject: Fwd: We need your help to save the southern end of Owens Valley from becoming an industrial zone.

Flag Status: Flagged

-------- Original Message --------
Subject: We need your help to save the southern end of Owens Valley from becoming an industrial zone.
Date: Tue, 18 Feb 2014 07:40:19 -0800
From: Paul Fretheim <paul@inyopro.com>
Reply-To: paul@inyopro.com
To: McDonald Jane <janemcd1@mac.com>

I know this is off subject, but I am just sick to my stomach this morning after reading about the recommendations of the Inyo County Planning Department about zoning the south end of the Owens Valley as an "industrial zone."

Yoko Ono used to have a saying "Woman is nigger of the world." Well, it looks like the southern end of the Owens Valley has been determined to be "nigger of the Owens Valley," and it is horrible.

I have contacted our 4th District Supervisor, Mark Tillemans, and spoken with him about the industrial size solar installations proposed and his attitude was not encouraging. "We get $9 million from DWP in impact offset funds" was his basic argument. But the costs have been estimated as $11 million, so he is excited about losing $2 million.

The project by a private party on 4,000 acres of land near Owenyo would not give the county any money, he claims, and will go through if the DWP project does not. But the responsible position for our Supervisors would be to insist that the Department leave the open desert alone and put the solar panels on a roof over the open 71 miles of aqueduct.

I tried to tell him about the fact that the open ditch of the aqueduct has a surface area of over 3,000 acres and that that would be the best choice from at least two perspectives: that it would cause the least disturbance to the environment of the valley; and that it would save water by reducing evaporation by keeping the heat of the sun off the surface of the water in the ditch. In fact, the savings from not having to buy very expensive water from the Colorado river project to offset the water lost to evaporation off the open ditch will actually cause the project to pay for itself over time.

The big power line through the valley, horrible eyesore that it is, has enough unused capacity to carry the power from about 1,200 acres of solar panels using today's technology. Once that

is full the pressure
to build industrial solar in the Owens Valley should subside. That power line capacity can be filled easily
by covering less than half of the open ditch part of the aqueduct.

If our planning department and our Supervisors have any power to influence the planning and design of
the solar installation to fill that monster power line they should use their influence to mandate the DWP
to put the solar panels on a roof over the aqueduct. This is being done on water projects in other
countries all over the world in places such as India and Australia and it makes perfect sense to do it here
too.

I urge you to call or otherwise contact your supervisor and make this argument to them and put the
February 26 workshop for the Planning Commission, where public comments will be accepted, on your
calendar and come and express your concerns for the valley at that time. Written comments are due by
tomorrow, Feb. 19 for those people who can't attend on the 26th. The contact data is at the end of this
email in the part c.c.'d from the Owens Valley Committee.

Thank you for your efforts to save the valley from becoming an adjunct sacrifice area for Los Angeles.
The solar should be on the roofs and parking lots of the L.A. Basin, and the Owens Valley should remain
the wild and scenic area it is now. This is the biggest threat to the valley since the decision to send the
water to L.A. and is in many ways the biggest threat ever.

Paul Fretheim
Independence

Speak up to prevent Inyo County from adopting this plan!

View this email in your browser
(http://us5.campaign-
archive1.com/?u=47315bb8360d0baed37190b5e&id=3b33e82a89&e=b2e61276e6)

Letter by Daniel Pritchett

Over the last several months there has been a remarkable display of opposition to DWP's proposed
industrial-scale solar facility near Manzanar (aka SOVSR). Reflecting this strong opposition, last month
Owens Valley Paiutes, members of the Manzanar Committee, and the Owens Valley Committee formed
an alliance and descended upon LA to discuss the project with political leaders. In the process an LA
political consulting firm offered its services pro bono to help. More discussions will happen soon.

Meanwhile, what happened back in Owens Valley? The Inyo County Planning Department released a
staff report which defined three alternatives for "Renewable Energy Development Areas" (REDA) in Inyo
County. All three alternatives define a large REDA in the heart of the valley from Independence to Lone
Pine. This REDA would give the (zoning) green light not only to SOVSR, but to its clone, the Northland

wd We need your help to save the southern end of Owens Valley from becoming an industrial zone..tx
project, proposed to be built along the northern edge of SOVSR. It's hard to imagine a better example of
county government flipping a giant middle finger at people it is supposed to serve.

The Planning Department staff report lists a large number of criteria for "inclusion" of land in REDAs and
a smaller number for "exclusion".
Among the exclusion criteria are "cultural and historic resources", "scenic resources", and "Manzanar
historic landscape viewshed".
Apparently the Planning Department couldn't figure out that the proposed REDA is filled with historic
and cultural resources, is in the middle of a world-class scenic resource, and includes large parts of the
historic Manzanar landscape viewshed.

County Supervisors and Commissioners typically acquiesce to staff recommendations. However, the
General Plan Amendment which would include the Owens Valley REDA is not yet a done deal. There will
be a workshop for the Planning Commission on February 26 at which public comments will be heard.
This may be the best opportunity to head off this disastrous Amendment. If you value the scenic,
historic, and cultural landscape in the heart of Owens Valley please attend, and ask the Planning
Commission to reject staff recommendations for the Owens Valley REDA found in all three alternatives.
The staff report (all 385
pages) with the recommendations is on the Planning Department website.

Daniel Pritchett
Bishop, CA

We have to ask the question. Why weren't the comments submitted at the public meetings taken into
account when preparing this document?

http://ovcweb.us5.list-
manage.com/track/click?u=47315bb8360d0baed37190b5e&id=9ac00d2c5d&e=b2e61276e6

But, It isn't too late to stop this!

Comments should be sent to the Planning Department at:

inyoplanning@inyocounty.us (mailto:inyoplanning@inyocounty.us)

or by mail to:

Inyo County Planning Department
PO Drawer L
Independence, CA 93526

Comments need to be to submitted by February 19th or given in person at the Planning Commission
Workshop on February 26th . It will be held at the Board of Supervisors Hearing Room at the County
Administration Center, 224 N. Edwards Street, Independence beginning at 10:00 a.m.

If you cannot access these documents, you can visit the planning office at 168 N. Edwards Street,
Independence, to view them.

wd We need your help to save the southern end of Owens Valley from becoming an industrial zone..tx

On 2/17/2014 6:56 PM, McDonald Jane wrote:
>
> Jane McDonald
> janemcd1@mac.com <mailto:janemcd1@mac.com>
> 510-468-7113
>
> "The key to the future of the world is finding the optimistic stories
> and letting them be known." -Pete Seeger
>
>
>
>
>

From: Yaney MacIver <sweetheartofthevalley@gmail.com>
Sent: Wednesday, February 19, 2014 7:14 PM
To: inyoplanning@inyocounty.us
Cc: Benett Kessler
Subject: (REDA)/(REGPA) Comments, February 19, 2014

Flag Status: Flagged

Dear Inyo County Supervisors and Planning Department,

I must add my voice against Inyo County's Renewable Energy Development Areas (REDA), as defined in your 2013 Renewable Energy General Plan Amendment (REGPA), which would open the door to large-scale renewable energy projects in our Owens Valley. Any large scale solar including the Southern Owens Valley Solar Ranch (SOVSR) and Northland project which would be right in front of sacred Winnedumah will be a blight on our valley, destroy it's unique character, and forever ensure that whatever water we may regain will go to naught as we will no longer be able to do the farming that we should be doing in this hopefully still fertile land.

Why do you want to turn our valley into many ugly solar farms? Who will this energy be for, what will it power? Hasn't our Owens Valley suffered enough to serve the needs of those who are not residents? What about the fragile plants and animals? We have already lost so many from both the pioneer settlements and the LADWP. Whole lives and lifestyles destroyed.

But yes, let's build and provide solar on every building in the valley that has the correct solar facing requirements and that the owners are willing. Let us be ourselves energy independent. And let us not create another dependence of those who don't reside in our valley. We are strong when we foster our own sustainability, but not when we go looking at outside venues for that. This is my reading of the historical accounts. And that is what is being done by the (REDA)/(REGPA) project.

Los Angeles can power the half the state of California with solar on it's own rooftops: http://www.kcet.org/news/rewire/solar/photovoltaic-pv/study-las-rooftop-solar-potential-an-untapped-job-creator.html. Let them.

And why should we be assisting a Canadian company (Northland LLC) in making money that will not stay in our communities. And in destroying our lovely Owens Valley. As well as why should we be assisting any other concerns/companies/corporations that have no regard for our Owens Valley except for it's monetary and resource base. Distributed solar in the communities where it is generated is the only environmentally correct option-not these centralized/industrial boondoggles. They only enrich those who wish to charge us for the sun such as the Koch Brothers and those who the American Legislative Exchange Council (ALEC) represents. The sun belongs to all.

Also with all the construction crews for these projects there will not be enough housing for them and our tourists on which our Owens Valley's economy depends (since losing our farming economy). Once people realize that there is no accommodation for them they will stop coming, permanently. What will we do then? The land as well as our water will be gone and our economic base (which was the trade for our water, remember?). In my cross country bicycle trip, Bike 4Peace 2010 I noticed the sad effects of such degradation in the hospitality industry where there were large scale industrial operations such as would be the case if these projects are allowed. The

rooms were not well kept and they were difficult to come by.

What do the residents of our Owens Valley really want? Have you even polled them, I mean more than a poll in the Inyo Register asking if people "liked" or "hated" the SOVSR. At least the Inyo Register attempted. Do we really even know about this? It is time for a plebiscite. Not on just on this, but overall for this New Century in our Owens Valley.

Please don't join in this long line of those who have given away, stolen, and destroyed our Owens Valley: President Theodore Roosevelt, the United States Congress, William Mulholland, Fred Eaton, the City of Los Angeles, the Los Angeles Department of Water and Power (LADWP), and the pioneers some of whom are my ancestors (especially the McGees, who were responsible for and at the massacre at Owens Lake on March 19, 1863).

Also, further revelations about the original irrigation systems is soon to come out in film and otherwise. I refer to Jenna Cavelle's Paya project with knowledge provided by Paiute elder, Harry C. Williams: http://americancultures.berkeley.edu/sites/default/files/Cavelle.pdf for example. It will be a crime to further destroy those historical remnants. That irrigation and the beauty of the valley was what drew my ancestors Yaney to this valley, instead of moving on to Los Angeles as they had originally intended after leaving Sonora, post gold rush.

I submit these comments because it is a New Century. We don't have to do things in the ways we did them in the last century/century and a half. There should be total community understanding and consent about where our Owens Valley is headed. I am tired/we are all tired of feeling powerless in regards to what happens in our Owens Valley. I am tired of my friends in the great Northwest up here in Oregon telling me that our Owens Valley "is dead and to forget about them." Also you should know that the site for the SOVSR is on the former property of my great, great Grandparent's MacIver's (McIver) ranch that had to be sold to the LADWP. My great, great Grandfather Finley McIver may have sold it, but I doubt that his bride, my great, great Grandmother Jessie Skinner MacIver ever consented. Their marriage ended soon after as did the spelling of the last name. And I submit these comments because I am alive now and it is my turn to stand up for my home, our Owens Valley, before it is irrecoverably lost. And no matter who the landlord of the moment thinks it is; I have a duty to those children who are now growing up in our Owens Valley to leave them a valley in better condition than that in which they were born. Please join me. Thank you very respectfully and in community.

Yaney LeeAnn MacIver-Mono Lake and Owens Valley Committee Member

(Born September 11, 1955, Inyo County Hospital-dispersed but still in community with my beloved our Owens Valley, Sierras, Whites, Inyos, Glass Mountain, Round Valley, and with yourselves.)

PS: And if the landlord of the moment will not keep our historical buildings in repair as we learn from the Sacramento Bee: http://www.sacbee.com/2014/01/05/6046630/outrage-in-owens-valley.html. They should be informed that we will repair and reopen those buildings. We can no longer let our communities suffer that way. It would of course be better if the landlord of the moment would collaborate with us in renewing our valley and working toward their own self-sustainability. I hope they will take up this offer of collaboration but after the last

meeting with them where it was offered them by my comments and they didn't afford a mere 30 acre feet of water for the Lone Pine FFA; sadly, I don't think they are yet in
collaboration mode. I'm sure we all say prayers for such a collaboration with said landlord.

Maybe those LA city councilors that the Manzanar Committee and Paiute Shoshone representatives met with over the SOVSR project will change that. I hope. Of
course this (REDA)/(REGPA) totally goes against all the possible positive outcomes that
those meetings might have/had. Those meetings could even possibly change the face of the LADWP. And further the (REDA)/(REGPA) denigrates the Manzanar and Paiute Shoshone communities in our midst and dispersed who are our friends, neighbors, and citizens of our valley as well (some of whom are the real landlords of our Owens Valley).

I know a lot of work went into this report and I believe the Inyo County Planning
Staff were doing their job as they understood it, however, it is time to let it pass away.
And it is time to work on planning for the New Century and the challenges with which

Climate Change will beset us in this our already environmentally and economically challenged beloved Owens Valley.
Tuvaiju

Qapla'

The SweetHeartoftheValley
Yaney LA MacIver
Pi in the Sky Ranch, Dimple Hill, Corvallis OR
541-829-9788

--Y--
sweetheartofthevalley@gmail.com

From: Constance Spenger <cspenger@suddenlink.net>
Sent: Wednesday, February 19, 2014 5:50 PM
To: inyoplanning@inyocounty.us
Subject: REGPA Planning Commission Workshop

Flag Status: Flagged

Dear Inyo County Planning Commissioners and Staff:

I understand that the Inyo Renewable Energy General Plan Amendment for Inyo County depicts the hills behind Big Pine as a place for wind generation. Impacts to Biological resources must be considered in any environmental evaluation of a General Plan Amendment..

The hills behind Big Pine are a major wintering place for deer. I have seen 40 of them in one herd, and several smaller groups, and it is likely that many more use the area. The deer need a variety of habitats to survive here. They travel from brush lands, where they subsist on desert shrubs such as Antelope brush, to creeks and canals where they obtain water. Although the hills burned in the last decade, Antelope brush (Purshia) crown sprouts, so the deer have eaten it since the year after the burn, as well as forbs when they come up in the spring. They need yet other types of terrain for shelter, such as riparian areas of little creeks, on hidden flats and among the rocks.

Kit foxes breed in the hills behind Big Pine. Cumulative impacts of industrial scale wind and solar development could cause this species to be extirpated in the Owens Valley.

The hills behind Big Pine are a major place for wintering birds. I saw 3,000 gray-crowned rosy finches here recently in the fall, and again in late winter feeding on the seeds of storksbill. Impacts of wind installations on flocks this size would be devastating to the entire population. This year a flock of 125 mountain bluebirds is wintering behind Bernasconi school, and last year I saw 300 mountain bluebirds at Warren Bench. Juncos and other small birds winter here in great numbers.

A pair of golden eagles nests near Birch Creek. A merlin and a golden eagle or two winter in the hills behind Big Pine, and owls, including the northern saw-whet, migrate through the area.

Baker Creek Meadows, behind Big Pine, is habitat for the Yellow-billed cuckoo, a bird that is listed under the Federal Endangered Species Act. It would be severely impacted by wind energy development.

"'Spinning blades kill birds and bats and no technological fixes for that fact have been found yet,' said Dave Hacker, staff environmental scientist with the California Department of Fish and Wildlife" (Outdoor California V. 74 No. 5, p. 10, September-October 2013).

Wind towers "create an alarming hazard for bats and passerines (perching birds), which includes nearly half of all bird species . Ornithologists say raptors (hawks and owls) do not look up as they hunt; their

heads are fixed downward seeking prey. Add in that they fly low while hunting, at about the same altitude where rotors turn" (Ibid).

The cumulative effects of wind installations are enormous. At the present, a phalanx of turbines form a wall across Antelope Valley, a major corridor for migrating raptors. "In 2004, a CEC study reported as many as 4,700 birds are killed at Altamont Pass each year, including 1,300 raptors. The study claimed between 5 to 110 golden eagles, a federally protected species, are killed each year. The American Birds conservancy estimates that from 30,000 to 60,000 birds are killed across the nation each year" (Ibid.)

The soil of the hills behind Big Pine contains thousands of seeds of wildflowers, which germinate and bloom, painting the hills in wide brushstrokes of color, when the rains are favorable. Golden forget-me-not (Cryptantha confertiflora), an uncommon species, is found in these hills. There are likely to be other rare and sensitive wildflower species in these soils.

The calcareous hills behind Bernasconi School is a formation interesting to geologists, because it is an example of "Country Rock," the formation which the Sierra Nevada range pushed aside as it rose to its present height.

The whole of the hills behind Big Pine are a prime recreational area for residents and tourists.

The Owens Valley and surrounding foothills comprise a special place. They have more than enough scenic, geologic, biological features and recreational value to warrant being designated a zone free of industrial scale energy development. There is nothing "green," or environmentally friendly, about desert energy development. Such development destroys resources, including desert soils which can be a carbon sink. Industrial-scale energy production in the desert is all about profits for the producing companies. The Planning Commission and Supervisors should reject it.

Thank you for this opportunity to comment.

Yours truly,

Constance Spenger
(Mrs. Robert)
120 Olivia Lane
Big Pine, CA 93513

Cathreen Richards

From: Joshua Hart
Sent: Wednesday, February 26, 2014 8:10 AM
To: Cathreen Richards
Subject: FW: Neg Dec. on Solar Development
Attachments: Inyo.PC.solar.comments.docx

Fyi

Josh

From: Ilene [mailto:monogreens@aol.com]
Sent: Tuesday, February 25, 2014 10:48 PM
To: Joshua Hart; InyoPlanning
Subject: Neg Dec. on Solar Development

To: Inyo County Planning Staff,

Please include the attached letter in your record of today's hearing before the Inyo Planning Commission on:

Initial Study of Environmental Impact and a Draft Mitigated NegativeDeclaration of Environmental Impact for General Plan Amendment No. 2010-03 (Renewable Solar and Wind Energy) Inyo County, CA

February 26, 2014

To: the Inyo County Planning Commission
It is premature and unwise for Inyo County to proceed with the designation of vast areas to be acceptable for the development of thermal solar projects. There are many potentially significant environmental and economic impacts for which mitigation is not feasible.

Such impacts are already being witnessed at other thermal solar installations now going on line, including:

--the death of scores of migratory birds who are literally dropping out of the sky as they fly over the intense thermal radiation being generated over square miles of affected areas,

--the displacement of large swaths of natural habitat of desert flora and fauna,

--the mining of already over-drafted groundwater tables,

--the requirement for development of whole new corridors for energy transmission

--the defaulting of projects due to lack of investment dollars and the rising and uncertain costs of mitigation for environmental impacts

The immeasurably valuable natural, scenic and cultural assets of Inyo County are already too vulnerable due to the exploitation of the region's precious water resources to be threatened by such a broad concession to landscape-level irreversible development.

There are more appropriate ways for Inyo County to participate in needed efforts to reduce our carbon footprint such as community level photovoltaic systems.

Please do not recklessly squander this rare and fragile living landscape that we call home.

Thank you,

Ilene Mandelbaum

PO Box 89

Lee Vining, Ca 93541

February 26, 2014

To: the Inyo County Planning Commission
jhart@inyocounty.us; inyoplanning@inyocounty.us)

Re: Initial Study of Environmental Impact and a Draft Mitigated NegativeDeclaration of Environmental Impact for General Plan Amendment No. 2010-03 (Renewable Solar and Wind Energy) Inyo County, CA

It is premature and unwise for Inyo County to proceed with the designation of vast areas to be acceptable for the development of thermal solar projects. There are many potentially significant environmental and economic impacts for which mitigation is not feasible.

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--the displacement of large swaths of natural habitat of desert flora and fauna,

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There are more appropriate ways for Inyo County to participate in needed efforts to reduce our carbon footprint such as community level photovoltaic systems.

Please do not recklessly squander this rare and fragile living landscape that we call home.

Thank you,

Ilene Mandelbaum

PO Box 89
Lee Vining, Ca 93541

Feb. 26, 2014 **Remarks to the Planning Commission**

I am Cindy Kamler, founder and director of Eastern Sierra Wildlife Care. I have been rescuing orphaned and injured wildlife in the Eastern Sierra for over 15 years. I am directing my comments toward the designation of certain areas as "appropriate" for large scale renewable energy use, in particular the Proposed Area close to Manzanar.

I have come to speak for the animals who have no voice here. They are our neighbors. They are an integral part of our high desert and mountain environment. The area is emphatically ***not*** what proponents have called "wasteland." It is not "useless" land. It is their home and it will be bulldozed and covered with solar panels.

The area supports a rich abundance of wildlife. I have rehabilitated numerous animals from the area. I know who lives there—Golden Eagles (now, even Bald Eagles are sometimes seen), Red-tailed Hawks and Great Horned Owls, elk and deer, bear, mountain lion and bobcat, rabbits, hares, and squirrels. A tremendous variety of birds call this place "home." Waterbirds—Herons, Egrets, ducks of all kinds; ground birds like Quail and Roadrunners, Osprey, Prairie Falcon and Kestrel, hummingbirds.

An avian migratory corridor runs along the valley, providing a pathway for tens of thousands of migratory birds. Waterbirds like grebes, loons, pelicans, ibis often land on pavement thinking it is water and are stranded because they can only take off from water. In future, they will look down at the flood of panels reflecting the blue sky and land, thinking there is water. If they are not "fried" by the hot panels—as will thousands of other birds who land on them—these migrating birds will die of starvation, dehydration, or predators.

Thousands of living creatures will be displaced, dispossessed, from this area that is rich in wildlife and plant life. It is a place where we, the people of the Eastern Sierra—and our visitors—walk, ride bikes and horses, drive off-road vehicles; we are bird watchers, rockhounds and history buffs, and we fish and hunt, climb and hike this land. We the people will also be dispossessed as the land is flattened and pounded. Manzanar, a national historic site, an important part of the history of the Valley, California, and our nation, stands a stone's throw away as we allow desolation and ugliness to be wrought, dishonoring the place and the people who honor it.

Studies by wildlife agencies and experts show that *displaced wildlife is dead wildlife.* If they are not killed in the process of clearing and construction, they are forced to wander in search of survival. They will die along the way—almost every single one—of starvation, dehydration, predation. If and when they find a place where there is food, water and shelter, they will be forced into a life-and-death battle over the resources spreading destruction in widening circles from its origin in the solar array.

Have you ever seen Kramer Junction? Seen that grotesque horror that mars the entire area? Do you want this ugliness and horror in the Owens Valley? Do you, the people of the Eastern Sierra community, want to be responsible for widespread devastation? Is this the heritage you want to leave for our children and generations to come? I don't!

From: Lorraine Masten <masten395@gmail.com>
Sent: Wednesday, February 19, 2014 10:01 AM
To: inyoplanning@inyocounty.us
Cc: Lorraine Masten
Subject: Renewable Energy Plan

Flag Status: Flagged

To the Inyo County Planning Department:

I can see that you have put much time and effort into considering the many factors that are at issue in the Owens Valley when you chose the various sites for industrial scale solar and wind renewable energy sites.

What you have overlooked is your responsibility to preserve what makes Owens Valley so special to its residents and visitors: the natural scenery uncluttered by manmade objects. There is simply no appropriate place in Owens Valley for industrial scale solar or wind facilities.

Our economy in the Eastern Sierra is based on tourism. The tourist come here because of the natural beauty of the valley and mountains. You should plan the use of the valley to enhance the enjoyment of the area, not ruin it with the clutter of solar and wind industrial facilities.

LA can produce enough electricity for all its needs simply by utilizing its rooftops, parking lots, and "brown" areas for solar development. Owens Valley is too precious, even as a resource for LA residents who need an occasional vacation away from the big city, to ruin with this unnecessary alternative energy industrial scale development.

Sincerely,
Lorraine Masten
2678 Sierra Vista Way
Bishop, CA 93514

masten395@gmail.com

From: Roberta McIntosh <photos4fun395@gmail.com>
Sent: Wednesday, February 19, 2014 10:06 AM
To: inyoplanning@inyocounty.us
Subject: Renewable enrergy plans

Flag Status: Flagged

First the residents of Inyo County have to fight LADWP about their plans for a big solar project in our valley and NOW our very own planning commission is coming up with its own plans for alternative energy being produced in this valley? This is a terrible idea and I can barely believe that Inyo County would put forth such a proposition. The US, CA, the world -- all need to figure out a way to stop using petroleum to create energy but your idea that somehow putting in solar or wind farms in the Owens Valley would help solve that problem seems so short sighted. This area truly is a one of a kind place and we the citizens lucky enough to live here need to take care of it and preserve it for future generations. For the people and the animals and the plants.

The amount of energy that we could produce would be a drop in the bucket and in the long run just destroy one place that people from all over the world choose to come to for relaxation and to escape the environment where they need to live. That Inyo County would be thinking like this shocks me and the only thing I can think is that somehow our county government thinks that we can make some money by doing this. What a shallow way of thinking. Please do not do this. Thanks for reading.

Roberta McIntosh
3061 West Line St.
Bishop, CA 93514

From: Westbrook Janet <jwest0554@gmail.com>
Sent: Monday, February 17, 2014 2:55 PM
To: inyoplanning@inyocounty.us
Subject: comments on REDA lands, Renewable Energy General Plan Amendment

Flag Status: Flagged

You guys live there - do you ever go out and explore the lands you have marked to be included in the REDA areas?? It's full of historic resources like the Carson & Colorado Narrow Gauge railroad bed and stations - the route can be followed today and remnants of stations explored, but not if there are solar panels on top of it. It's full of vestiges of the Paiute people and Manzanar gardens and canals, precious cultural evidence. It's land which DWP will allow recreation and fishing access to the now lovely Owens River. And there is no better place to appreciate the immense beauty of the Owens Valley that from out there in the center of it. So - are you serious about excluding lands that have Cultural and historic resources, scenic resources and the Manzanar historic landscape view shed? You should be - there's no replacing all this. Just because the land isn't bright green, doesn't mean plants and animals don't live there - it's not barren. and It's not "spare land". Please, before the February 26 meeting, go out and visit this area you want to sacrifice so you can understand the comments from the public that you are going to get!

Solar is important! But PV panels belong on roofs and on disturbed places. The Sheriff's building has some panels, but there are plenty more rooftops in Independence and Lone Pine that could be used for panels and save the open spaces of your valley for historic and scenic values.

Janet Westbrook, Professor of Biology, Cerro Coso College
P.O. Box 554, Ridgecrest, CA 93556
jwest0554@gmail.com

From: MMRotolo@aol.com
Sent: Monday, February 17, 2014 7:28 PM
To: inyoplanning@inyocounty.us
Subject: Owens Valley REDA

Flag Status: Flagged

To all Inyo County Planning Commissioners,

It has come to my attention that Staff has prepared a report possibly recommending for
your consideration a General Plan amendment which defines three alternatives for
"Renewable Energy Development Areas" (REDA) in Inyo County. I encourage you to
reject all recommendations that would possibly allow any type of development in areas
that are not zoned for that now.
As a frequent traveler to Lake Tahoe I purposely select the drive up 395 instead of the
western slope of the Sierra Nevada range because of the beauty of the Owens Valley. I
consider the Valley one of the last truly scenic areas of California that is free of

development. We go out of our way to patronize businesses along the route. Please
consider the amazing resource you have and preserve it for future generations.

Sincerely,
Mike Rotolo
El Segundo, CA
(former planning commissioner for El Segundo)

LAW OFFICE OF TIMOTHY B. SANFORD
6 OAKTREE PLACE
POST OFFICE BOX 8081
MAMMOTH LAKES, CALIFORNIA 93546-8081
(760) 934-4529
FAX (760) 934-5087
tbsanford@earthlink.net

TIMOTHY B. SANFORD
STEPHEN N. KAPPOS

PATRICIA M. CORTO, C.P.

February 18, 2014

Via Email: inyoplanning@inyocounty.us

Inyo County Planning Commission
c/o Inyo County Planning Dept.
P.O. Drawer L
Independence, CA 93526

Re: Owens Valley REDA General Plan Amendment

Dear Commissioners:

I am writing to urge you not to proceed with any of the alternatives for the proposed Owens Valley REDA General Plan Amendment. I am a 35 year resident of Crowley Lake. I have spent countless days and weeks over the years recreating in the Owens Valley and its foothills.

Should Inyo County allow solar developments in the Owens Valley, the recreational values of the valley would be forever compromised, if not destroyed, for Eastern Sierra residents and visitors alike. Would people still come to the valley to camp, fish, hike, dirt bike, ride quads, explore jeep trails, etc? The very reason to visit the valley would be destroyed if this kind of development were to be permitted. People would go elsewhere.

I urge you to consider this proposal carefully. Do you want to live in a valley dominated by solar farms?

Reasonable development of the valley, concentrated around the existing population centers, is a good thing. On the other hand, destroying the rural, scenic and recreational values of the rest of the valley with solar farms would be impossible to justify.

Thank you for your consideration of my views.

Very truly yours,

TBS

Timothy B. Sanford

TBS:pmc
(tim\personal\misccorr\inyo.plan021814)

From: John Wilson <aperture395@gmail.com>
Sent: Wednesday, February 19, 2014 2:04 PM
To: inyoplanning@inyocounty.us
Cc: supervisor.pucci@gmail.com
Subject: solar plant locations

Flag Status: Flagged

It appears that the Planning Commission is approaching the issues of solar energy plants in the Owens Valley as a "done deal" .The proposal of possible locations for a solar plant by the Planning Commission raises a question , is there a place in the Owens Valley where a 1200 acre solar plant won't have a significant effect on the natural beauty of the valley, and what about the location of future plants that will surely come? Where ill these new sites be located?

Are we again acquiescing to DWP's power over the people of the Owens Valley? The majority of our population want our government agencies to take a strong stand against letting LADWP construct a massive solar plant in our beautiful valley. The acceptance of one solar will surely lead to more solar plants in the future.

It appears that we are helpless to do much to offset the institutions that want to use our valley for their profit. The intrusion of the solar plant will come at a great cost to the people who live here and to those who come to visit.

The short term financial and job gains are not a good enough reason for supporting the intrusion of solar plants into the natural landscape that provides for many our livelihoods.. The rest of the California desert contains many areas that can be found, even if at a greater expense, that could be used. LADWP will benefit its "bottom line" by using property they already own and by using existing transmission lines close to their site. But at what cost to the natural beauty of the Owens Valley, its residents and many visitors? Why would we suggest possible locations when there are no locations that are really acceptable?

Jphn Wilson
3061! West Line St.
Bishop

From: Lynn Johnson <ljinyo@gmail.com>
Sent: Wednesday, February 19, 2014 4:58 PM
To: inyoplanning@inyocounty.us
Subject: REDA

Flag Status: Flagged

Dear Planning Department,
I am writing to urge to adopt policy number 13 on page 47 of your recent staff report that would:
Only allow Distributed Generation (facilities that generate less than 20-megawatts).

As noted in your report, stakeholders and the general public prefer this option, yet incredibly, this option is not recommended by Planning Department staff. Utility scale solar facilities are not appropriate for undisturbed wild lands such as those included on report maps. The construction of industrial scale solar facilities on the floor of the Owens Valley would cause significant negative impacts to the environment, the viewshed, air quality, and dark night skies, as well as destroy significant cultural resources. These impacts would be difficult if not impossible to mitigate. Industrial scale solar developments are not sustainable. Please consider consider what has happened elsewhere when such developments have been abandoned. As noted in the County's response to the DEIR, there is no plan in place for decommissioning the SOVSR. How will the County deal with an environmental disaster such as the one in the photo below?

Abandoned solar facility

Please do not destroy the Owens Valley by allowing the development of industrial scale solar facilities.

Lynn Johnson

From: Yaney MacIver <sweetheartofthevalley@gmail.com>
Sent: Wednesday, February 19, 2014 10:39 AM
To: inyoplanning@inyocounty.us
Subject: Comment Period Extension

Flag Status: Flagged

Dear Inyo County Planning Department,
Please extend the comment period on Renewable Energy Development Areas (REDA), as defined in your 2013 Renewable Energy General Plan Amendment. Many of us are just learning
about this and need more time to give thoughtful comments. Thank you.

--

Yaney LA MacIver
Bishop native and pioneer/settler descendent (Yaney, McGee, Skinner, MacIver)

541-829-9788

--Y--

From: Nancy Masters <nancymas@qnet.com>
Sent: Wednesday, February 19, 2014 5:10 PM
To: Joshua Hart; Cathreen Richards
Subject: Request for extension - REGPA

Hi Josh and Cathreen,
On behalf of the Independence Civic Club, a stakeholder group for the REGPA process, I would
like to request an extension to provide comments on the draft document. Due to the scheduling
of the webinar at midday, I was unable to attend, nor is it feasible for me to read this extensive
document online. It would be helpful to provide print copies at the libraries in order to facilitate
the study of this document.

Renewable energy siting is a critical process for this county's economy, and has the ability to
harm or help, depending on the permitted size of the developments and their
location. Commenters need to have adequate time to review the proposal rationally, and provide
meaningful comments.

Sincerely,
Nancy Masters
Independence Civic Club

From: Mary Anne <marya@qnet.com>
Sent: Wednesday, February 19, 2014 12:12 PM
To: inyoplanning@inyocounty.us
Subject: Extension of comment period for REGPA

Flag Status: Flagged

Good Afternoon,

Please consider extending the comment period for the REGPA. I know several people who haven't had time to review this rather large document and comment on it. They are also unable to attend the meeting on February 26th (it is during work hours).
Where is the hard copy of the draft document available? Libraries? It may be a sign of my age, but I have a really hard time reviewing this online!

Thanks for your consideration,
Mary Roper

Carma Roper
PO Box 473
Independence, CA 93526

February 19, 2014

Inyo County Planning Department
PO Box L
Independence, CA 93526

RE: Comment Period Extension Request for REDA

To whom it may concern,

Please extend the public comment period for the Renewable Energy Development Areas (REDA), as defined in the 2013 Renewable Energy General Plan Amendment. In order to fully (and thoughtfully) respond, the public needs to be given ample time to review the entire document. I was only recently made aware that it was available.

As a longtime resident and property owner of Independence I am asking you to please extend the public comment period.

Regards,

Carma Roper

Cathreen Richards

From: Sally Manning <smanning@telis.org>
Sent: Wednesday, February 26, 2014 11:48 PM
To: Jeff Griffiths; mtillemans@inyocounty.us; Richard Pucci; larcularius@inyocounty.us; mkingsley@inyocounty.us; inyoplanning@inyocounty.us
Subject: please apologize and begin anew

Flag Status: Flagged

Dear Supervisors,

I'm writing to express dismay over the Planning Commission meeting held today, and the handling of agenda item #6 regarding the Renewable Energy General Plan Amendment. Over 30 members of the public gave public comment, and it was excellent. People who live here and people who don't but care about the place are an amazing and diverse group of educators, artists, scientists, outdoor enthusiasts, agriculturalists, healers, humanitarians, etc. Ages ranged from 20s to perhaps 90s.

In contrast, some of the Planning Department staff and Planning Commissioners were an utter embarrassment. The Planning Director responded to commissioners' questions with partial, misleading, or outright wrong answers. Neither the staff nor commission was clear on the purpose of the agenda item -- was it a hearing or a workshop?, what were they being asked to do and was it required that they do anything at all? -- contradictory answers were given to most questions. It was not obvious that all of them had read the report; they didn't seem to know much about the process or what was included in the maps. They asked questions like "How much area?" and the staff would answer "1% of the county or less" (not pointing out that 1% of Inyo County is something like 105 square miles!)

For me the worst and most embarrassing part was the fact that several of the county people had no clue why a half dozen people came all the way from LA to speak on behalf of the Manzanar Committee, the Japanese American social justice group, or simply for themselves. At least some commissioners did not understand that the Planning Department has included all the land across the valley from Manzanar as a potential Renewable Energy Development Area. The Planning Director had more than one opportunity to clarify this, but he didn't. One of the elderly gentlemen speakers had been a Manzanar internee, and he pleaded with them to appreciate and protect forever this beautiful Owens Valley.
Another was the daughter of parents who had been interned. Both of these speakers became very emotional as they communicated these difficult personal facts to the strangers up front who were making the decisions.

How did the commission respond? They basically told the "returnees"
they were at the wrong meeting. This really made Inyo County look bad.
I'm sure the returnees can't comprehend that the commissioners didn't actually know what they were doing. While they may speculate that Inyo leaders are not so smart, they may also expect that DWP puts dope in our water. It was really bad.

Is it possible for an apology to be written?

Of course, an apology would be most sincere if the process were re-done, and all the thoughtful public concerns and input were included.

Sally Manning

The City Project

1055 Wilshire Blvd., Suite 1660 Los Angeles, CA 90017-2499 T: (213)977-1035 F: (213)977-5457 www.cityprojectca.org

February 26, 2014

Inyo County Planning Department
P.O. Drawer L
168 N. Edwards Street
Independence, CA 93526
Via Email inyoplanning@inyocounty.us

Re: Oppose Proposal for 1,200-acre Solar Ranch Adjacent to Manzanar National Historic Site by Los Angeles Department of Water and Power

Dear Members of the Inyo County Planning Department:

The City Project opposes the proposal to build a 1,200-acre solar ranch adjacent to the Manzanar National Historic Site. Manzanar commemorates the courage of the people who were confined there during a dark chapter in U.S. history. Manzanar and its surroundings should be maintained so we never forget what the people who were confined there during WWII saw and endured.

Manzanar is a best practice example to celebrate the diversity of the nation faithfully, completely, and accurately, and to stimulate and provoke a greater understanding of, and dialogue on, civil rights, democracy, and freedom. This is Manzanar's mission. See Manzanar, Diversity, and Freedom, www.cityprojectca.org/blog/archives/685.

Fred Korematsu was 22 years old when the Japanese military struck Pearl Harbor on December 7, 1941. Mr. Korematsu lived in the Oakland area. After being rejected by the Army and Navy, he worked as a welder in a shipyard, but his Japanese heritage would soon get him fired. On May 30, 1942, he was arrested under Executive Order 9066 — and Exclusion Order No. 34 which required all persons of Japanese ancestry to report for evacuation from the area. See www.cityprojectca.org/blog/archives/20818.

The United States uprooted more than 100,000 people of Japanese descent, most of them American citizens, and confined them in internment camps. The ACLU took the case all the way to the Supreme Court of the United States. The Court held in *Korematsu v. United States* that the evacuation and internment of all persons of Japanese ancestry in Exclusion Order No. 34 was not unconstitutional.

Forty years later, Fred returned to court in California, and the district court vacated his conviction. *Korematsu v. United States*, 584 F. Supp. 1406 (N.D. Cal. 1984). The court stated that **"'today the decision in Korematsu lies overruled in the court of history.'"**

The Solicitor General of the United States was largely responsible for the defense of the internment policies in the Supreme Court. In 2011, Neal Katyal, the Acting Solicitor General of the United States, admitted as follows that the action of the Solicitor General before the Supreme Court in *Korematsu* was wrong.

> By the time the cases of Gordon Hirabayashi and Fred Korematsu reached the Supreme Court, the Solicitor General had learned of a key intelligence report that undermined the rationale behind the internment. The Ringle Report, from the Office of Naval Intelligence, found that only a small percentage of Japanese Americans posed a potential

Board: Chris Burrows Juan Devis Robert García Penelope Glass Tom Hayden
Lore Hilburg Robbie LaBelle Lyndon Parker Michael Rodriguez
The City Project is a 501(c)(3) Non-Profit Organization and a Project of Community Partners

> security threat, and that the most dangerous were already known or in custody. But the Solicitor General did not inform the Court of the report, despite warnings from Department of Justice attorneys that failing to alert the Court "might approximate the suppression of evidence." Instead, he argued that it was impossible to segregate loyal Japanese Americans from disloyal ones. Nor did he inform the Court that a key set of allegations used to justify the internment, that Japanese Americans were using radio transmitters to communicate with enemy submarines off the West Coast, had been discredited by the FBI and FCC. And to make matters worse, he relied on gross generalizations about Japanese Americans, such as that they were disloyal and motivated by "racial solidarity."

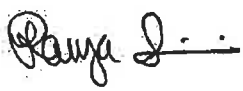
A federal court has said it is unlikely the Supreme Court would have ruled the same way had the Solicitor General exhibited complete candor. *Hirabayashi v. United States*, 828 F.2d 591, 602 (9th Cir. 1987).

When interviewed, Fred Korematsu recalled his decision to fight his conviction. "I didn't feel guilty because I didn't do anything wrong. Every day in school, we said the pledge to the flag, 'with liberty and justice for all,' and I believed that."

Manzanar and its surroundings should be maintained so we never forget this dark chapter in U.S. history and what the people who were confined there endured.

Sincerely,

Robert García
Founding Director and Counsel



Ramya Sivasubramanian
Assistant Director and Counsel

Daphne Hsu
Staff Attorney

Cathreen Richards

From: Yokan@aol.com
Sent: Wednesday, February 26, 2014 12:12 PM
To: inyoplanning@inyocounty.us
Subject: Manzanar Solar Farm

Flag Status: Flagged

Dear Inyo County Planning Department,

I am writing in response to the plans to build an industrial size solar farm in the Owens Valley area. While I fully support the creation and use of solar energy and understand the need to move towards more renewable sources, I cannot support the construction of this solar farm or others that interfere with the native people's lands and the historic Manzanar concentration camp.

The farm's location and the prospect of future solar farms in this land that the Paiutes still inhabit is an insult to them and to those of us that value the scenic beauty and historical importance of the Manzanar site. Although the farm is not adjacent to the camp, it will still be a distraction and moreover, future ones will certainly mar the entire valley. My grandparents were incarcerated at Manzanar and I try to make the annual pilgrimage to honor those who endured that dark period. Please don't cast another shadow on that memory.

There has to be an alternative site for these solar farms that are not objectionable to so many groups of people. I do support solar energy wholeheartedly and have had solar panels on my home for about four years. I do hope you listen to the people who are at the Planning Department meeting today and read the letters that you have received. Please act on the voices of the people and find another site for the solar farms.

Sincerely,

Kathy Masaoka
Los Angeles Resident

Subject: [Manzanar Committee Internal] Solar Farm Workshop Feb 26

From: Kanji Sahara (saharakanji@gmail.com)

To: mc-internal@manzanarcommittee.org; warrentfurutani@gmail.com; saharakanji@gmail.com;

Date: Friday, February 21, 2014 1:12 AM

Hi Manzanar Committee,
The battle over the Solar Farm near Manzanar is being fought at two locations; in Owens Valley at the Inyo County Planning Commission and at the Board of Supervisors and in Los Angles at the DWP and in the Mayor's Office. Maybe Mayor Garcetti will be the ultimate decider but the Manzanar Committee needs to be present at both battle fronts.

Inyo County Commission Hearing
On Wednesday, Feb 26 the Inyo County Planning Commission is having a Workshop on the Solar Farm and they are accepting public input. Nikkei should attend the Workshop and speak up. We need to speak up so the following three groups will hear us.

- - Planning Commission Members should hear how we feel about the Solar Farm. They have read the Environmental Impact Report and have heard all the technical arguments. They should hear how the Nikkei "feel" about Manzanar, how it is a sacred place to us.

- - Owens Valley Paiute and the Owens Valley Commission should know that we appreciate their coming to LA for the Hearing in LA. They should know that we want to work with them to stop the Solar Farm. We cannot take an indifferent attitude when the battle is in their ground.

- - DWP and the Mayor's Office should learn that stopping the Solar Farm is a top priority to the Japanese Community. Going to Owens Valley will show the politicians in LA that we will go to great effort to stop the Solar Farm.

Attend Meeting
So far, I know of five Nikkei who will be at the Commission Workshop in Independence on Wednesday, February 26. Three from the JACL PSW Office will drive up Wednesday morning. They are Stephanie Nitahara, PSW Regional Director; Nancy Takayama, PSW Office Manager and traci ishigo, PSW Program Coordinator. traci was the DOR MC this year and Stephanie was the DOR MC last year. Nancy was the longtime President of the SFV JACL. They are all good speakers. The JACL wants to help the Manzanar Committee.

Hank Umemoto will also attend the Workshop. Hank will drive up Monday

and return at the end of the week. Hank will blow them away. I will drive up Tuesday and return on Wednesday. Phyllis Murakawa was planning to go but backed out because she has to take care of her daughter who had major surgery 37 days ago.

Besides speakers, we need Nikkei sitting in the audience.

Send E-mail
Many members of the Tuna Canyon Detention Station Coalition sent E-mail. They wanted 100% of the Board to send an E-mail. The ones that told me they sent E-mails are; Mark Stirdivant, Lloyd Hitt, Karen Zimmerman. Claudia Culling, Jean-Paul deGuzman and Nancy Oda. The members of the Coalition are dedicated to put up a Marker at the site of the former detention station. When they had Tuna Canyon hearings at LA City Hall last year, they hired buses to take them from San Fernando Valley to the City Hall. At the DOR at JANM last week, they displayed the material that they want to show at the Manzanar Pilgrimage this year. They want to help us fight City Hall.

Stephanie Nitahara JACL PSW Regional Director, sent her letter yesterday which I wanted to forward to you but lost. I forwarded to you the well written letter from Gary Mayeda, PSW Board Member. Jan Yen, of the NCRR Board said she also sent a letter. I am sure some Manzanar Committee Members also sent letters. My E-mail was very brief.

Need a Leader
The Nikkei going to the Workshop will give excellent two minute speeches. But if the Planning Commission asks us a question, we will be stumped because we are new to this subject. We do not have the depth of knowledge. If after the Workshop, the Paiute Indians and other Friends in Owen Valley asks us what is the political situation on the LA City Council, we will be stumped because none of us met the four LA City Councilmen. If the Owens Valley Committee wants to coordinate our next move, we don't know how to reply. The Manzanar NPS Rangers know Hank but would wonder where is the Manzanar Committee?

The people that are going to the Workshop are outstanding speakers and will make a good appearance. But we need a Manzanar Committee Member to come with us and be our Leader. We need a Leader who is familiar with the political situation in LA City Hall and who the people in Owens Valley and Manzanar NPS knows and trusts.

Thank you,
Kanji

To unsubscribe from this group and stop receiving emails from it, send an email to mc-internal+unsubscribe@manzanarcommittee.org.

Manzanar Committee

1566 Curran Street • Los Angeles, California • 90026-2036 • (323) 662-5102
E-Mail: info@manzanarcommittee.org • Web: http://www.manzanarcommittee.org
Blog: http://blog.manzanarcommittee.org
http://www.facebook.com/ManzanarCommittee @manzanarcomm

February 19, 2014

Planning Department
County of Inyo
P.O. Drawer L
Independence, CA 92526-0611

RE: Renewable Energy Development Areas in Inyo County As Defined In 2013 Renewable Energy General Plan Amendment

The Manzanar Committee, which sponsors the annual Manzanar Pilgrimage and Manzanar At Dusk programs, and has played a key role in the preservation, protection and creation of the Manzanar National Historic Site, is vehemently opposed to any development that would interfere with the operation, goals and purpose of the Manzanar NHS, including forever marring its view shed. As such, we strongly oppose Inyo County's Renewable Energy Development Areas (REDA), as defined in your 2013 Renewable Energy General Plan Amendment, which would open the door to large-scale renewable energy projects in the Owens Valley.

Further, we fail to understand the logic behind allowing large-scale solar or wind power projects in the Owens Valley, where your mostly pristine, open lands, along with forest areas, beautiful lakes and streams and other outdoor wonders, would be destroyed forever by massive renewable energy facilities. With Inyo County's economy based on tourism, this makes no sense at all.

You may believe that renewable energy projects will bring increased economic development to Inyo County. But if the Los Angeles Department of Water and Power's (LADWP) proposed Southern Owens Valley Solar Ranch (SOVSR) is any indication of how wrong such beliefs are, Inyo County must reconsider this position. After all, according to LADWP's Draft Environmental Impact Report, the project would employ approximately 350 *temporary* workers, and up to ten *permanent* employees.

As such, in terms of providing employment opportunities for Inyo County residents, the SOVSR would generate some temporary jobs during construction of the project (LADWP stated it would take approximately five years to finish construction), but no more than ten permanent jobs to operate and maintain the facility. Does that sound like it is worth destroying a huge swath of the Owens Valley, given that, as I stated above, your economy is based on tourists, who are attracted to the Owens Valley because of the beauty of its open spaces and pristine lands?

Moreover, should Inyo County allow LADWP to build large-scale solar energy projects in the Owens Valley, water will be needed to clean the solar panels. Where do you think they will get the water? The little rainfall the Owens Valley gets each year will not be enough to keep the panels clean. As such, you can bet they will pump even more of your precious water from groundwater wells in the area, causing even more environmental damage to your county than they've already done.

Before anyone gets the wrong idea, let me state for the record that the Manzanar Committee is not opposed to solar energy, or other renewable energy sources. In fact, we applaud Inyo County's support of projects that would help us move away from fossil fuels. However, the Owens Valley is the wrong place for such development. Indeed, placing massive solar facilities in the Owens Valley is a poor choice while other options exist. In fact, centralized, industrial solar facilities are not a wise use of resources at this time, as centralized solar farms are less efficient and more expensive than distributed, rooftop solar systems.

Distributed solar produces energy directly in the market where it is consumed. There is no need for expensive, massive transmission lines and distribution infrastructure. For example, Los Angeles can easily generate incredible amounts of energy to power its homes and businesses from rooftop solar projects (source: report by Los Angeles Business Council/UCLA Luskin Center for Innovation). Furthermore, by its own admission, the LADWP will pay homeowners in the Owens Valley substantially less than homeowners here in Los Angeles per kilowatt hour (source: LADWP).

Not only would the REDA open the door for such ill-conceived, large-scale development in the Owens Valley, but it would also put a major crimp in the ability of the Manzanar NHS to accurately tell the story of the 11,070 Americans of Japanese ancestry, and their immigrant parents who were prevented from naturalizing due to racist laws, who were unjustly incarcerated there during World War II.

The natural environment surrounding Manzanar is an indispensable element in understanding what those incarcerated in America's concentration camps experienced. The fact that our government chose to incarcerate over 110,000 persons of Japanese ancestry—2/3rds of whom were native-born American citizens—and to place them in remote, desolate, largely uninhabitable locations is key to understanding what our families and our community were subjected to. In fact, one of the key reasons Manzanar has been such a successful National Park is that the site, and the surrounding area, was not marred by development, and has remained largely untouched since World War II.

In fact, the very idea that any land in or around the Manzanar NHS could be used for a massive solar energy generating facility would not harm the ongoing efforts to preserve and understand the tragedy of justice that occurred there is simply beyond insensitive, and it's not just insensitive to the Japanese American community, the survivors of America's concentration camps and their

families. That gross insensitivity extends to the efforts of the National Park Service, and others who have worked so hard to bring this brief, but essential, part of American History to light.

Indeed, not only has the Manzanar NHS been a huge success, but it is also a significant contributor to Inyo County's economy. Despite that, you would allow large-scale renewable energy development to occur within its view shed? Not only would that severely diminish the ability of National Park staff at Manzanar to accurately tell the story of those who were incarcerated there—as stated above, they would no longer be able to accurately show the desolation aspect of the story, which is essential to understanding it. But to allow such development would also greatly disrespect and dishonor those who were incarcerated there, people who were, in fact, Inyo County residents who expect and deserve much better from their former home.

2014 marks the tenth anniversary of the opening of the visitor's center at the Manzanar National Historic Site. Over one million people have visited the site since 2000. This year also marks the 50th anniversary of the Civil Rights Act. Our country has come a long way since 1964, and we hope that as we celebrate the advances we've made in the area of civil rights, the concerns of those Americans who were denied those rights simply because of their ancestry are not swept aside and ignored.

We urge Inyo County to do its part by doing everything in its power to protect the Owens Valley from large-scale renewable energy development.

Sincerely,

Bruce Embrey

Bruce Embrey
Co-Chair
Manzanar Committee

Cathreen Richards

From: Tyler Sasaki <tylersasaki@gmail.com>
Sent: Sunday, February 23, 2014 3:09 PM
To: inyoplanning@inyocounty.us
Subject: Manzanar

Flag Status: Flagged

To the LA Dept. of Power and Water,
Please don't infringe on my history. The interment of the Japanese Americans during WWII is a largely underrepresented event in the teaching of US history and any attempts to further silence it and hide it away just goes to further prove how shameful an event it was to many Americans. I will not be silenced nor will my history be erased. We can't learn from our past if it is covered up and hidden.

Cathreen Richards

From: Kunitomi, Darrell <Darrell.Kunitomi@latimes.com>
Sent: Thursday, February 20, 2014 5:12 PM
To: inyoplanning@inyocounty.us
Subject: Re the farm issue

Flag Status: Flagged

Hello, my parents and assorted family members were imprisoned at Manzanar during WW II. They were good folks, several entered the service, like Sadao Munemori who fell upon a grenade in Italy to save his fellow G.I.'s. My aunt Sue Kunitomi Embrey worked on the Manzanar Free Press, and wove camo nets for the effort while at Manzanar. She later helped the Pilgrimage get on its feet, and I'm not a member of the Manzanar Committee.

I am no opponent of any sort of 'green energy' that can help us, our country and the planet. I fly-fish, and when I'm in a Sierra stream I can't imagine our world polluting itself so badly that one day a wonder like the San Joaquin River near the Postpile could be negatively affected by warming and/or pollutants. So, I'm not opposed to the solar farm, it's simply the matter of the location.

I would hope a more suitable location could be found, and the project move forward.

Thank you for for your time,
Darrell

Darrell Kunitomi
Communications
213-237-3178 o.
213-509-6790 c.

Visit The Times

Cathreen Richards

From: Marc Stirdivant <stirdivant@charter.net>
Sent: Thursday, February 20, 2014 6:16 PM
To: inyoplanning@inyocounty.us
Subject: Manzanar Solar Farm

Flag Status: Flagged

Dear Members of the Planning Commission,

I am writing to express my deep concerns regarding the proposed plans to construct a solar farm near the historic Manzanar detention camp. I am a committed environmentalist and, therefore, a believer in solar and wind energy. However, I am very troubled by the idea of constructing a massive facility near such an important historic resource as Manzanar. Manzanar is a national historic site that recognizes a critical part of American history that should never be forgotten. I have visited this camp with my children and found it to be moving and inspirational. A solar farm nearby would undoubtedly harm this experience. It is, in my opinion, an insult to all those who suffered there, as well as to their children and grandchildren.

There must be an alternative location which allows for the construction of this facility while preserving the sacred beauty and the important history of Manzanar. I urge you to find a way to address our alternative energy needs while maintain the historic significance of Manzanar.

Thank you.

Marc Stirdivant
Glendale, California

Cathreen Richards

From: IMORI, DIANE M. <DIMORI2@lawa.org>
Sent: Friday, February 21, 2014 9:43 AM
To: inyoplanning@inyocounty.us
Cc: synerchi@aol.com; noevir101@gmail.com
Subject: FW: Manzanar and Solar Farm Threat

Flag Status: Flagged

Inyo County Planners,

I was surprised to learn about the DWP plan to construct a solar farm at Manzanar and am shocked at the very idea that the managers at DWP would in essence, deliberately destroy this nationally recognized site. Mazanar is now a respected part of the National Parks and much can be learned at this location. Installing a solar farm at Manzanar sends a strong message not only to the Japanese community, but to all minority communities, that expediency and convenience matters most.

This site is a hallowed and consecrated place for the community because so many of those interned at this site fought hard for this nation and many lost their lives to prove their loyalty to this nation. The American Army battalions composed of almost exclusively Americans of Japanese decent, are among the most highly decorated in American history. We are proud to be Americans.

Please work with the community.

Respectfully,

Diane Imori
310-391-0512

From: Tom Zimmerman <tazimmerman89@gmail.com>
Sent: Wednesday, February 19, 2014 8:58 AM
To: inyoplanning@inyocounty.us
Subject: Solar Farm proposal not right

Flag Status: Flagged

I'm a resident of Southern California. While I support solar energy and would normally support the DWP, I am strongly opposed the DWP's current solar farm proposal. I oppose the site.

In selecting a prime location for the collection of solar energy, one not only has to take into account an area with unobstructed sunlight. It is also necessary to make sure that a site does not have significant negative environmental issues. The location proposed by the DWP would have that kind of negative impact on the historic Manzanar Memorial.

It is not as if the DWP has no other alternative locations available to them. There are other choices. Please urge the DWP to use an alternate site.

Please DENY the current plan.

Tom Zimmerman
9349 Belvoir Avenue
La Crescenta, CA 91214

From: Nishii <nishii@aol.com>
Sent: Tuesday, February 18, 2014 7:12 AM
To: inyoplanning@inyocounty.us
Subject: Agenda Item regarding the installation of a Solar Farm

No matter how you design it, the proximity of the solar farm to the Manzanar facility will definitely have a negative visual impact on the surrounding community and not provide the economic benefits that are desired.

As a solar farm is for the Metropolitan Los Angeles area I just don't see how anyone in town except a few coffee shop owners will benefit even marginally. Are they going to build a high school or college as part of the community?

No, in the short run, I don't think it will negatively affect the sojourners to Manzanar. But think of the trip to Vegas-- the bright shining solar farm that can be seen from miles away and ask yourself if you want to go fishing, hiking, or shopping next to a bright shining solar farm. Is that part of the "get away from it all" feeling this County wants?

Keep Manzanar clean safe and perpetuate it's historyvote.txt

From: Phyllis Murakawa <synerchi@aol.com>
Sent: Tuesday, February 18, 2014 8:48 AM
To: inyoplanning@inyocounty.us
Subject: Keep Manzanar clean, safe and perpetuate it's historyvote

Flag Status: Flagged

Committee Members:

Since the beginning of times, big business, conglomerates and the like have attempted to take over
precious sites for their own personal use and profits. Mazanar is no different in this case of DWP
destroying the natural habitat. Not only will wild animals be affected but the indigenous people, its
history and cultural pieces, and the pollution that it will add to the valley contaminating its vegetation,
fauna and air.

I request that you review this case so very carefully so not to allow DWP to go into the natural grounds
and ruin the lifetime of history, vegetation, wildlife and air. It is big business like this that will start here
and move onto other historical and monumental sites and ruin history for future generations. We are
building our country on our future generations and not much of it will be in a natural state if this type of
corruption is allow to take place.

VOTE "NO" ON ALLOWING DWP TO COME INTO MANZANAR TO SET UP A SOLAR FARM.

Phyllis Murakawa

Sent from my iPad

From: Nancy Oda <nancyoda64@gmail.com>
Sent: Tuesday, February 18, 2014 8:29 AM
To: inyoplanning@inyocounty.us
Subject: Manzanar Solar Farm

Flag Status: Flagged

Dear Friends,
I was born in camp on May 20, 1945 so this issue is very important to me and my family.
When I recently drove to Las Vegas I could not comprehend what the space like installation
was on the side of the road. Then, I realized that it was a solar far. It was gigantic.

My fear is that the planned location will severely take away from the natural beauty of the
Sierras there
and distract from the emotional reunion that my people and the people of the United States and
the World
would have with that historically significant period when American citizens were wrongly
interned like cattle in their own country.
The strength of our country is its ability to learn from its mistakes. To do the right thing.

Please do not make a mistake here when you have many other options. To relocate the solar farm
further down the road would be tolerable. Let's relocate the solar farm this time instead of
people.

I would deeply appreciate your consideration of my plea. The future is in your hands. You can
show leadership and compassion
by listening to the people you serve.

Sincerely,
Nancy Kyoko Oda

--
San Fernando Valley Japanese American Community Center
Coordinating Council Chairperson
12953 Branford Street
Pacoima, CA 91331
Fax 818 899 0659
Phone 818 899 1989
Personal cell 818 935 2603

From: Landmhitt@cs.com
Sent: Tuesday, February 18, 2014 3:43 PM
To: inyoplanning@inyocounty.us
Subject: DWP - Solar Farm near Manzanar

Flag Status: Flagged

Inyo County Planning Department
PO Drawer L
Independence, CA 93526
February 18, 2014

Regarding the Los Angeles Solar Farm near Manzanar:

As someone who has driven by Manzanar with family these past sixty years it is hard to imagine that DWP trumps the view of the dessert slopes up to the mountains with their snow capped peaks with a project that will also detract from this national historic site, the Los Angeles Historical Monument, Manzanar. The Owens Valley, Mojave Dessert, Lancaster, Apple Valley & numerous other sites are available without this scenic view from the 395 and many are closer to Los Angeles.

This large solar panel plant will destroy wildlife and native plants no matter where you put it, but here it will destroy a view of the Eastern Sierras to tourist & more important a hurtful memory of the familles of 10,000 Japanese who were imprisoned here because of their nationality and not for crimes committed. Manzanar was purposely placed on this site because of the desolate landscape surrounding it and that is how it should be remembered. This is not a tourist attraction but a WWII site where Japanese families return to remember how they and their parents were considered the enemy. Manzanar is a living site of what can go wrong, even in a democratic country, when racism rears its ugly head. This is a living history lesson for future generations that is purposely ignored by our public schools & colleges. We have to face up to the fact that concentration camps were a way of life we imposed on not only innocent immigrants but thousands of American Citizens.

Wither we are talking solar heat from mirrors focused on a boiler (as in Daggett) or a solar panel farm as is proposed, there are many good locations even in the Owens Valley.

DWP fought the Japanese Community when Manzanar was made an LA Historic Cultural Monument & they haven't given up.

Sincerely, W. Lloyd Hitt, Sunland-Tujunga Historian
10738 Plateau Dr, Sunland 91040

From: Claudia Culling <cculling@gmail.com>
Sent: Tuesday, February 18, 2014 1:52 PM
To: inyoplanning@inyocounty.us
Subject: LADWP proposed solar farm

Flag Status: Flagged

Dear Inyo County Planning Commissioners:

I am writing to object to the placement of Los Angeles Department of Water and Power's (DWP) proposed solar farm near Manzanar. I want DWP to develop renewable energy sources, however, placement is very important to keep these projects environmentally-sensitive.

I believe all building regulations should be revised to require solar panels and solar
farms on rooftops and other areas where appropriate. Los Angeles, as well as other areas, will profit from that approach. Until that happens and maybe even after it happens, however, I understand the need to locate solar farms and wind farms to make

use of renewable resources for our energy uses. However we need to be careful where

we place these farms.

Manzanar remains a very significant reminder of a terrible time in our history. To honor
those dark days in our history, Manzanar was designated a National Historic Site, and
many people from around the world visit this site to learn and remember. I believe it is
important to protect the viewshed of Manzanar from developments such as the proposed solar farm. The site DWP has identified is too close to Manzanar and will visually interfere with the historic site as well as with the atmosphere that is essential to
our reverence for this site.

I recommend that DWP find another site for its solar farm that is further away from Manzanar. I ask that you disapprove this proposed use on this site.

Claudia Culling

From: Jean-Paul deGuzman <deguzman.ucla@gmail.com>
Sent: Tuesday, February 18, 2014 10:07 AM
To: inyoplanning@inyocounty.us
Subject: Solar Panels at Manzanar

Flag Status: Flagged

Dear Members of the Planning Commission

My name is Jean-Paul deGuzman, a PhD Candidate in the UCLA Department of History.

I write to you today to express my deep concerns regarding proposed plans to construct a solar farm near the historic Manzanar concentration camp. As a life long resident of California who is interested in our state's energy infrastructure I laud your county's efforts to engage in sustainability practices. However, as an historian I have profound reservations about constructing the solar farm near such critical pieces of our collective history. First and foremost, the proposed site rests upon indigenous land, which should be respected. From what I understand, the Owens Valley Paiutes have expressed opposition to the proposed site and I would hope that native voices would play an important role in the planning process.

Furthermore, the effort to name Manzanar a national historical site was a long, hard-fought battle to recognize this shameful piece of the past. To have the camp site stand as it does now -- indeed as it did during those infamous days during World War II -- is to invite the public into a world hardly imaginable in our dizzying 21st century world. That is to say, a harsh, desolate landscape that reinforced the isolation and alienation faced by the Japanese and Japanese Americans who were stripped of their rights and any semblance of normalcy.

I sincerely hope that your commission can devise a plan that both addresses the importance of solar energy as well as the historical and emotive significance of the proposed site.

Sincerely,

Jean-Paul deGuzman

--
Jean-Paul R deGuzman
PhD Candidate
UCLA Department of History
jpd73619@ucla.edu

From: Janice <JYen2309@aol.com>
Sent: Tuesday, February 18, 2014 7:11 PM
To: inyoplanning@inyocounty.us
Cc: Janice Yen
Subject: Please Oppose Solar Farm near Manzanar Historic Site

Flag Status: Flagged

Dear Committee Members,

I am voicing my opposition to the solar farm that might be located near the site of the camp that housed World War II Japanese Americans. I have been to Manzanar several times over the last 30 years. Because it has remained undeveloped since World War II (unlike the Tule Lake Concentration Camp which has some warehouse buildings and a small airport on its site), it truly conveys the desolation and harsh environment under which Japanese American incarcerees lived.

I assure you that I am totally in favor of alternative sources of energy. Two years ago I installed solar panels on the roof of my house and the energy generated goes into the DWP grid. I feel I am making a positive contribution by going solar. I oppose the proposed Manzanar solar farm because I also value the lessons of history. As a Japanese American I feel that all Americans should be able to experience Manzanar as it existed during World War II.

Please ask the DWP to put its solar farm in another location. Owens Valley is vast and there are many other sites that can be used.

Thank you,

Janice Iwanaga Yen
4623 Harriman Ave
Los Angeles, CA 90032

Jyen2309@aol.com
323-255-1913

From: Joyce Okazaki <okazakijy@gmail.com>
Sent: Tuesday, February 18, 2014 9:57 PM
To: inyoplanning@inyocounty.us
Subject: Renewable Energy General Plan Amendment

Flag Status: Flagged

Dear Daniel Pritchett,
I am against this monstrous energy plan that will ruin the view and surrounding area of the
Manzanar National Historic Site, a place where I was incarcerated as a child. I would not want a
huge solar farm with all of the contraptions that are required to produce solar energy. Please do
everything you can to prevent this from happening to a place as sacred to me as it is to the Native
Paiutes who have lived on the land for thousands of years.

Sincerely,
Joyce Okazaki
4525 Ironwood Ave.
Seal Beach, CA 90740

okazakijy@gmail.com

From: Kanji Sahara <saharakanji@gmail.com>
Sent: Tuesday, February 18, 2014 9:24 PM
To: inyoplanning@inyocounty.us; Kanji Sahara
Subject: Solar Farm Near Manzanar

Flag Status: Flagged

Dear Planning Commission,

I do not believe that the LA DWP should build a giant solar farm near Manzanar. I believe electricity should be generated where it is used. That means the City of Los Angeles should generate as much electricity in the city as possible. The obvious advantage is in the saving of energy due to the elimination of transmission line loss.

The City of Las Angeles should pass an ordinance requiring new warehouses, shopping centers, malls, hospitals, parking lots and other structures to have solar panels on the roof. This will ease the requirement on the DWP to raise the huge amount of money to build solar farms.

I live in Torrance and we often experience electricity "black outs" which results in blinking traffic lights and defrosted food in the freezer. Thousands and thousands of customers lose electricity for several hours every year. This has happened more often now than I the past. If a household generated its own electricity, then it would be spared a black out. If a hospital, shopping center or mall generated its own electricity, then it would be spared a black out. Generating your own electricity will be a health and safety factor as well as a cost savor.

If Inyo County allows the LA DWP to build a giant solar farm near Manzanar, you will not force the City of Los Angeles to generate electricity locally. If the Inyo County Planning Commission denies the DWP the solar farm permit, it will make Los Angeles a safer and better place to live.

Thank you,
Kanji Sahara
Torrance, CA

From: Miyako Kadogawa <MIYAKO1@att.net>
Sent: Tuesday, February 18, 2014 10:11 PM
To: inyoplanning@inyocounty.us
Cc: marya@qnet.com
Subject: Solar Energy panel farms

Flag Status: Flagged

Dear Planning Commissioners;

Please, seriously: place the Renewable Energy Development Area at a place which is NOT in the view of the HISTORIC Manzanar 'camp.'

You MUST respect the people who suffered at the hands of the Government; their telling of the history that must be remembered . . . .

Thank you.
Miyako Kadogawa
4030 Skelton Circle
Culver City, CA 90232-3721

Active member of JACL, Pacific Southwest District

From: Kay Ochi <kkochi@aol.com>
Sent: Wednesday, February 19, 2014 12:03 AM
To: inyoplanning@inyocounty.us
Subject: Please reject the solar panels

Flag Status: Flagged

February 19, 2014

Inyo County Planning Commission

Dear Commissioners,

As a third generation Japanese American whose parents were incarcerated in one of the U.S. government's incarceration sites, I have dedicated the past 30 years
to the education of students and the public alike about the wartime actions of the U. S. government- actions for which they provided a formal apology and token restitution.

As a stakeholder in the future of the historic Manzanar site, I urge you to not permit the LADWP to install the solar panels adjacent to this site. If there were no options, one might acquiesce. However, every attempt must be made to place the solar panels elsewhere, ideally, in Los Angeles County- closer to the areas of use and need.
I fervently support the use of the rooftops of new construction in Los Angeles, or use of the Palmdale/Lancaster areas which have available acreage.

Given the support of Inyo County for the Manzanar historic site, I beseech you to exert your leadership in directing the DWP to place the panels elsewhere. Had more people protested the unjust wartime incarceration of Japanese Americans, the results and impact of the government's actions might have been very different.

On the 72nd anniversary of the signing of E.O. 9066, I look to you to continue to protect Manzanar
and the environs from the unnecessary intrusion of fields of solar panels.

Respectfully,

Kay Ochi
255 Las Flores Drive
Chula Vista, California 91910

JACL
Pacific Southwest District

Pacific Southwest Regional Office
250 E. 1st Street, Suite 303
Los Angeles, CA 90012

Telephone 213.626.4471

www.jaclpsw.org

February 18, 2014

Inyo County Planning Department
PO Drawer L
Independence, CA 93526

Dear Inyo County Planning Department:

The National Japanese American Citizens League strongly opposes the Los Angeles Department of Water and Power proposal to build a 1,200-acre solar ranch adjacent to the Manzanar National Historic Site. The JACL is the nation's oldest and largest Asian American civil rights organization, and part of our mission is to preserve the heritage and legacy of the Japanese American community. This includes the preservation of the facilities in which over 110,000 Japanese Americans were incarcerated during World War II.

One of our programs that fulfills this mission is the Bridging Communities program that is held annually in Los Angeles, in which Japanese American and Muslim American high school students come together to engage in a series of educational workshops designed to build awareness and solidarity between communities with similar experiences of discrimination in the aftermath of the Pearl Harbor and 9/11 attacks respectively. The Manzanar site visit is an emotional and important part of the program every year, because students are able to experience the barren environment that incarcerated Japanese Americans experienced during World War II. Many students of our program are brought to tears when thinking of the incarcerees looking into the vast emptiness beyond barbed wire fences.

The Manzanar National Historic Site stands as a poignant reminder of one of the most flagrant violations of civil rights in American History. It serves simultaneously as a landmark to educate other communities about the struggles and resilience the incarcerees, and for Japanese Americans to pay homage to their elders who lived that struggle. These monuments must retain their cultural integrity so that we may never forget a moment in history that has defined our nation.

For these reasons, the National JACL opposes placing a 1,200-acre solar ranch adjacent to the Manzanar National Historic Site.

Sincerely,

Stephanie Nitahara
Pacific Southwest Regional Director
Japanese American Citizens League

Opposed to LADWP's proposed solar farm near Manzanar National Historic Site.txt

From: karen k. zimmerman <kkzimmerman@gmail.com>
Sent: Wednesday, February 19, 2014 8:40 AM
To: inyoplanning@inyocounty.us
Cc: nadia.parker@ladwp.com; charles.holloway@ladwp.com
Subject: Opposed to LADWP's proposed solar farm near Manzanar National Historic Site

Dear Inyo County Planning Commissioners:

You have heard many arguments pro and con regarding the proposed solar farm. Yes, we need more energy - solar, wind, water. I support the collection of solar power. However, I strongly oppose the site selected by LADWP.

The DWP has alternatives.....less environmentally and culturally invasive sites. The Manzanar National Historic Site does not. It is located precisely where thousands of Japanese and Japanese-Americans were held captive without due process. The Manzanar National Historic Site was established and has been preserved so that America never forgets what happened during the early 1940s.

I urge you, as well as the DWP, to better reflect on the ramifications of the current proposal and instead take a closer look at rooftop solar panels. Communities in Southern California are already encouraging solar panels on roofs. Envision a 'solar farm' of thousands of businesses and residential properties.

Thank you for allowing me to comment.

Karen Zimmerman
Los Angeles, CA

--
Karen Keehne Zimmerman
kkzimmerman@gmail.com
V.O.I.C.E.- Volunteers Organized in Conserving the Environment
STNC Land Use Committee

NOTE: If I told you I was going to take care of something, but I haven't, please remind me.

From: Katsuda, Richard <rkatsuda@lausd.net>
Sent: Wednesday, February 19, 2014 2:44 PM
To: inyoplanning@inyocounty.us
Subject: Owens Valley solar farms

Flag Status: Flagged

Dear Inyo County Planning Commission:

I am very concerned about a potential solar farm near Manzanar being pursued by the LADWP and discussed by the Inyo County Planning Department. I firmly believe that the historic site of the former Manzanar concentration camp is an enormously powerful tool to teach the American public about the tragedy of the WWII incarceration of Japanese Americans in the hopes of preventing such events in the future.

As a long-time teacher in the Los Angeles Unified School District and organizer of teacher workshops on the WWII incarceration, I know how effective and illuminating "primary voices" can be. Those Japanese Americans who are former incarcerees are living primary voices that tell their stories--and people, especially young people, take heed and listen very intently. But as Japanese Americans advance in age (and pass away, as so many already have), those voices will be gone forever.

However, Manzanar remains with its own power of place and "voice" that teaches about the physical and spiritual conditions that Japanese Americans faced during WWII. As visitors wander through the grounds of Manzanar, they are able to "walk in the shoes" of former incarcerees and ponder and appreciate the predicament of those detained there. We must not compromise that lesson in any way with visual or other sensory impediments, for what visitors learn from Manzanar might make the difference in whether our nation can avoid future events like the WWII incarceration.

Sincerely,
Richard Katsuda

From: Edward R. Bosley <bosley@usc.edu>
Sent: Wednesday, February 19, 2014 2:03 PM
To: inyoplanning@inyocounty.us
Subject: SOVSR

Flag Status: Flagged

Dear Inyo Planning Department,

As an Inyo County property owner (Alabama Hills) I want to register my strong opposition to the proposed solar facility near Manzanar.

The Planning Department's staff report lists several criteria for exclusion of land in the renewable energy development areas. These well reasoned criteria include "cultural and historic resources", "scenic resources", and "Manzanar historic landscape viewshed." In my opinion, and in the opinion of many reasonable people, and in truth including many Los Angeles residents and customers of the DWP, the REDA options as proposed patently do not recognize your own exclusion criteria.

A larger question exists, of course, related to why the low-hanging fruit of Owens Valley sunshine and existing transmission lines should be considered a defensible REDA when a less expensive, less intrusive, and fairer area of development would truly be the roofs of houses all over Los Angeles County.

Respectfully yours, and with thanks for your consideration of the opposition,

Edward R. (Ted) Bosley
160 Tuttle Creek Road
Lone Pine, CA 93545

Mobile: 213-400-1292

From: Samantha Lai <samantha.lai@berkeley.edu>
Sent: Wednesday, February 19, 2014 11:50 PM
To: inyoplanning@inyocounty.us
Subject: An Appeal for the Preservation of Manzanar

Flag Status: Flagged

To those concerned about the proposal to build a solar power plant near the historic

Manzanar site:

As an Asian American student activist at UC Berkeley, I am deeply disturbed by the continued fight the Japanese American community has to put up in order to preserve a

piece of history that state-owned agencies fail to respect.

I am in solidarity with the Japanese Americans, Native American Owens Valley Paiutes, and
other local residents who are also protecting the sacred lands for the Big Pine Paiute Native American
tribe.

--
Samantha Lai
UC Berkeley 2014 | Asian American and Asian Diaspora Studies major, Education minor

Intern | Asian Pacific American Student Development
CO-Managing Editor | hardboiled newsmagazine

From: thephucpham@gmail.com on behalf of Phuc Pham <pcpham@uci.edu>
Sent: Wednesday, February 19, 2014 11:27 PM
To: inyoplanning@inyocounty.us
Subject: Don't build on Manzanar!

Flag Status: Flagged

That is history you're erasing!

Sincerely,

Phuc Pham

--
UCI Office of the Chancellor - Photographer
The Hill - Marketing Photographer
New University - Photography Editor

From: Summer Ko <ko.summer@gmail.com>
Sent: Wednesday, February 19, 2014 11:51 PM
To: inyoplanning@inyocounty.us
Subject: Manzanar & the Solar Ranch Proposal

Flag Status: Flagged

Dear Inyo County:

My name is Summer Ko and I am an Asian American student at UC Irvine. I am writing to you all regarding the proposal that a solar power ranch near Manzanar and the Big Pine Paiute Native American Tribe.

I am deeply concerned that there is a proposal that infringes on the histories of struggle and oppression of people of color.

Manzanar is a historical site and one that holds great meaning to the Japanese/Americans because 120,000 people were forcibly removed and incarcerated into camps like Manzanar. Building a solar plant would be the first step in the erasure of the JA experience.

I cannot even begin to articulate how egregious it is that the solar power ranch is proposed to be built near a Native tribe. I wish I could flex the education and learning from my time at UC Irvine, but the histories of Native peoples is not often covered in my coursework. Yes, even in the ethnic studies classes. What I can tell you is that UCI is on Native land. You are living on native land. And so am I. How can you propose to build a power plant near what little land that Native people have?

Please reconsider this proposal.

--
Summer Ko
University of California, Irvine '14
Business Administration, B.A.
626.278.9682

Objection to proposed solar panel ranch near Manzanar Historic Preservation Site.txt
From: Patrick Chen <patrickchen2@gmail.com>
Sent: Wednesday, February 19, 2014 11:51 PM
To: inyoplanning@inyocounty.us
Subject: Objection to proposed solar panel ranch near Manzanar Historic Preservation Site

Flag Status: Flagged

Hello Inyo County Planning Department,

I wanted to express my objection to the proposed building of a solar panel ranch so close to the
Manzanar Historic Site. As a citizen of California and having read many of the articles and
reports on the issue, as well as valuing the importance of sites such as Manzanar that remind us
of what a racist government is capable of, I urge your department and the LA Department of
Water & Power to consider a different location for the solar power ranch, one that does not re-
subjugate oppressed minority communities both Japanese and Native Americans.

--
Patrick Chen
Donald Bren School of Information and Computer Science, Informatics major '14
University of California, Irvine
patrickchen2@gmail.com|pwchen@uci.edu
(949) 202-8932

From: naaila mohammed <mohammednaaila@gmail.com>
Sent: Thursday, February 20, 2014 12:45 AM
To: inyoplanning@inyocounty.us
Subject: Solidarity for Manzanar

Flag Status: Flagged

To whom it may concern-

This is such a shameful example of erasure of history. The fulcrum of silencing voices of the marginalized and oppressed is by diluting their narratives and histories. Erasing these stories continues the the glorification of the United States's theft of Indigenous land, enslavement of African Americans, and internment of Japanese Americans--amongst other crimes against humanity.

What most people fail to understand is the extent of violence that was inflicted upon Japanese Americans within the internment camps. They fail to realize the implications of these conditions that reeked of isolation and lack. They fail to internalize the long lasting events of being turned into an extraterrestrial object within a country that you claimed yours.

By erecting this solar project will remove the preservation site of its geographic context. A context and backdrop that offers a lot of relevance and understanding, in terms of the isolation and violence that the internment camps offered, will be erased. The problem arises in simply the allowance for this idea to even be considered. To be quite blunt, WHAT THE SHIT WAS GOING TRHOUGH YOUR MINDS. Was this just not important enough for you to take into consideration because it wasn't WHITE bodies that were hurt?

This is a shame, and should be stopped immediately.

In solidarity,
Naaila Mohammed

--
Naaila Mohammed
University of California Irvine - Class of '15
917-497-0253

Muslim Public Affairs Council

Los Angeles | Washington, DC | New York City

February 25, 2014

Inyo County Planning Department
PO Drawer L
Independence, CA 93526

Dear Inyo County Planning Department:

The Muslim Public Affairs Council strongly opposes the Southern Owens Valley Solar Ranch (SOVSR), a 1,200-acre industrial solar energy generating station that would be built adjacent to the Manzanar National Historic Site. It is our belief that the infrastructure will interfere with the preservation of the integrity of the Manzanar National Historic Site, where over 110,000 Japanese Americans were incarcerated during World War II.

Immediately after the 9/11 attack on our nation, the Japanese American community reached out to the American Muslim community because they recognized right away that Muslims could easily become scapegoats and would have their loyalty questioned by some members of government and civil society.

The Japanese American community stood in solidarity with us to say to our nation, "Never again will we allow one group of Americans to be singled out and incarcerated in internment camps by the government because of their race, ethnicity or religion." The American Muslim community will never forget this gesture of solidarity and we organize members of our community to join the annual pilgrimage to Manzanar each year.

The Manzanar National Historic Site serves as an important symbol of a history that none of us can afford to forget. It is a reminder of one of the darkest periods in American history.

It is for these reasons that the Muslim Public Affairs Council stands in solidarity with our Japanese American brothers and sisters today to say we oppose the construction of a 1,200 acre solar ranch adjacent to the Manzanar National Historic Site.

Sincerely,

Salam Al-Marayati

Salam Al-Marayati
President

JACL
Pacific Southwest District

Pacific Southwest Regional Office
250 E. 1st Street, Suite 303
Los Angeles, CA 90012

Telephone 213.626.4471

www.jaclpsw.org

February 18, 2014

Inyo County Planning Department
PO Drawer L
Independence, CA 93526

Dear Inyo County Planning Department:

The National Japanese American Citizens League strongly opposes the Los Angeles Department of Water and Power proposal to build a 1,200-acre solar ranch adjacent to the Manzanar National Historic Site. The JACL is the nation's oldest and largest Asian American civil rights organization, and part of our mission is to preserve the heritage and legacy of the Japanese American community. This includes the preservation of the facilities in which over 110,000 Japanese Americans were incarcerated during World War II.

One of our programs that fulfills this mission is the Bridging Communities program that is held annually in Los Angeles, in which Japanese American and Muslim American high school students come together to engage in a series of educational workshops designed to build awareness and solidarity between communities with similar experiences of discrimination in the aftermath of the Pearl Harbor and 9/11 attacks respectively. The Manzanar site visit is an emotional and important part of the program every year, because students are able to experience the barren environment that incarcerated Japanese Americans experienced during World War II. Many students of our program are brought to tears when thinking of the incarcerees looking into the vast emptiness beyond barbed wire fences.

The Manzanar National Historic Site stands as a poignant reminder of one of the most flagrant violations of civil rights in American History. It serves simultaneously as a landmark to educate other communities about the struggles and resilience the incarcerees, and for Japanese Americans to pay homage to their elders who lived that struggle. These monuments must retain their cultural integrity so that we may never forget a moment in history that has defined our nation.

For these reasons, the National JACL opposes placing a 1,200-acre solar ranch adjacent to the Manzanar National Historic Site.

Sincerely,

Stephanie Nitahara
Pacific Southwest Regional Director
Japanese American Citizens League

The City Project

1055 Wilshire Blvd., Suite 1660 Los Angeles, CA 90017-2499 T: (213)977-1035 F: (213)977-5457 www.cityprojectca.org

February 25, 2014

Inyo County Planning Department
PO Drawer L
Independence, CA 93526
Via Hand Delivery

Re: Oppose Proposal for 1,200-acre Solar Ranch Adjacent to Manzanar National Historic Site by Los Angeles Department of Water and Power

Dear Members of the Inyo County Planning Department:

The City Project opposes the proposal to build a 1,200-acre solar ranch adjacent to the Manzanar National Historic Site. Manzanar commemorates the courage of the people who were confined there during a dark chapter in U.S. history. Manzanar and its surroundings should be maintained so we never forget what the people who were confined there during WWII saw and endured.

Manzanar is a best practice example to celebrate the diversity of the nation faithfully, completely, and accurately, and to stimulate and provoke a greater understanding of, and dialogue on, civil rights, democracy, and freedom. This is Manzanar's mission. See Manzanar, Diversity, and Freedom, www.cityprojectca.org/blog/archives/685.

Fred Korematsu was 22 years old when the Japanese military struck Pearl Harbor on December 7, 1941. Mr. Korematsu lived in the Oakland area. After being rejected by the Army and Navy, he worked as a welder in a shipyard, but his Japanese heritage would soon get him fired. On May 30, 1942, he was arrested under Executive Order 9066 — and Exclusion Order No. 34 which required all persons of Japanese ancestry to report for evacuation from the area. See www.cityprojectca.org/blog/archives/20818.

The United States uprooted more than 100,000 people of Japanese descent, most of them American citizens, and confined them in internment camps. The ACLU took the case all the way to the Supreme Court of the United States. The Court held in *Korematsu v. United States* that the evacuation and internment of all persons of Japanese ancestry in Exclusion Order No. 34 was not unconstitutional.

Forty years later, Fred returned to court in California, and the district court vacated his conviction. *Korematsu v. United States*, 584 F. Supp. 1406 (N.D. Cal. 1984). The court stated that **"'today the decision in Korematsu lies overruled in the court of history.'"**

The Solicitor General of the United States was largely responsible for the defense of the internment policies in the Supreme Court. In 2011, Neal Katyal, the Acting Solicitor General of the United States, admitted as follows that the action of the Solicitor General before the Supreme Court was wrong.

By the time the cases of Gordon Hirabayashi and Fred Korematsu reached the Supreme Court, the Solicitor General had learned of a key intelligence report that undermined the rationale behind the internment. The Ringle Report, from the Office of Naval Intelligence, found that only a small percentage percentage of Japanese Americans posed a potential security threat, and that the most dangerous were were already known or in custody. But the Solicitor General did not inform the Court of the report, report, despite warnings from Department of Justice attorneys that failing to alert the Court "might

Equal Justice, Democracy, and Livability for All
Board: Chris Burrows Juan Devis Robert Garcia Penelope Glass Tom Hayden
Lore Hilburg Robbie LaBelle Lyndon Parker Michael Rodriguez
The City Project is a 501(c)(3) Non-Profit Organization and a Project of Community Partners

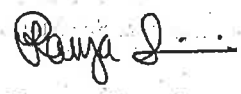
"might approximate the suppression of evidence." Instead, he argued that it was impossible to segregate segregate loyal Japanese Americans from disloyal ones. Nor did he inform the Court that a key set of set of allegations used to justify the internment, that Japanese Americans were using radio transmitters to transmitters to communicate with enemy submarines off the West Coast, had been discredited by the FBI the FBI and FCC. And to make matters worse, he relied on gross generalizations about Japanese Americans, such as that they were disloyal and motivated by "racial solidarity."

A federal district court has said it is unlikely the Supreme Court would have ruled the same way had the Solicitor General exhibited complete candor. *Hirabayashi v. United States*, 828 F.2d 591, 602 (9th Cir. 1987).

When interviewed, Fred Korematsu recalled his decision to fight his conviction. "I didn't feel guilty because I didn't do anything wrong. Every day in school, we said the pledge to the flag, 'with liberty and justice for all,' and I believed that."

Manzanar and its surroundings should be maintained so we never forget this dark chapter in U.S. history and what the people who were confined there endured.

Sincerely,



Robert García
Founding Director and Counsel

Ramya Sivasubramanian
Assistant Director and Counsel

Daphne Hsu
Staff Attorney

From: Rozzell, Lara <lara_r_rozzell@nps.gov>
Sent: Wednesday, February 19, 2014 4:30 PM
To: Cathreen Richards
Cc: Colin Smith; Amee Howard; Kathleen Billings; Richard Friese; Michael Elliott; John Goldsmith; Stephen Gibbons
Subject: NPS comments on Inyo County REGPA documents
Attachments: NPS comments on Inyo County REGPA development.pdf; NPS comments on Inyo County REGPA development.docx

Cathreen,

Thank you for the opportunity to comment and for the background information you provided this week. I've attached our comments. I'm disappointed in the scanned quality of the signed copy, so they are attached as a Word document as well. Please contact me for further information and clarification, and we look forward to continuing to work with you. We expect that Colin Smith, the Superintendent of Manzanar, will attend the February 26th meeting and provide a document with further review and commenting.

Thank you again,

Lara Rozzell
Renewable Energy Coordinator
NPS Pacific West Region
Office: (415) 623-2205
Email: lara_r_rozzell@nps.gov

Susan Chaffey Powell
2113 Alejandro Drive
Santa Rosa, CA, 95405

Inyo County Planning Commission

February 25, 2014

Dear Members of the Commission,

My family has been involved with the Owens Valley since my great-grandfather, George Chaffey, bought the Shepherd House and founded the Owens valley Improvement co. in the early 1900's.

I, myself, have volunteered at the Manzanar National Historic Site since before the auditorium was restored or there was any staff on site.

That said, I care about what happens there.

While sustainable energy is a goal I believe in, I do not think it should come at the expense of this beautiful valley with such a powerful National history. A 26,750 acre REDA with facilities and equipment will completely change the landscape and its culture.

The surrounding environment is part of the story told by the National Historic site. It is not just a historical place, it is a teaching tool used regularly with school groups and other groups of young people who, when they become adults, can either repeat this mistake or choose a different pathway. The surroundings are part of that and should not be changed so drastically. The environment matters.

his facility will bring traffic and the feel of industry to the entire central and southern part of the valley.

I urge you not to approve this project.

Susan Chaffey Powell

Inyo County Planning Department
P.O. Box Drawer L
168 N. Edwards Street
Independence, California 93526

RECEIVED
FEB 2014
PLANNING DEPT.

I was surprised to learn about the DWP plan to construct a solar farm at Manzanar and am shocked at the very idea that the managers at DWP would in essence, deliberately destroy this nationally recognized site. Mazanar is now a respected part of the National Parks and much can be learned at this location. Installing a solar farm at Manzanar sends a strong message not only to the Japanese community, but to all minority communities, that expediency and convenience matters most.

This site is a hallowed and consecrated place for the community because so many of those interned at this site fought hard for this nation and many lost their lives to prove their loyalty to this nation. The American Army battalions composed of almost exclusively Americans of Japanese decent, are among the most highly decorated in American history. We are proud to be Americans.

Please work with the community.

Respectfully,

Diane Imori
310-391-0512

Dear Inyo County Planning Commission,

Hello, my name is Kanji Sahara and I live in Torrance which is a city about 20 miles south of downtown Los Angeles. Thank you for giving me the opportunity to speak to you.

The Los Angeles Department of Water and Power wants more electrical power in the future so they have proposed the Southern Owens Valley Solar Ranch. This is a large photo voltaic panel solar farm near Manzanar. The Inyo County Planning Commission must decide whether the additional power that Los Angeles wants will be generated in Owens Valley or in Los Angeles itself. Let me repeat again the disadvantages of generating electrical power so far from where it is used.

First is the electrical transmission loss of generating electricity in Owens Valley and then sending it 200 miles to Los Angeles. I do not know the value of the exact transmission loss involved in this particular case. So let me read from the *Electricity Analysis Office, Electricity Supply Analysis Division, California Energy Commission.* In August of 2011, they published a Staff Paper titled "*A Review of Transmission Losses in Planning Studies*" by Lana Wong report no. CEC-200-2011-009. Let me read from a section in the Paper titled "California Energy Commission Demand Forecast" found on Page 18

Procurement Proceeding[7] is a California statewide average, and this loss factor for CHP represents losses as percentage of net energy for load, rather than a loss factor or "gross-up" factor. The loss factor for energy efficiency and demand response represent program gross - up factors.

Loss factors for PG&E range from 1.0834 (based on converting 7.7 percent losses to a loss factor) to 1.109 for peak losses. Loss factors for Southern California Edison range from 1.076 to 1.098 for peak losses. Loss factors for San Diego Gas & Electric range from 1.066 to 1.096 for peak losses. The difference between low and high values ranges from 0.02 to 0.03 depending on the utility.

The maximum peak loss factor by utility represents the maximum losses experienced by a utility during their peak hour. There is a presumption that during the peak hour a utility needs resources beyond its local resources to serve load, and the farther the distance the resource is from load, the higher the losses.

Loss factors vary across utilities because their infrastructure differs. Some loss factors may be used for shorter terms while others may be used for longer terms up to 10 years forward. Depending on the purpose, time of day, or season, loss factors may be used rather than a single peak and energy loss factor. This is especially true for the loss factors used in avoided costs. The specific programs will displace electricity, but the benefit of avoiding losses may vary depending on the time and location of program delivery to the grid. In other cases, the reasons for variations in loss factors are less clear. There may be a vintage issue based on the time loss factors are filed in one forum versus another forum. Further details of the losses used in each of the analyses and their applications are presented in the next section.

California Energy Commission Demand Forecast

The Energy Commission produces a 10-year California energy demand forecast in support of the biennial *Integrated Energy Policy Report* (*IEPR*). The forecast covers electricity and peak demand forecasts for each utility planning area in California and for the state as a whole. The Energy Commission uses an end-use model to produce its forecast of electricity consumption, which excludes transmission and distribution losses. In an effort to support systems analysis studies, the Energy Commission also produces net energy for load forecasts, which include these losses. The Energy Commission uses a loss factor to gross up its forecast of electricity consumption to produce net energy for load. The loss factors used

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7 California Public Utilities Commission, *Assigned Commissioner and Administrative Law Judge's Joint Scoping Memo and Ruling*, Rulemaking 10-05-006, May 2010, available at: [http://docs.cpuc.ca.gov/efile/RULC/127542.pdf].

in the demand forecast could be viewed as forecast loss factors because they will be used to project demand. **Table 5** presents the loss factors and losses by utility service area used in the *2009 California Energy Demand 2010-2020, Adopted Forecast.*

Table 5: Forecast Loss Values

	Loss Factor		Losses	
	Peak	Energy	Peak	Energy
PG&E	1.097	1.096	8.84%	8.76%
SMUD	1.077	1.064	7.15%	6.02%
SCE	1.076	1.068	7.06%	6.37%
LADWP	1.112	1.135	10.07%	11.89%
SDG&E	1.096	1.0709	8.76%	6.62%
Burbank, Glendale, Pasadena	1.051	1.064	4.85%	6.02%
IID	1.060	1.128	5.66%	11.35%
Department of Water Resources	1.060	1.038	5.66%	3.66%

Source: California Energy Commission, *California Energy Demand 2010-2020, Adopted Forecast.*

These loss factors represent losses within the planning area, including unaccounted-for energy (UFE). In general, the losses from an out-of-state generator to the border of the planning area are not captured in this demand forecast. LADWP's balancing authority area is unique because its transmission system is far-reaching with 81 percent of its transmission assets outside the Los Angeles basin.[8] LADWP's loss factor tends to be higher than the others based on several factors: (1) its control area function of operating the Pacific DC Intertie between the Nevada-Oregon border and the Sylmar Converter station;[9] (2) it transforms its energy to 34.5 KV and 4.8 kV, which is lower than other utilities; (3) its

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8 Los Angeles Department of Water and Power, *2010 Power Integrated Resource Plan, Appendix I, Transmission System.*

9 LADWP's control area is unique in that its boundary includes a fictitious point in the middle of the Pacific DC Intertie (PDCI), called the Nevada-Oregon Border (NOB). Normally there is a meter at every control area tie point with another control area. When the PDCI transmission line was built back in the early 1970s, LADWP and Bonneville Power Administration decided to make the control area boundary between the two utilities at this fictitious point. Since there are no meters at this point, LADWP estimates the DC losses between the Sylmar Converter station and NOB. They add these calculated PDCI losses to the Sylmar meters to transpose the interchange point from Sylmar to NOB.

balancing authority area includes several ties outside of California located in Utah, Arizona, Nevada, and at the Nevada-Oregon Border; and (4) losses from Intermountain Power generating station in Utah are included because it is within its balancing authority area.

UFE results when the sum of the loads within a given utility distribution company service territory does not equal the total energy supplied to that territory, after adjusting for imports, exports, and physical line losses in the distribution and transmission systems. UFE is attributable to meter measurement errors, power flow modeling errors, energy theft, statistical load profile errors, and distribution loss deviations. Various types of errors can result in positive or negative UFE for any given hour.

These loss factors are based on older utility studies and have not been updated recently. The Energy Commission reviews the losses that the utilities file in their *IEPR* demand filings to support continued use of these loss factors, but in the next California Energy Demand forecast, Energy Commission staff plans to work with the utilities to update these loss factors. At the October 14, 2010, Staff Workshop on Electricity Demand Forecast Data Collection and Analysis, Energy Commission staff informed the utilities that staff would be looking at the loss factors in this next forecast and requested that the utilities provide detailed information on their loss method calculations. In addition, this issue was raised at the Demand Analysis Working Group at the CPUC on November 9, 2010. Utilities have begun to respond to the request for more information on the calculation of loss factors.

California Public Utilities Commission General Rate Cases

The general rate cases filed by the utilities at the CPUC include estimates for transmission and distribution loss factors. In general, the IOUs submit loss factors from each of several locations on the transmission and distribution grid in the rate cases. Utilities incur costs from transmission and distribution losses and expect to recover these costs. Customers are provided service at different points on the distribution system, which will correspond to different losses. Utilities may record and estimate losses at four levels of service: (1) transmission, (2) subtransmission, (3) primary distribution, and (4) secondary distribution. The diagram in **Figure 2** shows where these levels of service occur along the transmission and distribution system.

PG&E described how it uses line loss factors in computing its marginal energy costs (MEC) in its general rate case: [10]

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10 Pacific Gas and Electric Company, *2011 General Rate Case Phase 2 June 30, 2010 Update to Prepared Testimony and Revisions for Testimony Moved to 2011 GRC Phase 3 Exhibit (PG&E-9) Marginal Cost*, A.10-

I live in Torrance which is south of Los Angeles. We are served by the Southern California Edison Company. The loss of SCE is almost half of that of DWP. Or to put in another way, the DWP is almost twice as wasteful as the SCE.

As the Staff Paper of the California Energy Commission states, the LADWP has 81 percent of its transmission assets outside the Los Angeles basin. Why doesn't LADWP construct solar farms in LA County near Palmdale and Lancaster? There are lots of open spaces there and because many structures are already there, the despoiling of viewshed is not an emotional problem.

Water is needed to wash down the glass on top of the solar panels to maintain its efficiency. If dust and debris cover it, it can quickly lose its ability to convert solar energy to electrical energy. Given the dusty environment of the desert, the maintenance aspect becomes critical as compared to the paved environment of a city such as Los Angeles. I have never seen a homeowner wash the solar panels on the roof of his house in Torrance. I believe that wells are being proposed to obtain the water to wash the solar panels of the solar farm near Manzanar.

In Torrance we often experience electricity "black outs" which results in blinking traffic lights and defrosted food in the freezer. Every year thousands and thousands of people in Torrance lose electricity for several hours. This is happening more often now than in the past. If a household or a hospital, or school or shopping center generated its own electricity, then they would be spared a black out. Generating one's own electricity will be a health and safety factor.

Even better than to construct huge solar farms near Palmdale and Lancaster is to install solar panels on the roof of buildings in Los Angles.

The City of Los Angeles amended its building codes on Dec 12, 2013 to have all new buildings be "Solar Ready". This means to reserve space on the roof for future solar panels. As a result, all new building will be ready to receive solar power. City Attorney Michael Feuer wrote to the Los Angeles City council the "DRAFT OF ORDINANCE AMENDING ARTICLE 9, CHAPTER IX OF THE LOS ANGELES MUNICIPLE CODE TO MAKE VARIOUS TECHINICAL CHANGES AND INCORPORATE PORTIONS OF THE 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE". In the Ordinance, SEC 99.04.211 is titled "RENEWABLE ENERGY". Let me read it to you

> Solar Ready Building [N]. Buildings for which plans were submitted to the Department for plan check and the plan check was paid after the effective date of the 2013 California Energy Code (Title 24, Part 6) shall comply with the following.

And let me read the applicable portion of the 2013 California Building Energy Efficiency Standards, Title 24, Part 6.

SECTION 110.10 – MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS

(a) **Covered Occupancies.**

1. **Single Family Residences.** Single family residences located in subdivisions with ten or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete, by the enforcement agency, on or after January 1, 2014, shall comply with the requirements of Section 110.10(b) through 110.10(e).
2. **Low-rise Multi-family Buildings.** Low-rise multi-family buildings shall comply with the requirements of Section 110.10(b) through 110.10(d).
3. **Hotel/Motel Occupancies and High-rise Multi-family Buildings.** Hotel/motel occupancies and high-rise multi-family buildings with ten stories or fewer shall comply with the requirements of Section 110.10(b) through 110.10(d).
4. **All Other Nonresidential Buildings.** All other nonresidential buildings with three stories or fewer shall comply with the requirements of Section 110.10(b) through 110.10(d).

(b) **Solar Zone.**

1. **Minimum Area.** The solar zone shall have a minimum total area as described below. The solar zone shall comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other Parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area shall be comprised of areas that have no dimension less than five feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet.

   A. **Single Family Residences.** The solar zone shall be located on the roof or overhang of the building and have a total area no less than 250 square feet.

   EXCEPTION 1 to Section 110.10(b)1A: Single family residences with a permanently installed solar electric system having a nameplate DC power rating, measured under Standard Test Conditions, of no less than 1000 watts.

   EXCEPTION 2 to Section 110.10(b)1A: Single family residences with a permanently installed domestic solar water-heating system meeting the installation criteria specified in the Reference Residential Appendix RA4 and with a minimum solar savings fraction of 0.50.

   EXCEPTION 3 to Section 110.10(b)1A: Single family residences with three stories or more and with a total floor area less than or equal to 2000 square feet and having a solar zone total area no less than 150 square feet.

   EXCEPTION 4 to Section 110.10(b)1A: Single family residences located in Climate zones 8-14 and the Wildland-Urban Interface Fire Area as defined in Title 24, Part 2 and having a whole house fan and having a solar zone total area no less than 150 square feet.

   EXCEPTION 5 to Section 110.10(b)1A: Buildings with a designated solar zone area that is no less than 50 percent of the potential solar zone area. The potential solar zone area is the total area of any low-sloped roofs where the annual solar access is 70 percent or greater and any steep-sloped roofs oriented between 110 degrees and 270 degrees of true north where the annual solar access is 70 percent or greater. Solar access is the ratio of solar insolation including shade to the solar insolation without shade. Shading from obstructions located on the roof or any other part of the building shall not be included in the determination of annual solar access.

   EXCEPTION 6 to Section 110.10(b)1A: Single family residences having a solar zone total area no less than 150 square feet and where all thermostats comply with Reference Joint Appendix JA5 and are capable of receiving and responding to Demand Response Signals prior to granting of an occupancy permit by the enforcing agency.

   EXCEPTION 7 to Section 110.10(b)1A: Single family residences meeting the following conditions:

A. All thermostats comply with Reference Joint Appendix JA5 and are capable of receiving and responding to Demand Response Signals prior to granting of an occupancy permit by the enforcing agency.

B. All applicable requirements of Section 150.0(k), except as required below:

i. All permanently installed indoor lighting is high efficacy as defined in TABLE 150.0-A or 150.0-B and is installed in kitchens, bathrooms, utility rooms, and garages at a minimum.

ii. All permanently installed lighting in bathrooms is controlled by a vacancy sensor.

EXCEPTION to EXCEPTION 7Bii: One high efficacy luminaire as defined in TABLE 150.0-A or 150.0-B with total lamp wattage rated to consume no greater than 26 watts of power is not required to be controlled by a vacancy sensor.

iii. Every room which does not have permanently installed lighting has at least one switched receptacle installed.

iv. Permanently installed night lights complying with Section 150.0(k)1E are allowed.

v. Lighting integral to exhaust fans complying with Section 150.0(k)1F is allowed.

vi. All permanently installed outdoor lighting is high efficacy as defined in TABLE 150.0-A or 150.0-B and is controlled as required in Section 150.0(k)9Ai and iii.

B. **Low-rise and High-rise Multi-family Buildings, Hotel/Motel Occupancies, and Nonresidential Buildings.** The solar zone shall be located on the roof or overhang of the building or on the roof or overhang of another structure located within 250 feet of the building or on covered parking installed with the building project and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area.

EXCEPTION 1 to Section 110.10(b)1B: Buildings with a permanently installed solar electric system having a nameplate DC power rating, measured under Standard Test Conditions, of no less than one watt per square foot of roof area.

EXCEPTION 2 to Section 110.10(b)1B: Buildings with a permanently installed domestic solar water-heating system complying with Section 150.1(c)8Ciii.

EXCEPTION 3 to Section 110.10(b)1B: Buildings with a designated solar zone area that is no less than 50 percent of the potential solar zone area. The potential solar zone area is the total area of any low-sloped roofs where the annual solar access is 70 percent or greater and any steep-sloped roofs oriented between 110 degrees and 270 degrees of true north where the annual solar access is 70 percent or greater. Solar access is the ratio of solar insolation including shade to the solar insolation without shade. Shading from obstructions located on the roof or any other part of the building shall not be included in the determination of annual solar access.

EXCEPTION 4 to Section 110.10(b)1B: Low-rise and high-rise multifamily buildings meeting the following conditions:

A. All thermostats in each dwelling unit comply with Reference Joint Appendix JA5 and are capable of receiving and responding to Demand Response Signals prior to granting of an occupancy permit by the enforcing agency.

B. All applicable requirements of Section 150.0(k), except as required below:

i. All permanently installed indoor lighting in each dwelling unit is high efficacy as defined in TABLE 150.0-A or 150.0-B and is installed in kitchens, bathrooms, utility rooms, and private garages at a minimum.

ii. All permanently installed lighting in bathrooms is controlled by a vacancy sensor.

EXCEPTION to EXCEPTION 4Bii: One high efficacy luminaire as defined in TABLE 150.0-A or 150.0-B with total lamp wattage rated to consume no greater than 26 watts of power is not required to be controlled by a vacancy sensor.

iii. Every room which does not have permanently installed lighting has at least one switched receptacle installed.

iv. Permanently installed night lights complying with Section 150.0(k)1E are allowed.

v. Lighting integral to exhaust fans complying with Section 150.0(k)1F is allowed.

vi. All permanently installed outdoor lighting for private patios, entrances, balconies, and porches is high efficacy as defined in TABLE 150.0-A or 150.0-B and is controlled as required in Section 150.0(k)9Ai and iii.

EXCEPTION 5 to Section 110.10(b)1B: Buildings where the roof is designed and approved to be used for vehicular traffic or parking or for a heliport.

2. **Orientation.** All sections of the solar zone located on steep-sloped roofs shall be oriented between 110 degrees and 270 degrees of true north.

3. **Shading.**

   A. No obstructions, including but not limited to, vents, chimneys, architectural features, and roof mounted equipment, shall be located in the solar zone.

   B. Any obstruction, located on the roof or any other part of the building that projects above a solar zone shall be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.

   EXCEPTION to Section 110.10(b)3: Any roof obstruction, located on the roof or any other part of the building, that is oriented north of all points on the solar zone.

4. **Structural Design Loads on Construction Documents.** For areas of the roof designated as solar zone, the structural design loads for roof dead load and roof live load shall be clearly indicated on the construction documents.

   NOTE: Section 110.10(b)4 does not require the inclusion of any collateral loads for future solar energy systems.

(c) **Interconnection Pathways.**

1. The construction documents shall indicate a location for inverters and metering equipment and a pathway for routing of conduit from the solar zone to the point of interconnection with the electrical service. For single family residences the point of interconnection will be the main service panel.

2. The construction documents shall indicate a pathway for routing of plumbing from the solar zone to the water-heating system.

(d) **Documentation.** A copy of the construction documents or a comparable document indicating the information from Sections 110.10(b) through 110.10(c) shall be provided to the occupant.

(e) **Main Electrical Service Panel.**

1. The main electrical service panel shall have a minimum busbar rating of 200 amps.

2. The main electrical service panel shall have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation.

   A. **Location.** The reserved space shall be positioned at the opposite (load) end from the input feeder location or main circuit location.

   B. **Marking.** The reserved space shall be permanently marked as "For Future Solar Electric".

I have just read some topics in the LA City ordinance describing how homes built after Jan 1, 2014 must be made Solar Ready. The City of Los Angeles has solar ready requirements for

1. Single Family Residences.
2. Low-rise Multi-family Buildings.
3. Hotel/Motel Occupancies and High-rise Multi-family Buildings
4. All Other Nonresidential Buildings.

If residential home owners and nonresidential building owners install solar panels, it would reduce the power demand to and income of the DWP. Some DWP workers think that their charter is to generate electrical power and sell it to the customer. And the more they generate and sell, they think the better they are fulfilling their charter. We must change that mindset. We should say the charter of the DWP is to make sure its customers have adequate electrical power and whether the power comes from the customer's roof top or from DWP's gas fired generator, the result is the same.

Los Angeles has an ordinance stating the roof of new constructions must be ready to install solar panels. But the ordinance does not say you must put a solar panel there. And most people will not put a solar panel there unless they are forced to. And the Members of the Inyo County Planning Commission know that putting solar panels there is the right thing to do.

So this is where you come in. If the Inyo County Planning Commission says "No" to the Southern Owens Valley Solar Ranch (Solar Project), then the City of Los Angeles will tell its residents to put a solar panel in the 250 square spaces they already set aside. It's as simple as that. You say "No" and we install solar panels.

Thank you,
Kanji Sahara
2419 W 232nd Street
Torrance, CA 90501
310 539-3733
saharakanji@gmail.com

MICHAEL N. FEUER
CITY ATTORNEY

REPORT NO. R13-0360

DEC 12 2013

REPORT RE:

DRAFT OF ORDINANCE AMENDING ARTICLE 9, CHAPTER IX OF THE LOS ANGELES MUNICIPAL CODE TO MAKE VARIOUS TECHNICAL CHANGES AND INCORPORATE PORTIONS OF THE 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE

The Honorable City Council
of the City of Los Angeles
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

Council File No.13-1214

Honorable Members:

Pursuant to the request of City Council, this Office has prepared and now transmits for your consideration the enclosed draft ordinance, approved as to form and legality. The draft ordinance amends the Los Angeles Municipal Code (LAMC) to make various technical changes and incorporate portions of the 2013 Edition of the California Green Building Standards Code.

Summary of Ordinance Provisions

On October 29, 2013, the Planning and Land Use Management (PLUM) Committee considered reports from the Mayor and the Department of Building and Safety (DBS) relative to proposed ordinances to amend various sections of the LAMC including the Green Code. At the meeting, the PLUM Committee requested that the

City Attorney prepare and present ordinances to amend the various sections of the LAMC as outlined in the reports.

This draft ordinance makes various technical changes to the existing regulations in the Green Code. It also eliminates obsolete code sections, clarifies code sections and updates code year references.

CEQA Determination

Under California Environment Quality Act (CEQA) Section 21065 and State CEQA Guidelines Section 15378(b)(2) and (b)(5), continuing administrative activities and organizational activities that will not result in direct or indirect physical changes in the environment are not CEQA projects. The draft ordinance makes various technical changes to the existing regulations, eliminates obsolete code sections, and clarifies code sections. These changes will not result in any direct or indirect physical change to the environment. Therefore, the ordinance is not subject to CEQA.

Council Rule 38 Referral

The draft ordinance was sent, pursuant to Council Rule 38, to the Department of Building and Safety.

If you have any questions regarding this matter, please contact Deputy City Attorney Kim Rodgers Westhoff at (213) 978-8242. She or another member of this Office will be present when you consider this matter to answer any questions you may have.

Very truly yours,

MICHAEL N. FEUER, City Attorney

By

DAVID MICHAELSON
Chief Assistant City Attorney

DM/KRW:zra
Transmittal

ORDINANCE NO. _____

An ordinance amending certain provisions of Article 9, Chapter IX of the Los Angeles Municipal Code to reflect local administrative changes and incorporate by reference portions of the 2013 Edition of the California Green Building Standards Code (CALGreen Code).

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Subsection 99.01.101.3.1 of the Los Angeles Municipal Code is added to read as follows:

99.01.101.3.1. The provisions of this Code shall also apply to residential alterations that increase the building's conditioned volume. Conditioned space is defined as an enclosed space provided with mechanical heating that has a capacity exceeding 10 Btu/hr-ft^2, or is provided with mechanical cooling that has a capacity exceeding 5 Btu/hr-ft^2.

Sec. 2. Section 99.02.200 of the Los Angeles Municipal Code is added to read as follows:

SEC. 99.02.200. BASIC PROVISIONS.

Chapter 2 of the 2013 California Green Building Standards Code is adopted by reference except as amended herein.

Sec. 3. Subsection 99.02.201.1 of the Los Angeles Municipal Code is deleted in its entirety.

Sec. 4. Subsection 99.02.201.2 of the Los Angeles Municipal Code is deleted in its entirety.

Sec. 5. Subsection 99.02.201.3 of the Los Angeles Municipal Code is amended to read as follows:

99.02.201.3. Terms Defined in Other Documents. Where terms are not defined in this Code and are defined in the Los Angeles Building Code or other referenced document, such terms shall have the meanings ascribed to them as in those publications.

Sec. 6. Subsection 99.02.201.4 of the Los Angeles Municipal Code is amended to read as follows:

99.02.201.4. Terms Not Defined. Where terms are not defined as prescribed in this section, such terms shall have ordinarily accepted meanings such as context applies.

The definitions in Webster's Third New International Dictionary of the English Language, Unabridged shall be considered as providing ordinarily accepted meanings.

Section 202 of the CALGreen Code is adopted by reference with the following amendments:

The following CALGreen Code definitions are not adopted:

CALIFORNIA BUILDING CODE

CALIFORNIA ELECTRICAL CODE

CALIFORNIA MECHANICAL CODE

CALIFORNIA PLUMBING CODE

CALIFORNIA RESIDENTIAL CODE

The following definitions are added:

DEPARTMENT. The Department of Building and Safety of the City of Los Angeles.

LOS ANGELES BUILDING CODE. The current version of the Los Angeles Building Code, Articles 1 and 8 of Chapter IX of the Los Angeles Municipal Code.

LOS ANGELES BUILDING STANDARDS CODE. Articles 1 thru 9 of Chapter IX of the Los Angeles Municipal Code.

LOS ANGELES ELECTRICAL CODE. The current version of the Los Angeles Electrical Code, Article 3 of Chapter IX of the Los Angeles Municipal Code.

LOS ANGELES MECHANICAL CODE. The current version of the Los Angeles Mechanical Code, Article 5 of Chapter IX of the Los Angeles Municipal Code.

LOS ANGELES PLUMBING CODE. The current version of the Los Angeles Plumbing Code, Article 4, Chapter IX of the Los Angeles Municipal Code.

LOS ANGELES RESIDENTIAL CODE. The current version of the Los Angeles Residential, Article 1.5, Chapter IX of the Los Angeles Municipal Code.

The following terms are modified as follows:

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the Los Angeles Electrical Code, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the Los Angeles Plumbing Code.

Sec. 7. A new Section 99.03.300 is added to the Los Angeles Municipal Code to read as follows:

SEC. 99.03.300. BASIC PROVISIONS.

Chapter 3 of the 2013 California Green Building Standards Code is adopted by reference except as amended herein.

Sec. 8. Subsection 99.03.301.1 of the Los Angeles Municipal Code is amended to read as follows:

99.03.301.1. Scope. Buildings shall be designed to include the green building measures specified as mandatory in this Code. Voluntary green building measures are also included in this Code and may be included in the design and construction of structures covered by this Code, but are not required unless they are part of Tier 1 or Tier 2. The checklists in Table A4.602 and Table A5.602 are for reference only.

Sec. 9. A new Subsection 99.03.301.1.1 is added to the Los Angeles Municipal Code to read as follows:

99.03.301.1.1. Additions and Alterations (HCD). The mandatory provisions of Division 4 shall be applied to additions or alterations of existing residential buildings as specified in Section 99.01.101.3.

EXCEPTION: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local

building Department. See Civil Code Section 1101.1, *et seq.* for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

Sec. 10. Subsection 99.03.301.3 of the Los Angeles Municipal Code is added to read as follows:

99.03.301.3. Nonresidential Additions and Alterations (BSC). The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions, and/or building alterations as specified in Section 99.01.101.3. Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work. A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings **[N]** or to additions and alterations **[AA]**. When the code section applies to both, no banner will be used.

Sec. 11. Subsection 99.03.303.1 of the Los Angeles Municipal Code is deleted in its entirety.

Sec. 12. Subsection 99.03.303.1.1 of the Los Angeles Municipal Code is amended to read as follows:

99.03.303.1.1. Tenant Improvements. The provisions of this Code shall apply to the initial tenant or occupant improvements to a project and to any future alteration that falls under the scope of 99.01.101.3.

Sec. 13. The second unnumbered paragraph of Subsection 99.03.304.1.1 of the Los Angeles Municipal Code is amended to read as follows:

[BSC & HCD] Where there are practical difficulties involved in complying with the threshold levels of a tier, the Department may grant modifications for individual cases. The Department shall first find that a special individual reason makes the strict letter of the tier impractical and that modification is in conformance with the intent and purpose of the measure. The details of any action granting modification shall be recorded and entered in the files of the Department.

Sec. 14. The Title of Division 4 of Article 9 of Chapter IX of the Los Angeles Municipal Code is amended to read as follows:

ARTICLE 9, DIVISION 4

RESIDENTIAL MANDATORY MEASURES

Sec. 15. A new Section 99.04.100 is added to the Los Angeles Municipal Code to read as follows:

SEC. 99.04.100. BASIC PROVISIONS.

Chapter 4 of the 2013 California Green Building Standards Code is adopted by reference except as amended herein.

Sec. 16. The first unnumbered paragraph of Subsection 99.04.106.2 of the Los Angeles Municipal Code is amended to read as follows:

99.04.106.2. Storm Water Drainage and Retention During Construction. Projects which disturb soil shall manage storm water drainage during construction. In order to manage storm water drainage during construction one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site:

Sec. 17. A new Subsection 99.04.106.4 is added to the Los Angeles Municipal Code to read as follows:

99.04.106.4. Electric Vehicle (EV) charging for new construction. New construction shall comply with Section 99.04.106.4.1 and 99.04.106.4.2 to facilitate future installation of electric vehicle supply equipment (EVSE). EVSE and all devices related to EV charging shall be installed in accordance with *California Electrical Code*, Article 625.

Notes:

1. Due to logistics related to EV charging, this section may apply to non-residential occupancies, e.g., garages, which either are accessory to or support residential (R) occupancies.

2. The Society of Automotive Engineers (SAE) International Surface Vehicle Recommended Practice, J1772, "SAE Electric Vehicle and Plug in Hybrid Electric Vehicle Conductive Charge Coupler," Table 5.2 AC Charging Electrical Ratings (North America), October 2012, references the AC Level 2 charge method as 208 to 240-volt AC, single phase, and up to 80 amperes.

99.04.106.4.1. One- and Two-Family Dwellings and Townhouses with Attached Private Garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240 volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or a subpanel and shall terminate in close proximity to the proposed location of the charging system into a listed cabinet, box or other enclosure. Raceways are required to be continuous at enclosed or concealed areas and spaces. A raceway may terminate in an attic or other approved location when it can be demonstrated that the area is accessible and no removal of materials is necessary to complete the final installation. The panel or subpanel shall have sufficient capacity to support at least Level 2 EVSE.

EXCEPTION: Equivalent installation methods approved by the Department.

99.04.106.4.1.1. Labeling Requirement. A label stating "EV CAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.

99.04.106.4.2. Multifamily Dwellings. At least five (5)% of the total parking spaces provided for all types of parking facilities, but in no case less than one location, shall be capable of supporting future EVSE.

99.04.106.4.2.1. Single Charging Location Required. When only a single charging location is required, install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate in close proximity to the proposed location of the charging system into a listed cabinet, box or enclosure. The panel or subpanel shall have sufficient capacity to support at least Level 2 EVSE.

EXCEPTION: Equivalent installation methods approved by the Department.

99.04.106.4.2.2. Multiple Charging Locations Required. When multiple charging locations are required, plans shall indicate the proposed type and location of EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating ampacity. Only underground raceways and related underground components are required to be installed at the time of construction.

99.04.106.4.2.3. Labeling Requirement. A label stating "EV CAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.

Notes:

1. The California Department of Transportation adopts and publishes the California Manual on Uniform Traffic Control Devices (California MUTCD) to provide uniform standards and specifications for all official traffic control devices in California. Zero Emission Vehicle Signs and Pavement Markings can be found in the New Policies & Directives under number 13-01. Website: www.dot.ca.gov/hq/traffops/signtech/signdel/policy.htm

2. See California Vehicle Code Section 22511 for EV charging space signage in off-street parking facilities and for use of EV charging spaces.

3. The Governor's Office of Planning and Research published a Zero-Emission Vehicle Community Readiness Guidebook, which provides helpful information for local governments, residents and businesses. Website: http://opr.ca.gov/docs/ZEV_Guidebook.pdf

4. The Governor's Office of Planning and Research (OPR) has developed draft guidelines, "Plug-In Electric Vehicles: Universal Charging Access Guidelines and Best Practices," addressing physical accessibility standards and design guidelines for EVs. Website: http://opr.ca.gov/docs/PEV_Access_Guidelines.

Sec. 18. A new Subsection 99.04.106.5 is added to the Los Angeles Municipal Code to read as follows:

99.04.106.5. Cool Roof for Reduction of Heat Island Effect. Roofing material shall comply with the following:

99.04.106.5.1. Solar Reflectance. Roofing material shall have a minimum 3-year aged solar reflectance equal to or greater than the values specified in Table 4.106.5.

99.04.106.5.2. Thermal Emittance. Roofing materials shall have a Cool Roof Rating Council (CRRC) initial or aged thermal emittance equal to or greater than those specified in Table 4.106.5.

Solar reflectance values shall be based on the aged reflectance value of the roofing product or the equation in Section A4.106.5.1 if the CRRC certified aged solar reflectance are not available.

EXCEPTIONS:

1. Roof repair;

2. Roof replacement when the roof area being replaced is equal to or less than 50% of the total roof area; or

3. Building-integrated photovoltaics (BIPV).

TABLE 4.106.5

ROOF SLOPE	MINIMUM 3-YEAR AGED SOLAR REFLECTANCE	THERMAL EMITTANCE
≤ 2 : 12	0.63	0.75
> 2 : 12	0.20	0.75

Sec. 19. Subsection 99.04.106.6 of the Los Angeles Municipal Code is deleted in its entirety.

Sec. 20. A new Subsection 99.04.106.7 is added to the Los Angeles Municipal Code to read as follows:

99.04.106.7. Reduction of Heat Island Effect for Nonroof Areas [N]. Reduce nonroof heat islands for 25% of pathways, patios, driveways or other paved areas by using one or more of the methods listed.

1. Use trees or other plantings to provide shade and that mature within 5 years of planting. Trees shall be suitable in mature size and environmental requirements for the site. Tree selection and placement shall consider location and size of areas to be shaded, location of utilities, views from the structure, distance to sidewalks and foundations, overhangs onto adjacent properties and streets; other infrastructure and adjacent to landscaping. In addition, shading shall not cast a shadow, as specified, on any neighboring solar collectors pursuant to *Public Resources Code* Section 25981, *et seq.* (Solar Shade Control Act);

2. Use high albedo materials with an initial solar reflectance value of at least .30 as determined in accordance with American Society for Testing and Materials (ASTM) Standards E1918 or C1549;

3. Use open grid pavement system or pervious or permeable pavement system;

4. Use solar panel arrays to create a canopy shade system; or

5. Other methods of reducing heat island effects acceptable to the Department.

Sec. 21. Section 99.04.202 of the Los Angeles Municipal Code is deleted in its entirety.

Sec. 22. Section 99.04.203 of the Los Angeles Municipal Code is deleted in its entirety.

Sec. 23. Section 99.04.204 of the Los Angeles Municipal Code is deleted in its entirety.

Sec. 24. Section 99.04.205 of the Los Angeles Municipal Code is deleted in its entirety.

Sec. 25. Section 99.04.206 of the Los Angeles Municipal Code is deleted in its entirety.

Sec. 26. Section 99.04.207 of the Los Angeles Municipal Code is deleted in its entirety.

Sec. 27. Section 99.04.208 of the Los Angeles Municipal Code is deleted in its entirety.

Sec. 28. Section 99.04.209 of the Los Angeles Municipal Code is deleted in its entirety.

Sec. 29. Section 99.04.210 of the Los Angeles Municipal Code is deleted in its entirety.

Sec. 30. Section 99.04.211 of the Los Angeles Municipal Code is amended to read as follows:

SEC. 99.04.211. RENEWABLE ENERGY.

99.04.211.4. Solar Ready Buildings [N]. Buildings for which plans were submitted to the Department for plan check and the plan check fee was paid after the effective date of the 2013 California Energy Code (Title 24, Part 6) shall comply with the following:

1. All one- and two-family dwellings, shall comply with Section 110.10(b)1A, 110.10(b)2, 110.10(b)3, 110.10(b)4, 110.10(c), 110.10(d) and 110.10(e) of the California Energy Code (Title 24, Part 6).

2. All buildings, other than one- and two-family dwellings, shall comply with Section 110.10(b) through 110.10(d) of the California Energy Code (Title 24, Part 6).

99.04.211.5. Space for Future Electrical Solar System Installation [N]. Buildings for which plans were submitted to the Department for plan check and the plan check fee was paid prior to the effective date of the 2013 California Energy Code (Title 24, Part 6), shall provide a minimum of 250 square feet of contiguous unobstructed roof area for the installation of future solar photovoltaic or other electrical solar panels. The location shall be suitable for installing future solar panels as determined by the designer.

EXCEPTION:

1. For roofs with an area of less than 1,000 square feet, the unobstructed area may be reduced to 25% of the total roof.

2. Buildings designed and constructed with a solar photovoltaic system or an alternate system with means of generating electricity at the time of final inspection.

3. Where it is not feasible to provide one contiguous area due to roofing configuration, two unobstructed areas with a minimum combined area of 250 square feet may be provided.

4. Buildings designed with a green roof making it unfeasible to provide this area.

Sec. 31. Subsection 99.04.303.1 of the Los Angeles Municipal Code is deleted in its entirety.

Sec. 32. Table 4.303.1 of the Los Angeles Municipal Code is deleted in its entirety.

Sec. 33. A new Subsection 99.04.303.1.2 is added to the Los Angeles Municipal Code to read as follows:

99.04.303.1.2. Urinals. The effective flush volume of urinals shall not exceed 0.125 gallons per flush.

Sec. 34. Subsection 99.04.303.2 of the Los Angeles Municipal Code is deleted in its entirety.

Sec. 35. Table 4.303.2 of the Los Angeles Municipal Code is deleted in its entirety.

Sec. 36. Subsection 99.04.304.1.1 of the Los Angeles Municipal Code is amended to read as follows:

99.04.304.1.1. Irrigation Design [N]. Buildings on sites with over 2,500 square feet of cumulative irrigated landscaped areas shall have irrigation controllers, which meet the criteria in Section 99.4.304.1.

Sec. 37. Section 99.04.406 of the Los Angeles Municipal Code is amended to read as follows:

City of Los Angeles

This page outlines solar PV incentives, financing mechanisms, permitting process, and interconnection information for the City of Los Angeles and the utility that serves its territory, Los Angeles Department of Water and Power (LADWP).

To skip directly to each section please use these hyperlinks:

Find an Installer | Financing | Incentives | Permitting | Interconnection

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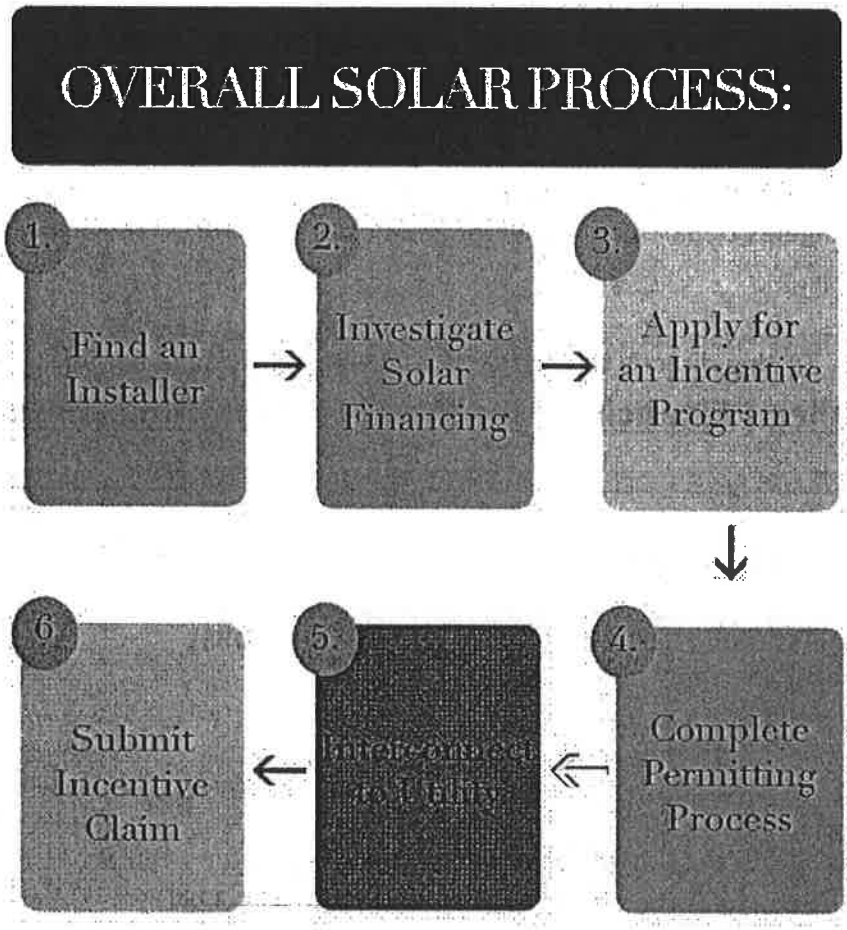
Contact Information

City of Los Angeles Department of Building and Safety (LADBS)

- Website
  - www.ladbs.org
- Phone:
  - Calls within the City of Los Angeles: dial 3-1-1
  - Calls outside of the City of Los Angeles: (213) 473-3231
- Hours:
  - M, Tu, Th, Fr: 7:30am – 4:30pm
  - W: 9:00am – 4:30pm
- Locations of LADBS Construction Service Centers:
  - http://ladbs.org/LADBSWeb/locations.jsf

Los Angeles Department of Water and Power (LADWP) Utility

- Website
  - www.ladwp.com/solar
- Phone
  - 1-800-DIAL-DWP (1-800-484-0433)



Find an Installer

- **Qualified contractors are your key to getting the most productive solar energy system for your home or business.**
    - Typically solar installers will:
        - Locate financing programs to fit your needs
        - Apply for rebates and incentives on your behalf
        - Apply for local permits
        - Install your PV system
        - Arrange for your PV system to be interconnected to your utility's power grid

- **LADWP's** tips for finding a solar installer

- **California Solar Statistics provides a searchable/sortable list of Installers, Contractors, and Sellers by area who can help you in the process of going solar:**

- http://californiasolarstatistics.com/search/contractor/
- Important Notes:
  - Costs are measured on a per watt basis
  - It is important to remember that cost is not the only factor involved in system installation.
  - **It is highly recommended to contact *a minimum of three installers* to compare costs, system sizing, and services offered before signing a contract.**

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Financing Information

NOTE: None of the following financing programs is endorsed by LADWP. This list is to solely provide information on available financing mechanisms for solar installations.

Federal Solar Incentives

- Residential Renewable Energy Tax Credit
  - A taxpayer may claim a credit of 30% of qualified expenditures for a solar system that serves a residence located in the United States that is owned and used as a residence by the taxpayer.
    - http://www.dsireusa.org/incentives/incentive.cfm?Incentive_Code=US37F&re=1&ee=1
- Business Energy Investment Tax Credit (ITC)
  - This federal tax credit is equal to 30% of expenditures on a solar system, with no maximum credit.
    - http://www.dsireusa.org/incentives/incentive.cfm?Incentive_Code=US02F&re=1&ee=1

Third Party Ownership

- Solar Leases
  - Solar Leases are similar to Power Purchase Agreements in that a third party pays for and owns the system, but with this financing mechanism a customer pays a fixed monthly fee that is not tied to actual use and is responsible for system performance, operations and maintenance.
    - www.energycenter.org/index.php/incentive-programs/california-solar-initiative/csi-latest-news/2167-why-pay-to-install-solar

- **NOTE: Leasing agreements in the City of LA must be reviewed and deemed acceptable by the Los Angeles city attorney's office. A lease template must be submitted to solar@ladwp.com for review. Once a lease has been deemed acceptable, the contractor may use that same template for multiple installations.**

PACE Programs

- Commercial PACE
  - The Los Angeles County PACE program offers funding for nonresidential solar projects. Under this program property owners can negotiate project-specific financing terms with the investor(s) of their choice, and repay the cost of the upgrade over time through a voluntary contractual assessment on the property tax bill.
    - https://commercial-pace.energyupgradeca.org/county/los_angeles/overview

Secured Financing

Secured financing is a loan in which the borrower pledges some asset as collateral. Typically for a solar installation this collateral is a home or building. The following secured loans are available in the SCRC region:

- Home Equity Lines of Credit (HELOCs) and Home Equity Loans (HELs)
  - HELOCs are forms of revolving credit in which a home serves as collateral. A HEL is a loan that has a fixed rate and term and also uses a home as collateral. The major difference between these two types of financing mechanisms is that HELOCs are similar to a credit card – you can withdraw money as needed and pay back the debt indefinitely – whereas an HEL gives you a one-time lump sum of cash that is paid off over a fixed amount of time. These types of loans are typically available through banks.
    - Home Equity Lines of Credit: www.federalreserve.gov/pubs/equity/equity_english.htm
    - Home Equity Loans: http://www.federalreserve.gov/pubs/bulletin/1998/199804lead.pdf

- FHA 203(k) Rehabilitation Loans
  - The Federal Housing Administration (FHA), which is part of the U.S. Department of Housing and Urban Development (HUD), administers various single family mortgage insurance programs. These programs operate through FHA-approved lending institutions which submit applications to have the property appraised and have the buyer's credit approved. These lenders fund the mortgage loans which the HUD

insures, thereby giving a line of credit to the property owner to make property upgrades, such as solar PV installations.

- http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/203k/203kabou

- HUD Title 1 PowerSaver Loans (Secured or Unsecured)
  - The PowerSaver program insures loans to finance small or moderate improvements to a home, such as a solar energy upgrade. The PowerSaver pilot will provide lender insurance for secured and unsecured loans up to $25,000 to single family homeowners specifically targeting residential energy efficiency and renewable energy improvements.
    - www1.eere.energy.gov/wip/solutioncenter/financialproducts/PowerSaver.html

Unsecured Financing

Unsecured financing is a loan that is not backed by any collateral. Credit cards and personal loans are the most common examples of unsecured financing. Unsecured financing products available for energy upgrades include personal loans and contractor-sponsored products. However, unsecured financing does come with drawbacks: a good line of credit is typically required with no collateral and the interest rates tend to be higher than with secured loans. However, with some publicly-supported programs, the jurisdiction will pay the interest rate down to attract borrowers.

- Fannie Mae Energy Loan
  - Fannie Mae offers a direct, non-recourse consumer loan program that will finance up to $20,000 in energy improvements without putting a lien on your home. Energy Loan is a simple interest, fixed rate loan with longer terms available then typical bank financing.
    - www.energyloan.net/index.php

- Los Angeles County Energy Loans
  - As with the secured loan, Matadors Community Credit Union and Los Angeles County are offering low-interest loans for energy upgrades and renewable energy projects.
    - https://energyupgradeca.org/county/los_angeles/about_local_financing

- Clean Energy Upgrade Financing Program - ABX1 14
  - ABX1 14 authorizes the California Alternative Energy and Advanced Transportation Financing Authority (CAEATFA) to administer a Clean Energy Upgrade Financing Program using up to $25 million to finance the installation of distributed generation

renewable energy sources, electric vehicle charging infrastructure, or energy or water efficiency improvements on homes or small commercial properties.

- http://www.treasurer.ca.gov/caeatfa/abx1_14/index.asp

- **Other Financing Mechanisms**
  - LADWP Feed-in Tariff (FIT)
    - Under a feed-in tariff, eligible renewable electricity generators are paid for the generating renewable electricity and feeding it into the utility grid.
      - **NOTE: This is a distinct program from the solar incentive program. One PV system may not participate in both programs. Excess energy produced by a net-metered PV system cannot be sold to LADWP through the upcoming FIT program.**
        - www.ladwp.com/fit
  - Community Solar
    - Community solar is a way for multiple individuals to share in the benefits of a single solar installation by pooling resources to develop a community-scale solar energy project that provides the benefits of solar energy to a group or neighborhood.
      - http://openneighborhoods.net/communitysolar

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Solar Process Information

- **Federal Solar Incentives**
  - Residential Renewable Energy Tax Credit
    - A taxpayer may claim a credit of 30% of qualified expenditures for a solar system that serves a residence located in the United States that is owned and used as a residence by the taxpayer.
      - http://www.dsireusa.org/incentives/incentive.cfm?Incentive_Code=US37F&re=1&ee=1
  - Business Energy Investment Tax Credit (ITC)
    - This federal tax credit is equal to 30% of expenditures on a solar system, with no maximum credit.

- http://www.dsireusa.org/incentives/incentive.cfm?Incentive_Code=US02F&re=1&ee=1

NOTE: The City of Los Angeles' Solar Process has the incentive, permitting, and interconnection processes integrated throughout the LADWP Solar Incentive process. See below for the entire process.

- **Los Angeles Department of Water and Power (LADWP) Solar Incentive Program**
  - www.ladwp.com/solar

- **Program Administrator - LADWP**
  - Phone: (213) 367-4122
  - Email: solar@ladwp.com

- **Solar Incentive Program Guidelines**
  - Download guidelines here

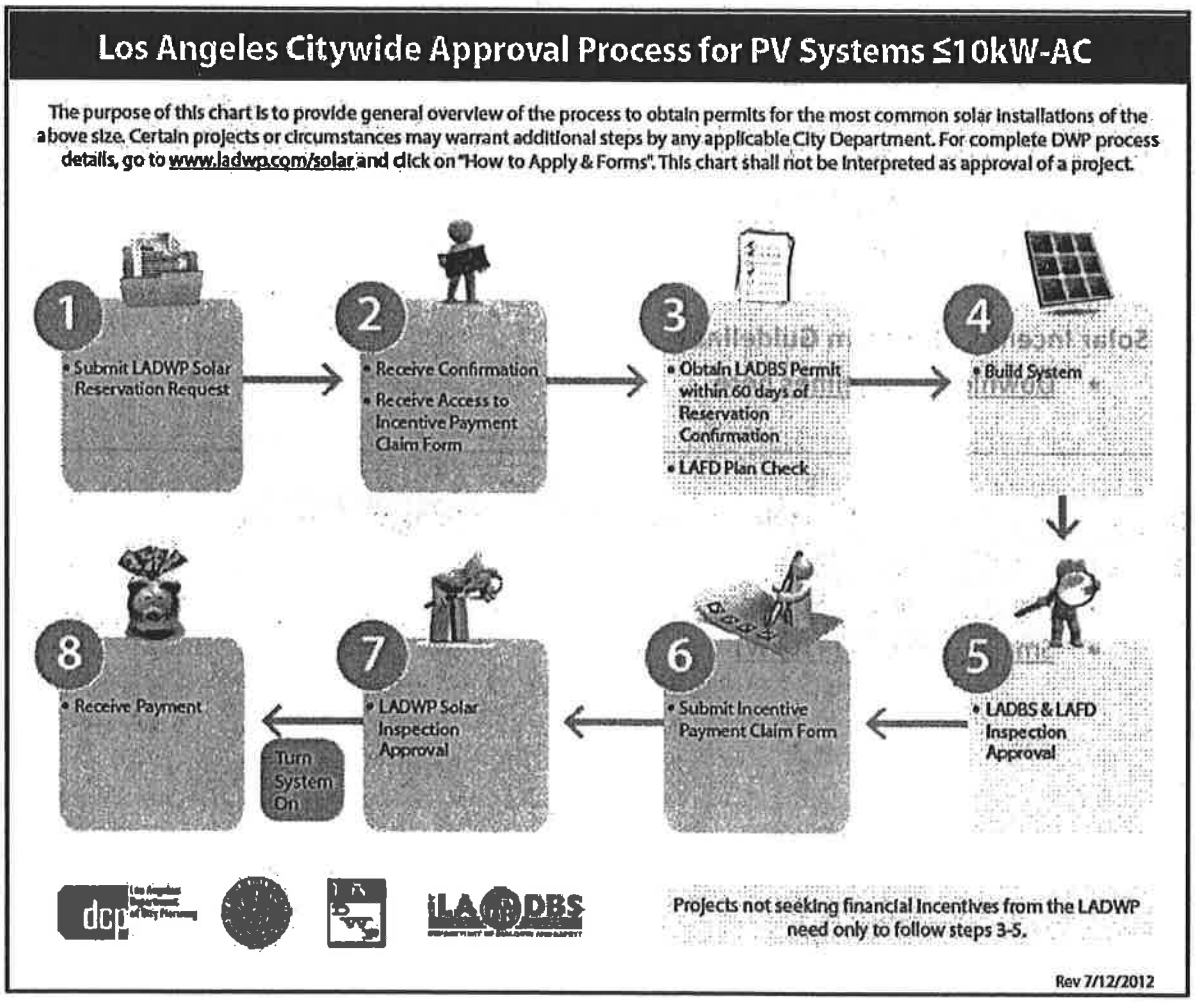
Step by Step Process of Getting a Solar Incentive Program rebate (Systems smaller than 10kW)

- How to Apply and Forms
- Small PV System (<10kW)

Projects not seeking financial incentives from LADWP need only follow Steps 3-5 below

PRIOR TO BEGINNING INCENTIVE PROCESS:

- Customer and Contractor must complete the Preliminary Review Questions
  - If "yes" is answered to any questions, a pre-construction meeting with an LADWP Electric Service Representation (ESR) is necessary. The ESR will contact



  the customer.

STEP 1: SUBMIT LADWP SOLAR RESERVATION REQUEST

- Rebate Reservations are submitted online via LADWP's PowerClerk database:
  - PowerClerk: https://ladwp.powerclerk.com
    - Typically the installer will apply for the reservation on the customer's behalf.
    - First time users must request a login through LADWP. For login information, click here.

- To reserve funding, the following support documentation must be uploaded in PowerClerk:
    1. Signed Reservation Request Form (completed in PowerClerk)
    2. System purchase agreement(s) and/or installation contract(s)
    3. Most recent LADWP Electric Bill
    4. Solar Inspection Agreement
    5. Electronic Document Authorization Form
    6. Energy Audit from Home Energy Saver Tool
    7. Residential Disclosure Agreement
    8. Preliminary Review Information Work Sheet
    9. Copy of Ten Year Warranty
    10. *For systems greater than 20kW-AC, a check for 0.5% of the anticipated incentive payment must be mailed to LADWP.

STEP 2: RECEIVE CONFIRMATION

- If the Powerclerk Reservation Request is approved by the LADWP Solar Group, the Incentive Payment Claim Form (IP) will become available to the customer and/or contractor in PowerClerk, to be completed and submitted upon project completion.
    - The release of the IP form in Powerclerk is the official confirmation of a rebate reservation.

STEP 3: OBTAIN LADBS PERMIT

- Contact Information:
    - City of Los Angeles Department of Building and Safety
        - Phone:
            - Calls within the City of Los Angeles: dial 3-1-1
            - Calls outside of the City of Los Angeles: (213) 473-3231
    - Permitting Website:
        - http://ladbs.org/LADBSWeb/services-permit.jsf

- **Permitting Process**
    - *Permit documentation must be sent to Solar Group within 60 days of Reservation Confirmation (documentation can be emailed to solar@ladwp.com)*

    - Guidelines for Plan Check and Permit Requirements:
        - http://ladbs.org/LADBSWeb/LADBS_Forms/InformationBulletins/IB-P-GI2011-027Photovoltaic.pdf

- Permits can be obtained in-person at Construction Services Centers in the City of Los Angeles: http://ladbs.org/LADBSWeb/locations.jsf
- LADBS Permit Forms:
  http://ladbs.org/LADBSWeb/forms.jsf

- **Building Permits:**
  - A building permit is required for the structural support of all solar energy device installations with the exception of the following:
    - http://ladbs.org/LADBSWeb/LADBS_Forms/PlanCheck/PC-STR.App01-BldgPermit.pdf
  - A building permit is not required when all of the following requirements are met:
    1. Solar device is roof mounted and does not exceed the existing building height at the highest point,
    2. The solar energy device system weight does not exceed four pounds per square foot,
    3. The solar energy device is installed within 18" of the roof immediately below,
    4. The maximum concentrated load imposed by a solar energy device support onto the roof structure is a maximum of 60 pounds (0.18 kN); and
    5. For wood construction, the maximum spacing for supports of the solar energy devices shall be 48" on center, and shall be anchored to solid roof rafters or to solid blocking with a minimum of one 5/16" diameter lag screw embedded a minimum of 21/2" or as recommended by the manufacturer, whichever is more stringent. For other type of construction, the support shall be approved by the Department.

- **Building Plan Check**
  - Structural support of solar energy devices requiring a building permit shall be submitted to building plan check for approval.
  - NOTE: if your permit does not require a plan check, you can apply for an Express Permit.
    - The requirements for qualifying for an Express Solar Permit are listed here (page 4, #15).
    - The Express Permit Information Sheet (EPV) can be downloaded here:
    - http://ladbs.org/LADBSWeb/LADBS_Forms/PlanCheck/PV-Install-Wrksht.pdf
  - If your project is more complex and does not qualify for an Express Permit, you will need to undergo a Plan Check with LADBS.
  - Complete plans shall be submitted showing dimensions and location of the supporting structure in relation to the property lines and any adjacent building.

- Substantiating design calculations are required for supporting member sizes, connection details, and design loads imposed on the roof or other support.
- Where the solar panel/collector surface inhibits superimposed concentrated loads, the weight of the collector may replace part of the code required live load.
- Regardless of the weight of the solar panel or collector, a minimum of one half of code required live load shall be used for design.
- The wind load on the vertical projection of the collector shall be included in the analysis.
- Provide a note on the plan, "No guardrails are required for installed solar energy devices pursuant to LAMC 91.1013.5."
- All roof penetrations shall be sealed using approved methods and products to prevent water leakage

- **Electrical Plan Check/ Electrical Permit**
  - Electrical Plan Check: Electrical plan check is required for all photovoltaic system installations.
    - http://ladbs.org/LADBSWeb/LADBS_Forms/PlanCheck/PC-ELEC.APP.03_EPCAPP.pdf
  - Permits: An electrical permit is required for installation of solar photovoltaic systems.
    - http://ladbs.org/LADBSWeb/LADBS_Forms/PlanCheck/PC-ELEC.App.02E-PermitR8.pdf
    - Express Permits Exception: Plan check is not required if all of the conditions listed below are met:
      - The installation is in a one or two family dwelling.
      - A maximum of 2 strings are installed per inverter.
      - The total capacity of the photovoltaic system being installed is 10 KW or less.
      - No DC combiner box is installed (other than the box that is part of and is listed with the inverter).
      - System contains only inverters with isolation transformers.
      - No GFCI or AFCI over current devices are installed in the Alternate Current (AC) output of the inverter.
      - 7. Modules shall be roof mounted crystalline or multi-crystalline material.
      - AC Power system shall be 120/240 volts single phase.
      - The minimum service panel size shall meet one of the following:

1. 100 amps for systems with a maximum 20 amperes dedicated AC branch circuit, or
2. 150 amps for systems having a maximum 30 (or two 15) amperes dedicated AC branch circuit(s), or
3. 200 amps for systems having a maximum 40 (or two 20) amperes dedicated AC branch circuit(s).

- The rating of service panel shall not exceed 225 amperes.
- No AC modules, storage batteries, hybrid systems, or micro-inverters are installed.

- **If these conditions are met, the applicant is required to complete Form E and Form EPV and submit them to the Express Permit Counter.**
- Permit for Photovoltaic Systems which do not require an Electrical Plan Check (Express Permits):
  - Prior to permit issuance, the Express Permit Counter staff shall refer all permit applications for photovoltaic systems to the Los Angeles Fire Department (LAFD) for approval. In addition, the Express Permit Counter staff shall initialize the permit application for photovoltaic system(s); create a clearance summary sheet for Zoning Approval, and direct customers to the Zoning counter to obtain clearance approval.

- **Fire Department and Zoning Approval/Clearances**
  - Fire Department (LAFD) Approval:
    - An approval from LAFD is required for all permits pertaining to solar photovoltaic systems. LAFD's installation guidelines are available at http://lafd.org/prevention/pdfforms/solar_pwr_req.pdf
  - Zoning Clearance(s): Approval from the Zoning counter, by means of a clearance, is required for all Express permits and electrical plan check applications pertaining to solar energy devices.
    - The Zoning Counter staff shall determine if the site is within a Specific Plan, HPOZ, ICO, CRA, or if it involves a historical monument (i.e. CEQA review) and refer customers to the appropriate agency by creating the required clearances, if clearance approval is required.
    - Once all the clearances are approved by the appropriate agency, the Zoning Plan Check Counter staff shall approve the zoning clearance in PCIS and direct customers to the Express Permit Counter (for Express permits) or to the Electrical Plan Check counter (for electrical plan check applications) to complete the process.

STEP 4: BUILD SOLAR PV SYSTEM

- Upon receipt of a solar permit, you can begin installing your solar PV system

STEP 5: LADBS AND LAFD INSPECTIONS

- Building Inspection
  - Upon completion of PV system installation customer/contractor will contact Building and Safety for final inspection
    - Phone numbers:
      - Calling from within Los Angeles County: dial 311
      - Calling from outside Los Angeles County: (213) 473-3231
      - Please call 24-48 hours in advance to get your inspection scheduled
    - For larger systems (typically over 10kW and any time there is a service panel upgrade) there will be an ESR (electric service representative) inspection. That inspector will inspect the installation to ensure compliance with our electric service rules.

STEP 6: SUBMIT INCENTIVE PAYMENT CLAIM FORM

- After final inspection approvals, customer can access and submit an Incentive Payment Claim Form in PowerClerk.
  - Customer will submit the following documents to LADWP via PowerClerk:
    1. Approved copy of the final B&S permit
    2. Copy of the itemized final sales invoice showing the actual cost of the solar PV system and a zero balance due.
    3. A copy of the utility bill, if the installation location was a new facility without electrical service when the reservation request was submitted

STEP 7: LADWP SOLAR INSPECTION

- After the LADWP Solar Group verifies this Incentive Claim Form information, a solar inspection request is issued to a Solar Inspector.
  - Solar inspections are triggered by the submission of the Incentive Payment Claim. Once the Incentive Payment Claim is reviewed and determined to be complete, the solar incentive team will issue a request to the inspection team and an inspector will make contact with the customer.
- The Solar Inspector schedules appointment and visits customer's site to verify system size, tilt, orientation, shading used for incentive payment calculation and inspects for substandard items. The inspector also ensures that the equipment listed in PowerClerk

also matches what is actually installed. Finally the inspector performs an anti-islanding test.

- Solar Inspector will install net meter and remove lock.
    - For smaller systems, the net meter is not set until the solar inspector visits the site.
    - For larger systems that require meter build ups (typically at customer stations) the meter may actually be built and set prior to a solar inspection. However, the system is not activated yet.
    - Substandard items are noted and referred to customer/contractor for correction, and then a re-inspection will need to be rescheduled.
    - **NOTE: The system should not be turned on before this step.**
- Final approval of solar installation is submitted to Solar Group by inspector.
    - **Customer can turn on system at this point.**

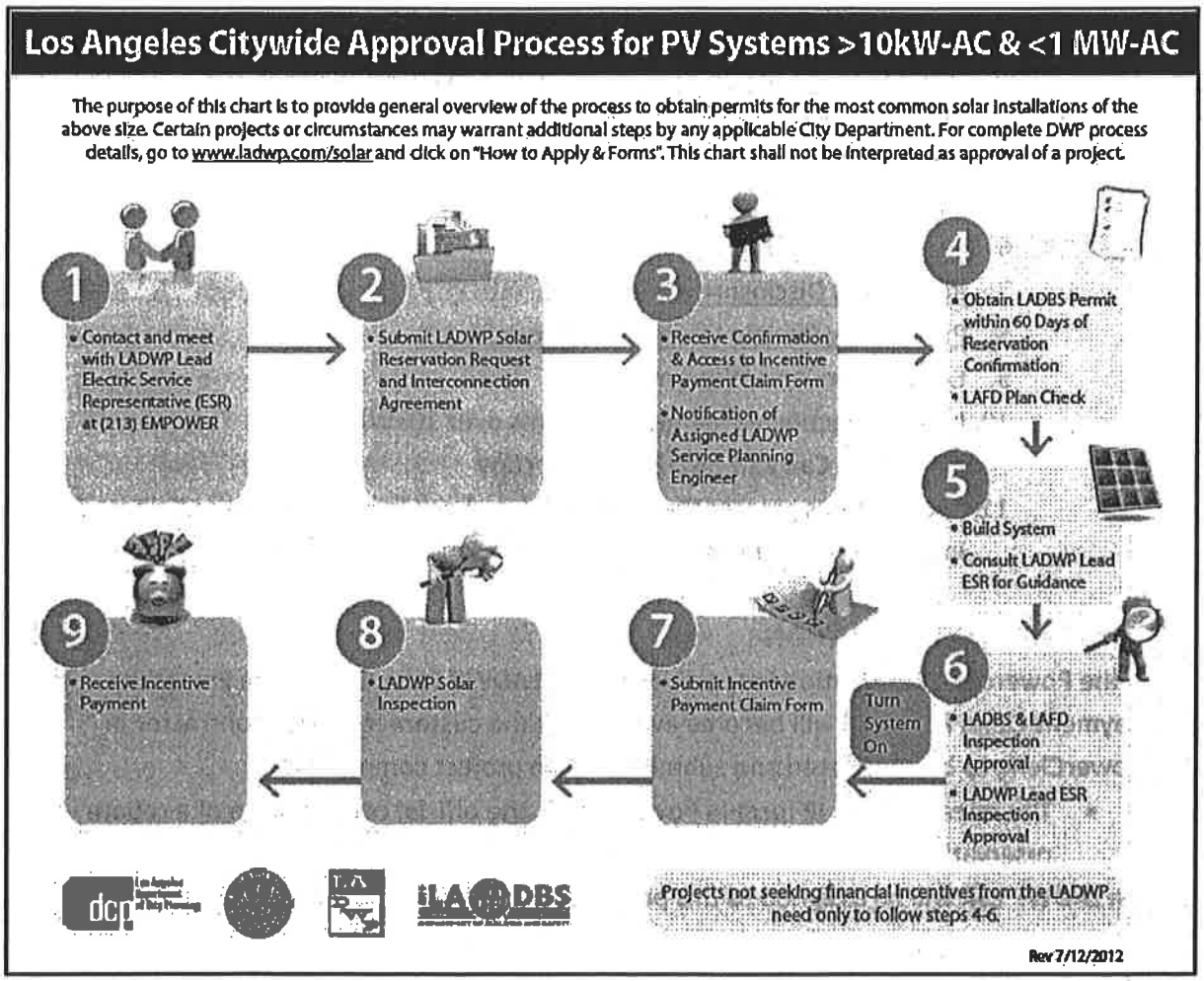
STEP 8: RECEIVE PAYMENT

- Solar Group reviews final documentation and mails Incentive Check to customer.

Step by Step Process of Getting a Solar Incentive Program rebate (Systems larger than 10kW)

- How to Apply and Forms
- Large PV System (>10kW)

Projects not seeking financial incentives from LADWP need only follow Steps 4-6 below



STEP 1: CONTACT AND MEET WITH LADWP ELECTRICAL SERVICE REPRESENTATIVE (ESR)

- ESRs can be contacted at (213)-EMPOWER or (213) 367-6937

STEP 2: SUBMIT LADWP SOLAR RESERVATION REQUEST AND INTERCONNECTION AGREEMENT

- Rebate Reservations are submitted online via LADWP's PowerClerk database:
  - PowerClerk: https://ladwp.powerclerk.com
    - Typically the installer will apply for the reservation on the customer's behalf.
    - First time users must request a login through LADWP. For login information, click here.
  - To reserve funding, the following support documentation must be uploaded in PowerClerk:

1. Signed Reservation Request Form (completed in PowerClerk)
2. System purchase agreement(s) and/or installation contract(s)
3. Most recent LADWP Electric Bill
4. Solar Inspection Agreement
5. Electronic Document Authorization Form
6. Energy Audit from Home Energy Saver Tool
7. Residential Disclosure Agreement
8. Preliminary Review Information Work Sheet
9. Copy of Ten Year Warranty
10. Interconnection Agreement (systems over 10kW)
    i. Call 213-367-2726 for a copy
11. *For systems greater than 20kW-AC, a check for 0.5% of the anticipated incentive payment must be mailed to LADWP.

STEP 3: RECEIVE CONFIRMATION

- If the Powerclerk Reservation is approved by the LADWP Solar Group, the Incentive Payment Claim Form (IP) will become available to the customer and/or contractor in PowerClerk, to be completed and submitted upon project completion.
    - The release of the IP form in Powerclerk is the official confirmation of a rebate reservation.
- An LADWP ESR will be assigned to this project at this point.

STEP 4: OBTAIN LADBS PERMIT

- Contact Information:
    - City of Los Angeles Department of Building and Safety
        - Phone:
            - Calls within the City of Los Angeles: dial 3-1-1
            - Calls outside of the City of Los Angeles: (213) 473-3231
    - Permitting Website:
        - http://ladbs.org/LADBSWeb/services-permit.jsf

- **Permitting Process**
    - *Permit documentation must be sent to Solar Group within 60 days of Reservation Confirmation (documentation can be emailed to solar@ladwp.com)*

    - Guidelines for Plan Check and Permit Requirements:
        - http://ladbs.org/LADBSWeb/LADBS_Forms/InformationBulletins/IB-P-GI2011-027Photovoltaic.pdf

- Permits can be obtained in-person at Construction Services Centers in the City of Los Angeles: http://ladbs.org/LADBSWeb/locations.jsf
- LADBS Permit Forms:
  http://ladbs.org/LADBSWeb/forms.jsf

- **Building Permits:**
  - A building permit is required for the structural support of all solar energy device installations with the exception of the following:
    - http://ladbs.org/LADBSWeb/LADBS_Forms/PlanCheck/PC-STR.App01-BldgPermit.pdf
  - A building permit is not required when all of the following requirements are met:
    1. Solar device is roof mounted and does not exceed the existing building height at the highest point,
    2. The solar energy device system weight does not exceed four pounds per square foot,
    3. The solar energy device is installed within 18" of the roof immediately below,
    4. The maximum concentrated load imposed by a solar energy device support onto the roof structure is a maximum of 60 pounds (0.18 kN); and
    5. For wood construction, the maximum spacing for supports of the solar energy devices shall be 48" on center, and shall be anchored to solid roof rafters or to solid blocking with a minimum of one 5/16" diameter lag screw embedded a minimum of 21/2" or as recommended by the manufacturer, whichever is more stringent. For other type of construction, the support shall be approved by the Department.

- **Building Plan Check**
  - Structural support of solar energy devices requiring a building permit shall be submitted to building plan check for approval.
  - NOTE: if your permit does not require a plan check, you can apply for an Express Permit.
    - The requirements for qualifying for an Express Solar Permit are listed here (page 4, #15).
    - The Express Permit Information Sheet (EPV) can be downloaded here:
    - http://ladbs.org/LADBSWeb/LADBS_Forms/PlanCheck/PV-Install-Wrksht.pdf
  - If your project is more complex and does not qualify for an Express Permit, you will need to undergo a Plan Check with LADBS.
  - Complete plans shall be submitted showing dimensions and location of the supporting structure in relation to the property lines and any adjacent building.

- Substantiating design calculations are required for supporting member sizes, connection details, and design loads imposed on the roof or other support.
- Where the solar panel/collector surface inhibits superimposed concentrated loads, the weight of the collector may replace part of the code required live load.
- Regardless of the weight of the solar panel or collector, a minimum of one half of code required live load shall be used for design.
- The wind load on the vertical projection of the collector shall be included in the analysis.
- Provide a note on the plan, "No guardrails are required for installed solar energy devices pursuant to LAMC 91.1013.5."
- All roof penetrations shall be sealed using approved methods and products to prevent water leakage

- **Electrical Plan Check/ Electrical Permit**
  - Electrical Plan Check: Electrical plan check is required for all photovoltaic system installations.
    - http://ladbs.org/LADBSWeb/LADBS_Forms/PlanCheck/PC-ELEC.APP.03_EPCAPP.pdf
  - Permits: An electrical permit is required for installation of solar photovoltaic systems.
    - http://ladbs.org/LADBSWeb/LADBS_Forms/PlanCheck/PC-ELEC.App.02E-PermitR8.pdf
    - Express Permits Exception: Plan check is not required if all of the conditions listed below are met:
      - The installation is in a one or two family dwelling.
      - A maximum of 2 strings are installed per inverter.
      - The total capacity of the photovoltaic system being installed is 10 KW or less.
      - No DC combiner box is installed (other than the box that is part of and is listed with the inverter).
      - System contains only inverters with isolation transformers.
      - No GFCI or AFCI over current devices are installed in the Alternate Current (AC) output of the inverter.
      - 7. Modules shall be roof mounted crystalline or multi-crystalline material.
      - AC Power system shall be 120/240 volts single phase.
      - The minimum service panel size shall meet one of the following:

1. 100 amps for systems with a maximum 20 amperes dedicated AC branch circuit, or
2. 150 amps for systems having a maximum 30 (or two 15) amperes dedicated AC branch circuit(s), or
3. 200 amps for systems having a maximum 40 (or two 20) amperes dedicated AC branch circuit(s).

- The rating of service panel shall not exceed 225 amperes.
- No AC modules, storage batteries, hybrid systems, or micro-inverters are installed.

- **If these conditions are met, the applicant is required to complete Form E and Form EPV and submit them to the Express Permit Counter.**
- Permit for Photovoltaic Systems which do not require an Electrical Plan Check (Express Permits):
  - Prior to permit issuance, the Express Permit Counter staff shall refer all permit applications for photovoltaic systems to the Los Angeles Fire Department (LAFD) for approval. In addition, the Express Permit Counter staff shall initialize the permit application for photovoltaic system(s); create a clearance summary sheet for Zoning Approval, and direct customers to the Zoning counter to obtain clearance approval.

- **Fire Department and Zoning Approval/Clearances**
  - Fire Department (LAFD) Approval:
    - An approval from LAFD is required for all permits pertaining to solar photovoltaic systems. LAFD's installation guidelines are available at http://lafd.org/prevention/pdfforms/solar_pwr_req.pdf
  - Zoning Clearance(s): Approval from the Zoning counter, by means of a clearance, is required for all Express permits and electrical plan check applications pertaining to solar energy devices.
    - The Zoning Counter staff shall determine if the site is within a Specific Plan, HPOZ, ICO, CRA, or if it involves a historical monument (i.e. CEQA review) and refer customers to the appropriate agency by creating the required clearances, if clearance approval is required.
    - Once all the clearances are approved by the appropriate agency, the Zoning Plan Check Counter staff shall approve the zoning clearance in PCIS and direct customers to the Express Permit Counter (for Express permits) or to the Electrical Plan Check counter (for electrical plan check applications) to complete the process.

STEP 5: BUILD SOLAR PV SYSTEM

- Upon receipt of a solar permit, you can begin installing your solar PV system
- You can contact your lead ESR (electric service representative) at any point for guidance on how to proceed.

STEP 6: INSPECTIONS

- Building Inspection
  - Upon completion of PV system installation customer/contractor will contact Building and Safety for final inspection
    - Phone numbers:
      - Calling from within Los Angeles County: dial 311
      - Calling from outside Los Angeles County: (213) 473-3231
      - Please call 24-48 hours in advance to get your inspection scheduled
- ESR Inspection
  - For larger commercial systems there will be an ESR inspection. The ESR inspector will inspect the installation to ensure compliance with LADWP's electric service rules.

STEP 7: SUBMIT INCENTIVE PAYMENT CLAIM FORM

- After final inspection approvals, customer can access and submit an Incentive Payment Claim Form in PowerClerk.
  - Customer will submit the following documents to LADWP via PowerClerk:
    1. Approved copy of the final B&S permit
    2. Copy of the itemized final sales invoice showing the actual cost of the solar PV system and a zero balance due.
    3. A copy of the utility bill, if the installation location was a new facility without electrical service when the reservation request was submitted

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    - Substandard items are noted and referred to customer/contractor for correction, and then a re-inspection will need to be rescheduled.
- Final approval of solar installation is submitted to Solar Group by inspector.

STEP 9: RECEIVE PAYMENT

- Solar Group reviews final documentation and mails Incentive Check to customer.

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Permitting Process Information

NOTE: The City of Los Angeles' Solar Process has the incentive, permitting, and interconnection processes integrated throughout the LADWP Solar Incentive process. See the Solar Process section for the entire process.

City of Los Angeles
Department of Building and Safety

Phone:
Calls within the City of Los Angeles: dial 3-1-1
Calls outside of the City of Los Angeles: (213) 473-3231

Permitting Website:
http://ladbs.org/LADBSWeb/services-permit.jsf

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Los Angeles Department of Water and Power (LADWP) Interconnection Process

Los Angeles Department of Water and Power (LADWP) is the local utility for the City of Los Angeles. Upon installation of your solar system and completion of your building permit inspection from the City of Los Angeles' Department of Building and Safety, LADWP will complete installation of your meter and your system will be ready for use.

Contact Information

Los Angeles Department of Water and Power (LADWP)

- www.ladwp.com/solar

Program Administrator - LADWP

- Phone: (866) 484-0433 or 1-800-DIAL DWP

Interconnection Process

NOTE: LADWP's Interconnection Process is integrated throughout the Incentive Approval process. Additionally, if your solar system is smaller than 10kW-AC, you are not required to complete an Interconnection Agreement with LADWP.

Additional Interconnection Information

LADWP Interconnection Standards

- https://www.ladwp.com/ladwp/faces/ladwp/residential/r-customerservices/r-cs-electricservices/r-cs-es-codesspecification?_adf.ctrl-state=15ri08ogpp_248&_afrLoop=611757235042000

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644 W. 168th PL
Gardena, CA 90247
February 19, 2014

Dear Commissioners,

At Los Angeles Department of Water and Power's Southern Owens Valley Solar Ranch Project meeting that was held at Los Angeles headquarters on November 15, 2013, a photograph of the project area was displayed with the proposed parameter marked with black lines. The Fact Sheet on SOVSRP dated December 13, 2013 further stated: "The Draft EIR finds that the view impact will be minimized by several factors, including the distance of about four miles from Manzanar, low profile and orientation of the solar panels to blend with the valley floor."

The above mentioned photograph was taken from Manzanar Interpretive Center parking lot and focused on the area across Owens River in the vicinity of Manzanar's dismantled sewerage processing plant, and the area was indeed hidden by brush and tree growth, hiding all trace of rubbles from view.

But what LADWP did not mention was that the photograph was not the true location of proposed site. The proposed site was miles away from the photographed site and further up Manzanar Reward Road adjacent to transmission lines and on the foothill of Inyo Range at the altitude of 300 feet above the basin. It was amid a ground-hugging sagebrush terrain and clearly visible from Manzanar Interpretive Center. It was positioned as though the solar panels would be displayed on a stage. In my humble opinion, this is a malicious attempt by LADWP to deceive us and is morally inexcusable if not criminal.

When we were told by the LADWP representative that the proposed area had "minimal cultural" impact, I was shocked and outraged since the project area is located in the hub of cultural, historical and magnificent scenic region. How can anyone say that there's no cultural impact when the land that LADWP claim to own was once the property of Paiute Indians that was forcibly seized, making DWP an after-the-fact accomplice in one of the heinous crime in American history? The Native Americans made this their homes for centuries while it took less than one's lifetime for DWP to turn

the magnificent Owens Lake into an oversized mud puddle. Arrowheads are often found in this region, evidence that this was their hunting ground. I often let my imagination soar and wonder if this region could possibly be considered their sacred hunting grounds.

This is also a historical region. The Manzanar Reward Mine is literally around the corner from the proposed site. This is the only mine that I was able to drive my truck deep into the tunnel and it was undoubtedly an awe inspiring experience that I wish that future generations will continue to enjoy this rare thrill and exhilaration of driving into the dark unknown.

Trailing the miners were cattlemen with a few structures of Shepherd Ranch still remaining in the western section of Manzanar Reward Road. Following the Cattlemen were apple and pear farmers forming the community of Manzanar surrounding the intersection of Highway 395 and Manzanar Reward Road. By 1924, after LADWP purchased all the land from the farmers, Manzanar became a ghost town. Today, pear and apple tree from the era survive and are still bearing fruit. Two years ago, in an archaeological dig, we excavated under a former Manzanar concentration camp barrack and found a disc (for cultivating), a gallon bottle with remnant of oil, wash tub and a string of barbed wire from the ranchers and farming era. The cattlemen and the farmers are long gone, but their histories still remain buried in the sands of time.

In 1942, a concentration camp for 11,000 Japanese of which 7,000 were men, women and children born in this country. The Justice Department called it Manzanar Relocation Center, but if it were a relocation camp, why were there 8 guard towers armed with machine guns and search lights? Why were we cooped up in a one square mile compound surrounded by 5 strands of barbed wires? How come the MP's patrolling the camp were armed with rifles and bayonets?

When the Japanese arrived at Manzanar, there were food and shelter. But when it was time to leave, many had no home to return to. After the last Japanese was evicted from Manzanar on November 21, 1945, it became a ghost town. Ten years ago through the efforts of Sue Embrey and the Manzanar Committee, it was revived as Manzanar Interpretive Center to tell the stories of 120,000 that were forcibly removed from their homes for ridiculously unfounded reason of national security. The Center is there to tell their stories, some old, some new, and some that are stories that had never been told. I

spent my teen years at Manzanar which happens to be the best three years of my life. The scenery was spectacular. We hiked up Alabama Hills and scanned the valley floor and were overwhelmed at the natural beauty of the basin. In winter with the snow, it was a winter wonderland. This was my Manzanar, greeting each morning with the spectacular view of Inyo Range to the east. On some mornings, there would be a scattering of clouds over the mountain and the rising sun would turn the eastern horizon into a spectacular crimson aurora, transforming the valley into a land that could only be described as something that was created in heaven. With friends abound, three years that I spent at Manzanar was indeed the most enjoyable years of my life, but it was not without consequence that left deep wounds that took many years to heal. I was an eleventh grader after leaving Manzanar and attended Roosevelt High School and one of the first function was an assembly in the auditorium where everyone stood up and gave the Pledge of Allegiance. I kept my arm at my side and stood in silence. A girl in back of me kept poking me and making nasty remarks about my behavior. I looked around and there were dozen others joining her. Although I tried, I just could not hold my hand over my heart and pledge an allegiance to the country that had deprived me of justice and freedom for three long years. It took several years until I was able to overcome the behavior. It took longer to overcome the notion that I was a Jap and not an American. During the Korean War, I served in the Army overseas, and as a veteran and a natural born citizen, I had every right to call myself an American, but I was brain-washed to be a Jap, not an American. It took almost a lifetime, and it was just recently that I was able to say without hesitation that I am an American. There were 11,000 men women and children at Manzanar, each with a story of their own. Mine is just one among many, and a one that needs the environment untouched by modern innovation such as solar farm to tell the story. How can I tell the story from my home when the sun rises over the nearby freeway and sets over the rooftops and power lines to the west?

The projected site is also at a gateway to some of the greatest landscape on earth. People from around the world come to see the wonders of the tallest peaks, the lowest valley, and the vast open desert. There's Alabama Hills, rusty Inyo Range, Whitney Portal and Mount Whitney. While imprisoned at Manzanar, I made a vow that I will climb nearby Mount Whitney when I became a free man. Fifty-seven years passed, and at

the age 71, I finally climbed the big one and ten more times after that for a total of 11 times out of 18 attempts. Each time, whether I made it to the top or not, one of the greatest satisfactions was driving down Whitney Portal Road and viewing the beautiful virgin landscape of Owens Valley to end an exhausting trek. The sight was a treat, like a frosting on a cake. Installation of a solar farm at the proposed location certainly would dampen the exhilaration of tens of thousands of hikers that attempt the Mount Whitney trek each year.

LADWP owns over hundred thousand acres in Owens Valley and Mojave Desert. Why not find an alternative location for the solar farm, or find an alternative means such as rooftop solar system? My son is living in Malaysia where he owns a company that installs solar panels on rooftops of industrial, commercial, and residential buildings. Undoubtedly, some "less developed" countries are far more advanced in the utilization of renewable energy, with LADWP lagging astray in the dark ages.

SOVSRP will produce energy for only 75,000 homes. In my opinion, the sacrifice to cultural, historical, and visual environment is too high a price to pay when there are alternative sites and means.

Furthermore, for LADWP to use deception to push through a deal in name of profit is absolutely deplorable, immoral, and perhaps even criminal.

Sincerely,
(Signed)
Hank Umemoto
Author: Manzanar to Mount Whitney

Although I am a docent at Manzanar Interpretive Center and member of Manzanar Committee, the views expressed above are solely my own and does not necessarily reflect that of the agency or organization, and I will take full responsibility for any phrases or actions that may be offensive or inappropriate.

Los Angeles Department of Water and Power
111 North Hope Street, Room 1044
Los Angeles, California 90012-2607

The Nikkei Student Union at UCLA, a student-run Japanese American cultural organization, opposes the proposal to construct a 1,200-acre solar panel system adjacent to the Manzanar Historic Site. One of the main events of our organization each year is a pilgrimage to the site where many of our members' ancestors were incarcerated during World War II due to their Japanese heritage. Nikkei Student Union (NSU) also works closely with the Manzanar Committee and other schools in Southern California to plan and facilitate a special program named Manzanar at Dusk, where participants of the pilgrimage are encouraged to stay and discuss their experiences.

The annual pilgrimage to Manzanar is important to many of our members. The untouched state of the historic site is an accurate representation that gives context and meaning to the stories that we've heard throughout our involvement in NSU. This event encourages members to listen to the personal accounts of those incarcerated and gain additional perspective by hearing the voices of other communities that underwent discrimination. Through conversations with other participants, the Manzanar pilgrimage offers our members the space to further contemplate about the issues faced by other communities and generations. In this way, Manzanar encourages our members to fight against further inequality that are not limited to the Japanese American community. The pilgrimage fosters compassion and understanding among a diverse group of audience and allows Manzanar to stand not only as a memorial for the injustice suffered by the Japanese Americans but also as a reminder to never allow the same suffering to happen again.

Therefore, the preservation of Manzanar in its untouched state is most necessary for our members to share, feel, and understand our own cultural history. Maintaining the original condition of Manzanar would honor the plight of our ancestors, giving strength and meaning to the resilience of our community and to all others who suffered similar violations of civil rights. We would like to ask that you respect and understand the importance of Manzanar to our community and many others.

Signed,

Nikkei Student Union at UCLA

Ms. Nadia Parker
Environmental Planning and Assessment
Los Angeles Department of Water and Power
111 North Hope Street, Room 1044
Los Angeles, California 90012-2607

Dear Ms Nadia Parker:

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Signed,
Nikkei Student Union at UCLA

cc BHS
CAO
Planning

February 26, 2014

Inyo County Board of Supervisors,

We have been blessed to call the Owen's Valley our home for 47 years.
We realize this area is an ideal area for solar energy production. But, we do not want the DWP or any other private entity to remove the natural beauty from this valley.

There are many other ways of providing solar power than with the proposed huge solar farms. Before placing the solar farms let us see solar panels on all buildings both private and commercial. Let's see solar panels on structures over the parking lots, thus not only providing solar panels, but shaded parking. As has been suggested elsewhere, let's see solar panels atop the aquaduct. Let's see this done here in the Owen's Valley, and also in Los Angeles.

The DWP engineers should be quite creative and should be working on alternative ways of providing electrical energy without resorting to the huge solar farms. Engineers should be able to think out of the box. Don't destroy our beautiful Owen's Valley for this commercial endeavor. Once the solar farms constructed, that is final. There is no turning back.

The same goes for wind power. We do not want to destroy our vistas with those huge windmills.

Our main commerce in this area is tourism. Let us focus on maintaining and building up tourism. Tourist will not take kindly to viewing the damaged vistas of the Owen's Valley.

One commercial endeavor is the film industry. How are the filmmakers going to want to come here if the area is marred by solar panels and wind mills?

Keep these commercial endeavors out of the Owen's Valley. DWP has taken the heart of our valley by taking our water. By taking our vistas they now want our soul also.

Your truly,

Lloyd W. Kehus
Nancy S. Kehus

RECEIVED
2014 MAR 12 AM 9:37
INYO COUNTY
ADMINISTRATOR
CLERK OF THE BOARD

COMMENTS ON REGPA

2/26/14

Wrong Side of the Highway

Over here you got your Sierra Nevada

Big mountains

forests leapin streams

meadows choked with wildflowers

Very pretty

We dont want no ugly

large scale mucho megawatt

power projects over here

Over there

on the other side of the highway

is a different story

Nothin but desert

scrubby plants

turnin all black

from lack of water

Nothin but sand

a few useless critters

broken down buildings

and a bunch of no account people

livin where nobody got no business

Nothin but open spaces

bare rock ranges

night skies brimmin over

with the light of galaxies

Go ahead scrape it all away

plant them shiny things lookin up

into the big blue sky

So what if a few birds get fried

and the tortoises have to be moved

once again to someplace outside

the military industrial wasteland

Never mind them visitors

who come from all over the world

in search of empty spaces

old ghost towns

in the middle of nowhere

traces of the First People

and wonderment

at how they survived

When the business dies down

cause theres nothin left to see

away from the lights

and the industry

When the cities have finally

come to their senses

and learned to conserve

and make what they need

on their own rooftops

When the hot wind blows

across the desert sands

a hundred maybe fifty years

from now

Nothin left

on the wrong side of the highway

but silent monoliths

surrounded by congregations

of cracked mirrors

Swarms of derelict panels

encrusted with alkaline dust

Regiments of towers

battered by wind

their blades lyin crumpled

at their feet

No bushes

no birds

no critters scurryin for cover

no vast reaches of natural land

all gone

parched and lifeless

Nothin to see

from the high eastern slopes

of the valuable Sierra

but the ruins

of an industrial renewable

sacrifice zone

Kathy Goss

Darwin , CA

February 26, 2014

Inyo County Planning Commission

My name is Julie Fought and I reside outside of Lone Pine, California.
I operate a small eco-farm and eco-tourist business. I came to the Owens Valley in 2007 to develop our property at Carroll Creek as an eco-tourist destination. Such an endeavor places me in the center of the Owens Valley number one industry.

Having daily contact with visitors from all over the world, I can tell you, our great valley is seen as an unprecedented, world-class treasure. It is within that frame that I tell our visitors of the story of the Owens Valley and present my work on our property as land stewardship.

I applaud Inyo County management for its desire and efforts to enter the sphere of green development. I fully understand the dire need for renewable energy, and acknowledge Inyo County's potential role in such generation. The public workshop addressing renewable energy development held several months ago was an excellent first step toward forming sound planning decisions as a community.

It seems we are perfectly poised to do it right. As we depend predominantly on tourist dollars, we have the perfect audience to send a message to the watchful world that we indeed are stewards of our magnificent open space. Nothing is more appealing to those who love and repeatedly visit our great valley than seeing a community who cares, protects, and thoughtfully stewards such a treasure.

My concerns are the following:
1. Giving away our open space (the very thing that fuels our economic engine) rather than focusing on long term sustainable economic development
2. Jumping into an industry that could very well be obsolete in a less than a decade, leaving us with large scale ruin
3. Destroying a very delicate and thus far undisturbed land, thus posing grave ecological / environmental hazards
Dust issues that would further protracted mitigation at great financial cost to the county (not to mention health risks & revenue loss of filming & tourism)
Water use issues that would further threaten our water table
4. Allowing yet more extraction from both DWP and other outside industrial developers who would be impossible to hold accountable (our LTWA not holding DWP accountable for mandated mitigation greening projects is a prime example)
5. Appearing to ignore the voices of engaged citizens. This especially concerns me as in my seven years here, this is the first time I have seen such engagement.

Citizen engagement is evidence of resiliency all over the world. If we want to succeed as a community, as viable and healthy, we must foster community engagement toward resiliency.

As many California counties are dealing with abandoned and/or badly planned industrial solar projects, projects that have caused large scale dust emissions, and unmitigated habitat destruction, Inyo county must take heed. I feel very strongly that we must not accept the renewable energies planning amendment documents presented today as our way forward. We must be innovated, inclusive and focused on preserving our open space as our heritage, our tremendous asset not to be given away. Many would argue that it is not ours to give away.

If indeed our role in Inyo County is to harvest our sun, and export it toward a sustainable economic future, then let's develop in and around our existing industry. Let's take our time. Let's take notice of the tremendous public outcry over DWP's current proposed solar development. Our people, our engaged and concerned citizens are our future. They are the people who will continue to engage, to contribute and to innovate. Please take heed of these voices. Please do more research. Please check into the failed industrial solar projects around the sate. And please do not rush to sell off our treasure known around the world, only to leave us holding the mess, and looking the fool.

Thank you.

Respectfully,

Julie Fought
DelaCour Ranch
Lone Pine, CA

I have been going to the Sierras for more than 40 years vacationing, fishing and admiring the sheer beauty of mother nature in her finest, it is breathing and amazing. The numerous and abundant lakes, streams, rivers camping sites and just the amount of places to get away from all of the overcrowding of city life, it is like a breath of fresh air vacationing and just getting away from all of life's hectic lifestyles that we all live with. It would be criminal and just plain crazy to remove or change or overpopulate one of the most beautiful places on earth that god has created. Let it be so that future generations to enjoy as I have; there are less places all the time, going there is like steeping back in time to a more peaceful relaxing places to enjoy life and enjoy mother nature at its finest.

Richard Fletcher

Dear Commissioners,

Following are the comments I made in person today at the Commission meeting.

Thank you for the opportunity to comment today. My name is Ted Bosley. I am a resident of Pasadena (LA County) and I have owned a vacation home in the Alabama Hills above Lone Pine for eight years. I first came to Inyo County in 1962 as a child and have loved this country ever since. I have read the MOU between the County and the CEC, and I am concerned that the MOU will be read by potential developers as an open invitation to development projects that may be far from what we want as a County.

Like many others, I support the goal of identifying intelligent opportunities to develop renewable energy. I disagree with the assumption that utility-scale projects are the answer, particularly in Inyo.

I also support the County's stated goal of protecting our environmental and cultural resources. I fear that the MOU will invite the moral hazard of overlooking those goals. In short, I fear that the County may be persuaded to part with major portions of its unique and irreplaceable history, culture, wildlife resources and scenic beauty in the quest for utility-scale renewable energy, and without adequate compensation to the County.

I do not agree that the areas identified as potential locations for renewable energy projects are appropriate, especially given the unknowns of development plans.

I believe it is essential for the citizens of Inyo to understand the County's extent of obligation to provide energy to other counties. In other words, let's not roll over and be the county that Sacramento (or Los Angeles for that matter) looks to for a disproportionate share of energy generation. We should not be seen as the county of low-hanging renewable-energy fruit.

Rooftop energy generation via PV panels can be sufficient to generate our state's needs, especially in concert with conservation. At the Department of Energy's Solar Decathlon last summer, colleges and universities from around the world competed to build the most efficient homes. The house designed by USC's School of Architecture generated 140% of its needs, which included a plug-in electric car, and at an affordable cost.

In conclusion, I believe that Inyo County can and should stand for point-of-use generation, conservation and protection of its precious undeveloped and agricultural land.

Thank you for listening.

Edward R. Bosley
James N. Gamble Director
The Gamble House
University of Southern California School of Architecture
4 Westmoreland Place
Pasadena, California USA 91103

email: bosley@usc.edu
Tel: 626-395-9742 (direct)
Tel: 626-793-3334, x 26 (messages)

To the Inyo County Planning Commission:

Dear Members of the Inyo County Planning Commission,

I am unable to be in attendance for today's Meeting. Item #6, General Plan Amendment 2013-2 is without a doubt the most important item that you might ever have on the Agenda. In this proposal before you is the request to amend the General Plan and create a zoning overlay to allow for a drastic change in land use and zoning designation in Inyo County. I and many others have concerns for the entire Inyo County. The Owens Valley REDA however is the focus of this correspondence.

The Owens Valley REDA is an overlay of a current Court Ordered Mitigation Project ,The Lower Owens River Project (LORP). The current zone designations of Conservation and Agriculture are in agreement and compliance with the zone designations . Good Planning Practices would dictate that that zone designation and usage should be in agreement. Poor Planning Practices would fail to recognize the existing zoning and usage. The establishment of a zone permitting Industrial Scale Development would need to have overwhelming issues and no alternative locations to justify a change. There is no overwhelming need to provide a REDA in the boundaries of the Lower Owens River Project and there are many alternatives to provide for renewable energy generation. You should know of the Queue List of existing Projects slated for Interconnection to the Owens-Rinaldi Transmission Line. I offer you the web site as your Planning Department has failed to do in over 300 plus pages of documents . The web site is http://www.oatioasis.com/ldwp . The Queue List of the 16 current projects that over flow the capacity of even the upcoming upgrade to the Line include two (2) that are sited in this proposed Owens Valley REDA. Also at the Interconnection Generation tab as is the LGIP (Large Generation Interconnection Procedure) which defines the LADWP process for a connection (interconnection) of an energy generating station to the Transmission Line and the Grid. There is much to learn and know about the complicated issues of Renewable Energy especially when it's Industrial Scale. We should all clearly understand all elements of a proposal before making recommendations.

The Inyo County Planning Department is asking you to accept and recommend some "limited alternatives" that do not include the concerns and contributions of Stakeholders nor any other contribution/concern by individuals such as myself. I and others have asked for some additional time of the 2 business days to provide input into the current proposal before you of the Planning Department. The Agenda Packet was made available on Feb 14, 2014 in the Afternoon with comments and corrections for consideration due Feb 19, 2014 . With the Monday holiday that's two business days. The Planning Department had from Feb 19 till Feb 26, 5 business Days to assess comments . Hardly fair, hardly a public input process that is equal to and addresses a vital and historic change to our General Plan.

These issues are presented to you now. They have been presented to Mr. Hart, Planning Director in an exchange of emails on Feb 19 and those emails should be part of the record as I had requested . If not I have a record and will provide them to you upon request.

This General Plan Item before you is not just about the issue, pros and cons. It is also about the process. It is the responsibility of the Planning Commission for many aspects of this process and I hope that PUBLIC INPUT and PARTICIPATION is part of work and the responsibility that you provide.

The Landscapes and the Lands of the Owens Valley have been evolving here for millions and millions of years . They are still relatively empty here in 2014. Page 1-1 of the Inyo County General Plan http://inyoplanning.org/general_plan/goals/ch1.pdf

- paragraph 2 "The Sierra Nevada Mountains ,with their steep granite peaks, provide a striking and consistent visual backdrop along the western edge of the County"

- paragraph 3 "The Owens Valley is filled with items of visual interest ,including creeks and riparian areas ,lave flows and cinder cones ,interesting and unique communities , broad grasslands ,and golden fall colors."

Please recommend to the Board of Supervisors that we do not need to make any changes to the General Plan without an adequate Public Participation Process. Please recommend to the Board of Supervisors that we maintain our Inyo County for its Natural Settings and that there should be renewable energy development that coexists with the beauty, wonder and harmony that only Mother Nature has provided over the eons of time. We have plenty of time to leave our next footprints in the Owens Valley, in Inyo County. Let's do our up most to get it right.

Respectfully, Philip Anaya

I am not a voter in Inyo County but love the region and grew up in Bishop. I am also a frequent visitor traveling from both the South and North end of the Owens Valley, which I consider to be the most impressionable source of awesome memories. Where else (except in the middle of the ocean) can one spread their arms wider than they can think and breathe deeper than they can dream?

I want to make sure that my opinion is lodged regarding draft Renewable Energy General Plan Amendment:

"If there wasn't so much precious open space (as is the case in over 75% of the State of California), the ONLY way to obtain solar energy would be rooftop solar on existing buildings. Guess what? It has proven to be very efficient. Instead of building a "solar energy plant", has the Planning Commission considered enacting a regional ordinance which REQUIRES all new buildings and tear-down/remodels of existing buildings to CONVERT to solar-paneled rooftops? This would attract business to the region (e.g. tax dollars) and lower the cost of energy while making use of this region's abundance of sunny days. An incentive for conversion would be for the Planning Commission to cost-share with the owners. Federal funding is surely available for such an initiative. Just because this region is endowed with this precious natural resource doesn't mean that it has to share it with "Outlaw Regions". Los Angeles Aqueduct and "California Water Wars" comes to mind….."

Sherri Lee Smith
Davis, California

Inyo County Board of Supervisors

Inyo County Planning Commission

I am writing this letter out of concern for the proposed industrial solar ranch on DWP land in the area across from Manzanar.

The thing that really upsets me is that I just recently found out the details of this. It seems to have just snuck up on us without the residents of Inyo County really knowing what is in store for them. Most of the people I have talked to in the last week are completely unaware of what is going on or the impacts it would cause. It's flying under the radar and it seems like by the time people realize the true impacts of this project it will be too late to do anything to stop it. This project would permanently change the landscape of Inyo County for all residents and tourists.

I moved here 25 years ago because of this areas large open wild spaces. It was the thing that brought me here and it is why I stay.

I am also a local business owner who caters to locals and tourists who are also here because they enjoy the undeveloped beauty that our county has to offer. With such a small population base Inyo County desperately needs the revenue brought in by tourists. Fortunately the thing Inyo has going for it is its incredible open spaces and beauty. This is why so many people come here to visit. We should be encouraging tourism. It's just beyond me who thought that putting this project in across the street from a highly visited National Historic Site was a good idea. Inyo County isn't the place for LA to "hide" its solar ranch. It would be a permanent blight on the landscape. We won't be able to get the view back once something like this is installed. Not to mention this is probably just the start of many poorly thought out solar installations. There is nothing positive for Inyo County in this project.

Solar panels are a great idea. I have them on my own house. That's where they belong. LA has plenty of buildings and houses to put panels on to generate power. It makes the most sense to put them up on existing structures and to keep them near infrastructure to transport the energy the shortest distance to where it is needed. Putting up acres of panels in wild areas far from where the power is needed is a bad idea. There is plenty of information at this time that

this concept of distant solar ranches is not the best way to deal with renewable energy. This project will only be a detriment to Inyo residents. It won't bring more income to the area, it won't create long term jobs or tax revenue. It will permanently change the landscape for the worse.

Inyo County has so much going for it. Please don't let LADWP come in and do whatever they want as if we don't care. Please vote against this project. LADWP has the resources to make a more intelligent decision that makes longer term sense than putting up panels in our county

Chris Iversen

Bishop, CA

From: IMORI, DIANE M. <DIMORI2@lawa.org>
Sent: Friday, February 21, 2014 9:43 AM
To: inyoplanning@inyocounty.us
Cc: synerchi@aol.com; noevir101@gmail.com
Subject: FW: Manzanar and Solar Farm Threat

Flag Status: Flagged

Inyo County Planners,

I was surprised to learn about the DWP plan to construct a solar farm at Manzanar and am shocked at the very idea that the managers at DWP would in essence, deliberately destroy this nationally recognized site. Mazanar is now a respected part of the National Parks and much can be learned at this location. Installing a solar farm at Manzanar sends a strong message not only to the Japanese community, but to all minority communities, that expediency and convenience matters most.

This site is a hallowed and consecrated place for the community because so many of those interned at this site fought hard for this nation and many lost their lives to prove their loyalty to this nation. The American Army battalions composed of almost exclusively Americans of Japanese decent, are among the most highly decorated in American history. We are proud to be Americans.

Please work with the community.

Respectfully,

Diane Imori
310-391-0512

From: Edward Bosley <bosley@usc.edu>
Sent: Wednesday, February 26, 2014 6:46 PM
To: inyoplanning@inyocounty.us
Cc: bosley@usc.edu
Subject: REGPA Comment

Flag Status: Flagged

Dear Commissioners,

Following are the comments I made in person today at the Commission meeting.

Thank you for the opportunity to comment today. My name is Ted Bosley. I am a resident of Pasadena (LA County) and I have owned a vacation home in the Alabama Hills above Lone Pine for eight years. I first came to Inyo County in 1962 as a child and have loved this country ever since. I have read the MOU between the County and the CEC, and I am concerned that the MOU will be read by potential developers as an open invitation to development projects that may be far from what we want as a County.

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In conclusion, I believe that Inyo County can and should stand for point-of-use generation, conservation

and protection of its precious undeveloped and agricultural land.

Thank you for listening.

Edward R. Bosley
James N. Gamble Director
The Gamble House
University of Southern California School of Architecture
4 Westmoreland Place
Pasadena, California USA 91103

email: bosley@usc.edu
Tel: 626-395-9742 (direct)
Tel: 626-793-3334, x 26 (messages)
Fax: 626-395-0904

From: lauren Bon <laurenmetropolis@gmail.com>
Sent: Wednesday, February 26, 2014 3:33 PM
To: inyoplanning@inyocounty.us
Subject: renewable energy general plan amendment

Flag Status: Flagged

Inyo County Planning Department
Box L
Independence, CA 93526

Feb. 26, 2014
Re: Renewable Energy General Plan Amendment

To whom it may concern,
One hundred years ago the Los Angeles Aqueduct opened at water exported from the Eastern Sierra delivered the potentiality for Los Angeles to grow into what it has become. The Metabolic Studio, where I am the director, aims at paradigm shift. As an artist I use creative engagement to galvanize community into transition. Over the last seven years our studio has worked establish capacity for the Owens Valley to move on through and past it's current place as a victim of a thirsty megalopolis.
The Intermountain West is under assault on a scale never before seen in history by the blind search for renewable energy. The pressure begins in Washington D. C. and spreads to state capitals and then is forced on rural governments. The immenseness of this undertaking makes the understanding of the larger picture nearly impossible for local governments. Until there is a grand conversation and reflection on the impacts of this hastened push from national and state leaders, much of what we value will be lost forever - open spaces, unscarred landscapes, habitat for all living things and even darkness itself . These are the attributes of our western heritage since the beginning of westward migration in America.
One hundred years ago a wholesale change on the land in the Owens Valley was brought on by strategies of empire building which we now no do not work. Today despite lessons learned by exchanging one watershed for another, the threat of large scale permanent damage to this sensitive landscape has reared its head once again. Our future is once again at stake. Please take the time to address true renewable energy-use the footprint of the existing aqueduct and power lines, the roads and arteries that could be deployed before considering further destruction to the delicate and uneasy balance that we have struck today.
Sincerely,
Lauren Bon, Artist ,Metabolic Studio, Los Angeles
The Metabolic Studio is a direct charitable activity of the Annenberg Foundation

February 26, 2014

To: the Inyo County Planning Commission
jhart@inyocounty.us; inyoplanning@inyocounty.us)

Re: Initial Study of Environmental Impact and a Draft Mitigated NegativeDeclaration of Environmental Impact for General Plan Amendment No. 2010-03 (Renewable Solar and Wind Energy) Inyo County, CA

It is premature and unwise for Inyo County to proceed with the designation of vast areas to be acceptable for the development of thermal solar projects. There are many potentially significant environmental and economic impacts for which mitigation is not feasible.

Such impacts are already being witnessed at other thermal solar installations now going on line, including:

--the death of scores of migratory birds who are literally dropping out of the sky as they fly over the intense thermal radiation being generated over square miles of affected areas,

--the displacement of large swaths of natural habitat of desert flora and fauna,

--the mining of already over-drafted groundwater tables,

--the requirement for development of whole new corridors for energy transmission

--the defaulting of projects due to lack of investment dollars and the rising and uncertain costs of mitigation for environmental impacts

The immeasurably valuable natural, scenic and cultural assets of Inyo County are already too vulnerable due to the exploitation of the region's precious water resources to be threatened by such a broad concession to landscape-level irreversible development.

There are more appropriate ways for Inyo County to participate in needed efforts to reduce our carbon footprint such as community level photovoltaic systems.

Please do not recklessly squander this rare and fragile living landscape that we call home.

Thank you,

Ilene Mandelbaum

PO Box 89
Lee Vining, Ca 93541

Inyo County Planning Commission & Department

Independence, CA 93526

Re: Renewable Energy General Plan Amendment

Feb. 26, 2014

Dear Commissioners,

Thank you for this opportunity to comment on such a profoundly critical land issue here in our county. One hundred years ago another large-scale land use change took place when Los Angeles completed its aqueduct. There are permanent impacts from actions of this size. Large permanent impacts are threats to our local communities and economy.

In the 1930's local priest Father Crowley pointed out that the landscape of our county is the real basis for a sustainable economy. He said that tourism will be the backbone of business and he was right.

Of the three mapped proposals by staff, I prefer the 'Least Developed'. I truly would prefer no renewables here, but compromise is always best. Certainly no renewables should go in Panamint Valley on the edge of Death Valley N.P. and none should be in Deep Springs Valley.

Concerns:

The map covers much of the Laws area where there are agricultural activities and permanent vegetation monitoring sites that are governed by the Inyo/LA Long-term Water Agreement. Please check this for possible conflicts.

The map shows the area east of the Owens River between Independence and Lone Pine that includes lands right down to the river channel. This intrudes on the Lower Owens River Project, the centerpiece mitigation in the Long-term Water Agreement. I ask that all the eastside lands be removed which allow the LORP to not be affected and also protect the view shed of the Inyo Mountains.

The Eastern Sierra Scenic Byway begins in Little Lake and runs north. The proposed map lines that route with possible renewable development through Rose Valley. That area should be omitted in order to keep the ES Scenic Byway 'scenic'.

Owens Lake – Inyo County has been participating in the LADWP Master Project for several years. The Master Project covers 45 square miles of the lake bed and proposes no renewables at this time. The entire 110 square miles of Owens Lake are shown as

open for renewable development in the GPA. At a minimum the 45 sq. miles of the LADWP Master Project needs to be dropped.

I recommend that the Inyo County Planning Commission send the Renewable GPA back to staff with suggested revisions. Once revised the Commission should consider accepting the revised GPA or rejecting the entire proposal. This would be the beginning of Inyo taking a position of protecting our world-class landscapes and insuring our future is not once again heavily damaged to meet the needs of areas completely outside our county.

As it has been throughout history the lands with most value and that are most important to our future are the LADWP lands around our Owens Valley towns. Inyo County must continue to press for LADWP land sales that will allow our communities to see reasonable and healthy growth.

Sincerely,

Michael Prather

Drawer D

Lone Pine, CA. 93545

Comments received after the February 26, 2014 Planning Commission

March 24, 2014

Board of Supervisors
Inyo County
PO Box N
Independence, California 93526
Delivered via email to: Jhart@inyocounty.us

RE: Inyo County Renewable Energy General Plan Amendment

Thank you for the opportunity to provide stakeholder comments for Inyo County's (County) Renewable Energy General Plan Amendment (REGPA) which is being prepared under a grant from the California Energy Commission (CEC). These comments are submitted on behalf of Defenders of Wildlife (Defenders), Natural Resources Defense Council (NRDC) and The Wilderness Society (TWS) and on behalf of our combined members and supporters, which number more than 350,000 in California alone.

Introduction

Inyo County is a land of superlatives. The combination of soaring snow-capped mountain ranges, sweeping valleys, desert riparian areas supported by springs and snowmelt rivers and diverse desert scenery creates a place of stunning beauty. Inyo County harbors a multitude of rare and threatened species, some of which are found nowhere else. And, Inyo County is a recreational paradise for residents and the millions of visitors who descend upon the region annually. Many of our members and supporters, from all over California and the U.S., regularly visit Inyo County and the Eastern Sierra to use its public lands for a variety of purposes including hiking, fishing and back-road touring, and they feel passionately about the County's landscapes.

Our organizations strongly support the emission reduction goals found in the Global Warming Solutions Act of 2006 (AB 32), including the development of renewable energy in California. We urge that in seeking to meet the state's renewable energy portfolio standard, and within Inyo County in particular, renewable energy development is designed and sited in the locations that will have the least potential impact on the values described above. Proper siting is essential to ensure that project approvals move

forward expeditiously and in a manner that does not sacrifice our fragile landscapes and wildlife, and our scenic vistas and recreational destinations, in the effort to meet our renewable energy goals.

As we transition toward a clean energy future, it is imperative for our future and the future of our wild places and wildlife that we strike the appropriate balance between addressing the near term impact of industrial-scale solar development with the long-term impacts of climate change on biological diversity, fish and wildlife habitat, and natural landscapes. To ensure that the proper balance is achieved, we need *smart planning* for renewable energy that *avoids and minimizes* adverse impacts on wildlife and lands with known high-resource values.

Our organizations support planning for renewable energy development and development of policies which incentivize "Smart from the Start" renewable energy projects.[1] Our preference is that projects be sited on disturbed private lands, brownfields and, lastly, on disturbed public lands. We also support the development of policies statewide that further incentivize rooftop solar and community-based solar projects. We recognize that a mix of technologies and approaches will be needed to meet California's renewable energy goals.

Inyo County Renewable Energy General Plan Amendment & Our Recommendations

We are pleased the County is working with the CEC to plan for renewable energy development within its jurisdiction, and we have supported the allocation of monies from the CEC to desert counties to develop renewable energy elements in their general plans. As organizations who have been involved in the Desert Renewable Energy Conservation Plan (DRECP) process, of which Inyo County is a part, it's critically important that knowledge and data on land use, species and habitat, development constraints and other factors flow both ways and be integrated between the counties, state and federal government. Our hope is that Inyo County and the DRECP agencies will ultimately develop a plan that helps the state and the County meet their respective renewable energy needs while preserving what is special about Inyo County, and provides more certainty for the County, the public and developers as to where renewable energy will and will not go.

However, *we do not support the "preferred alternative" (PA) as described by staff in its report to the Planning Commission (dated February 26, 2014) and recommended by the Planning Commission for adoption by the Board of Supervisors*. (The PA, once chosen,

[1] As part of Defenders of Wildlife's work on renewable energy planning and siting policy we prepared *Smart from the Start*, a report which is focused on incentivizing the siting of renewable energy projects in low-conflict areas and on impaired agricultural lands with low habitat value as an important strategy for accelerating renewable energy development and protecting vital natural resources. While the recommendations presented in the Report are based on Defenders' analysis of the opportunities and constraints for renewable energy development in the southern San Joaquin Valley, the recommendations are broadly applicable to other areas of California that are planning for renewable energy development. Available at: http://www.defenders.org/sites/default/files/publications/smartfromthestartreport12_print.pdf

would then be subject to analysis under the California Environmental Quality Act (CEQA) in a programmatic Environmental Impact Report (EIR)). The PA designates areas for development that are unrealistic, pose conflicts with other uses including diverse types of recreation, and could have detrimental impacts on wildlife and wildlife habitat[2]. We respectfully request that the Board adopt a modified "lesser-development" alternative (LDA); we have detailed suggested modifications in this letter, along with describing the reasons why some of the proposed Renewable Energy Development Areas (REDAs) in both the PA and the LDA are inappropriate locations for development. A modification of the LDA is a more realistic starting point from which to move forward in the CEQA process[3], and we believe will lead to a more successful plan that appropriately balances renewable energy development with conservation.

Our specific recommendations as to areas that should be further studied as potential REDAs (including for community solar) and those that should be eliminated are detailed below.

Desert Renewable Energy Conservation Plan

The DRECP, if approved, will be a Land Use Plan Amendment (LUPA) for the BLM, a Habitat Conservation Plan (HCP) under the Fish and Wildlife Service (FWS), and a Natural Communities Conservation Plan under CA Department of Fish and Wildlife (DFW). The plan is a coordinated planning and analysis process involving federal agencies, tribal governments and other stakeholders. The DRECP aims to identify those areas most suitable for development while providing conservation for species and natural communities that are impacted by the planned level of renewable energy development. Portions of Inyo County fall within the DRECP planning area which highlights the importance of cooperation and collaboration to ensure identification of development areas and conservation reserves align. We hope the County will integrate its planning with that of the DRECP and use the DRECP biological and conservation reserve design information to help guide its planning process so that the natural treasures that exist within Inyo County can be protected and preserved within the larger, connected landscape of the California desert.

BLM's Solar Energy Program

The Bureau of Land Management (BLM) has identified areas of public land having suitable insolation and relatively low environmental conflicts that are zoned for

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[2] While the land area recommended by staff for designation as REDAs may indeed be small relative to Inyo County's land base, (less than 1% according to the staff report) it is still well over 600,000 acres of largely public lands. And, it is the *quality* of the land not the quantity that should dictate where renewable energy development should go.

[3] Our support for areas we think should be examined in a modified LDA does not mean we endorse these areas for development, but rather that they should be subject to a detailed analysis. We expect further fine tuning will be necessary, especially to ensure that any proposed REDAs do not conflict with the biological goals and objectives and the reserve design proposed for DRECP focal species.

streamlined permitting of renewable energy projects that employ standardized design features. The BLM Solar Energy Program, and the analysis that accompanied it, included no solar energy zones within Inyo County. The Solar Energy Program called for the identification of new zones on public and/or private lands via processes such as the DRECP. Thus any areas proposed for development by the County on public lands should be screened and ultimately approved through the DRECP, which is also a Land Use Plan Amendment for the BLM, the agency with jurisdiction on the public lands.

The Solar Energy Program also identified "variance lands," areas that could be subject to development pending a thorough pre-screening process (as outlined in the EIS for the BLM's solar program) but for which development is in no way guaranteed. Some of these lands exist in Inyo County. While some of these lands *may* ultimately be suitable for development, they are subject to a rigorous review process and should be the exception, not the rule. The variance lands should be subject to a thorough analysis not only via the REGPA but via the DRECP. We expect the DRECP will contain substantial biological and other information that will identify areas of likely conflict with BLM variance lands; any such lands should not be proposed as REDAs in the REGPA.

Technology Inclusive Planning

The REGPA should address and provide incentives for localized distributed generation. As renewable energy technology becomes more sophisticated, the opportunities for community-based renewable energy that is generated close to the point of use will expand. The REGPA should anticipate that future and encourage well-planned distributed generation and small-scale power projects. These types of projects are expected to reduce impacts to species and agricultural lands that result from large-scale remote power plants and their associated transmission facilities. The REGPA should ensure that small-scale projects that supply multiple users, such as a homeowner's association rooftops or local solar panel facilities, are not excluded from areas outside the REDAs. For example, a commercial park would potentially have significant rooftop area which could be used to supply power to all entities in the commercial park. The REGPA should consider and address any current limitation on rooftop or parking lot solar facilities, as well as other areas outside REDAs that could be suitable for solar, and ensure they are promoted[4].

Existing and Planned Electrical Transmission

Development and transmission of electrical energy derived from any future solar and wind energy facilities will require the use of existing transmission facilities with available capacity or new facilities. With a few exceptions, we are unaware of existing or planned transmission facilities that could support large-scale wind and solar energy development

[4] If policies already exist in the County's general plan to promote these types of renewable energy, this should be made clear in the REGPA.

in the County. We recommend that the REGPA be based on existing available transmission, which is most similar to the LDA. This would allow for a much more realistic proposed action and associated analysis. Until such time as the most suitable physical locations for renewable energy development are determined, based on biological and other data available via the DRECP Databasin Gateway planning tool and from local sources, we do not support planning for additional transmission lines or new corridors in Inyo County. The identification of potentially suitable locations for development should come first; the transmission, where feasible, should follow.

Biological Resource Considerations

1) Migratory Birds

Development of large-scale renewable energy is having direct and indirect impacts on migratory birds.[5] The scale of the impacts and the significance to the overall population abundance and ecology of migratory bird species is potentially severe, yet due to a lack of standardized monitoring and analysis, remains unknown. All migratory birds are protected under the Federal Migratory Bird Treaty Act and pursuant to Executive Order 13186, federal agencies taking actions that have, or are likely to have, a measurable negative effect on migratory bird populations are responsible for promoting the conservation of migratory birds. At solar facilities in California that are either under construction or operational, individuals of over 40 species of migratory and resident birds have been found injured or dead. Avifauna impacted by these facilities includes multiple species of raptors, passerines, and waterbirds, including the endangered Yuma clapper rail (*Rallus longirostris yumanensis*), and the Yellow-billed cuckoo (*Coccyzus americanus*; proposed for federal listing). Some biologists believe that multiple bird species may perceive solar facilities as large bodies of standing water or reflected airspace through which to fly. In the case of power tower technology, as was recently proposed in eastern Inyo County, we are concerned about the effect on birds that come into contact with elevated flux levels and resulting immolation. Considering that the Owens Valley and Owens Lake, internationally recognized Important Bird Areas, are known to be used by migratory birds and are part of the Pacific Flyway[6], we are particularly concerned about large-scale renewable energy development in this area moving forward without understanding the severity of potential impacts. Until the impacts are better understood and techniques for avoidance and minimization have been established, we suggest that any utility-scale solar energy development planned for and developed in areas with high migratory bird use proceed with great caution. We have made some recommendations below in our comments on the Owens Valley and Owens Lake REDAs.

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[5] Monthly compliance reports for solar projects under construction estimate up to 70 bird mortalities found incidentally within a month. For more information, see: http://www.kcet.org/news/rewire/solar/water-birds-turning-up-dead-at-solar-projects-in-desert.html

[6] This also includes Pleasant Valley Reservoir, Crowley Lake, Mono Lake, Bridgeport Reservoir and water bodies farther north.

2) Desert Bighorn Sheep
Inyo County is home to multiple populations of Desert bighorn sheep which tend to use the mountainous areas as their primary habitat. However, bighorn sheep require that there is intermountain habitat for them to migrate between mountain ranges and maintain genetic connectivity for a robust population. The California Department of Fish and Wildlife (DFW) has identified intermountain habitat for bighorn sheep that overlaps with many of the REDAs identified in Inyo County's REGPA. We encourage Inyo County to consult with the DFW to ensure that the placement of REDAs will not impede essential movement of bighorn sheep between populations.

3) Mohave Ground Squirrel
Mohave ground squirrel is a state-listed threatened species of ground squirrel found only in the Mojave desert. A portion of the public lands within Inyo County are designated as a Wildlife Habitat Management Area for the Mohave ground squirrel. This conservation area was established in 2006. Among the conservation provisions are a one percent cap on habitat loss and a five-to-one compensation ratio for lost habitat. New modeling of Mohave ground squirrel shows that much of the species habitat that is suitable under the current climate will not be suitable in future climate scenarios. Thus, it is extremely important that connectivity between habitat patches be maintained and that higher elevation habitat patches be prioritized for conservation and protection to ensure this species' survival.

4) Golden Eagles
Resident and migratory golden eagles frequently use the eastern Sierra landscape for either foraging or nesting habitat. Golden eagles are directly impacted by wind energy development through collision with the moving blades of wind turbines and indirectly through habitat fragmentation. When considering siting of wind energy facilities, it is essential the county refer to the Land-based Wind Energy Siting Guidelines and ensure that project proponents adhere to the Eagle Conservation Guidance from the FWS. The guidance included in these documents from FWS will assist wind developers in siting wind energy facilities to avoid impacts to golden eagles in the County. Use of the Land-based Wind Energy Siting Guidelines and the Eagle Conservation Guidance should be incorporated into any plans for wind development in the County.

Specific Comments and Recommendations on REDAs in the Preferred and Lesser Development Alternatives

We offer the following brief overviews and potential issues associated with the proposed overlay areas that are displayed in the staff-recommended preferred alternative (PA) and/or the lesser development alternative LDA. This section is intended not only to raise issues of concern *but also to focus attention on areas that we believe may be most appropriate for potential renewable energy development, pending site-*

specific analysis.[7] Any areas put forward for consideration should incorporate the biological and proposed information on reserve design from the draft DRECP, when it is released later this spring. For each potential REDA we note if it is being considered in the staff-recommended preferred alternative (PA) the LDA or both.

1) Laws (PA & LDA): The Laws area is subject to the regulations contained in the 1991 Long Term Water Agreement between Inyo County and the Los Angeles Department of Water and Power (LADWP), and additional irrigation and revegetation agreements between the two entities. Any renewable energy technology developed in this location should be carefully considered in light of these agreements.

2) Fish Lake Valley (PA): Public lands in Fish Lake Valley are designated Limited Use Class by BLM, and the proposed renewable energy area includes a portion of Cottonwood Creek flowing from the White Mountains. Four miles of Cottonwood Creek from the Forest Service boundary downstream on BLM land are a federal Wild and Scenic River. Public lands are within livestock grazing allotments which are actively used by local ranching operators. Public lands in the valley offer important scenic vistas of the surrounding valley. To our knowledge, Fish Lake Valley lacks existing or planned transmission facilities and local residences and businesses are served through local distribution lines. Consideration of solar energy development should therefore be limited to those private lands located near Oasis Road that are or have been used for alfalfa cultivation. Such development could serve the needs of local power consumers.

3) Deep Springs (PA): Public lands in Deep Springs Valley are designated as Limited Use Class by BLM, and are within an area of high visual resource value due to scenic vistas of surrounding valleys and mountain ranges. The valley is undeveloped except for Deep Springs College and Highway 168 that traverses the valley. Public lands in the valley are within the Deep Springs Grazing Allotment which is actively used by Deep Springs College. Furthermore, public lands in a portion of the valley within the proposed renewable energy area are a designated Wildlife Habitat Management area for the shadscale scrub habitat and State threatened Black toad. We are unaware of any existing or planned electrical transmission facilities in the valley except for distribution lines serving Deep Springs College and the Caltrans highway maintenance facility. Private lands could be considered for limited solar energy development using photovoltaic technology to serve the needs of Deep Springs College and the Caltrans facility. Public lands in this proposed REDA, due to existing uses and significant resource values, should be removed from consideration.

[7] We first provided Inyo County input on REDAs proposed in the 2011 REGPA. Since that time new information has come to light which has caused us to modify some of our initial recommendations.

4) Owens Valley (PA & LDA): The Owens Valley contains highly sensitive resources, including Mohave ground squirrel potential habitat, the Owens River and tributaries, highly scenic vistas, and high value wildlife resources including several Audubon Important Bird Areas (IBAs) for resident and migratory birds (Owens Lake and Owens River), habitat including lekking grounds for the bi-state population of the Greater sage grouse, trout streams, and free-roaming Tule elk herds. Large numbers of water birds are known to pass through the region, a part of the Pacific Flyway. These birds utilize Owens Lake, Crowley Lake and Mono Lake and pass through the Owens Valley, particularly during migration. Years of litigation have resulted in portions of the Valley being restored including 62 miles of the Lower Owens River and the Owens Lake delta as part of the Lower Owens River Project (LORP). The Valley is also subject to the 1991 Long Term Water Agreement. Any development that could adversely impact the requirements contained in this long-standing agreement should not be permitted.

   We recognize that portions of the Owens Valley may appear very appealing for large-scale renewable energy development due to its large size, generally level terrain and access to nearby transmission. However, in addition to the constraints identified above, new information about solar photovoltaic-bird mortalities has surfaced that also needs to be considered if any large-scale development is proposed here. Until more is understood about the interaction between migratory birds and solar photovoltaic facilities, we do not recommend siting large photovoltaic solar facilities in this region. Likewise, wind energy development could pose a significant risk to resident and migratory birds, some of which are listed under State and federal endangered species laws.

   We do believe that portions of the Owens Valley could be considered potentially suitable for solar photovoltaic development if facilities are sited on lands that have been previously disturbed, have low biological value and are sized and designed in a way to avoid impacts to migratory birds. There is nearby electrical transmission which could facilitate renewable energy generation and relatively short-distance connector lines at substations. Due to the sensitivity of the biological, scenic, historical and other resources within the Owens Valley, *we recommend that transmission capacity in the Owens Valley region and southern Inyo County be limited for the life of the REGPA to that which is presently available*. The Valley is sensitive enough, as the keen public interest in and concern about large-scale solar or wind development in Owens Valley has shown, that there needs to be a reasonable limit on development. It is our understanding that the LADWP Rinaldi line has approximately 250 MW of available transmission. The source of power for that transmission could come from any number of sources including projects sited in various places such as the Bishop airport, near communities, and areas within and south of the Owens Valley.

To address the problems posed by solar development for birds, if a REDA is proposed in the Owens Valley (or at Owens Lake; see below), the County's EIR should contain a thorough analysis of the state-of-knowledge currently available on solar-photovoltaic and solar-thermal bird injuries and mortalities. The EIR should require that if REDAs are identified in the Owens Valley or at Owens Lake, all project proponents contribute money to the state and federal wildlife agencies to fund further study of this problem. The County should also consult with the state and federal wildlife agencies to develop a protocol for analyzing projects in these REDAs as well as proposing a suite of mitigation measures that must be considered by all proponents. All proponents should be required to abide by these requirements.

Finally, a majority of the land within the proposed REDA is owned by the Los Angeles Department of Water and Power (LADWP) and is not under the jurisdiction of the County. We urge that the County work with its citizens, the Los Angeles Mayor's office, Los Angeles City Council, the LADWP Board of Water and Power Commissioners and others to help ensure that LADWP is part of the County's renewable energy planning going forward. We do not think it's possible to formulate a good plan for renewables development in the Owens Valley absent the full participation of its largest landowner. A collaborative planning process involving all stakeholders should be established that includes LADWP and that assesses an array of possible options for use of LADWP lands.

5) Owens Lake (PA & LDA): Owens Lake is identified as an IBA and was subject to a master planning process for the past five years that included Audubon, LADWP, state and federal agencies and multiple stakeholders. Similar to Owens Valley, the main issue with siting renewable energy in this REDA is the potential impact to migratory and resident birds, particularly to large numbers of shorebirds that breed at and migrate through Owens Lake. Additionally, the area around Owens Lake contains suitable habitat for Mohave ground squirrel. Owens Lake also contains sensitive archaeological resources.[8] For Owens Lake we recommending consulting the Owens Lake master planning process documents and, in particular, the "Report on the Owens Lake Master Plan Collaboration" (October, 2013) that outlines recommendations for placement of potential solar projects. For both the Owens Valley and Owens Lake REDAs, we recommend that no more development is allowed than the current existing transmission capacity can handle for the life of the REGPA. Any development that goes into this region needs to be very carefully sited to avoid impacts to sensitive resources and scenic viewsheds.

[8] See http://articles.latimes.com/2013/jun/02/local/la-me-massacre-site-20130603

6) Centennial Flat/Darwin (PA & LDA): As mentioned in the Planning Staff Report, this area is comprised largely of public lands in the California Desert Conservation Area and is classified by BLM as Limited Use Class. Public lands in the entire area, except for a narrow land area adjacent to Highway 190 overlap the 2006 Mohave ground squirrel designation. Groundwater within this area is very limited and likely insufficient to support solar energy development that would require considerable water for construction and operation. For the LDA, specifically, over half of the Centennial Flats area overlaps with modeled suitable habitat for Mohave ground squirrel and the Darwin area overlaps significantly with Mohave ground squirrel modeled habitat. Considering this is the northern end of the range of Mohave ground squirrel, it is likely that this portion may be more important considering range shifts in response to climate change.

   The area south of Highway 190 is identified as an essential habitat connectivity area linking large blocks of ecologically intact lands located to the north (Hunter Mountain, cottonwood Mountains, Inyo Mountains) with those to the south (Coso Range).[9] Additionally, this area was modeled as important intermountain habitat for Desert Bighorn Sheep based on genetic studies of dispersed populations of bighorn sheep across the California desert.

   The area is generally highly scenic with unobstructed vistas of the Coso, Inyo, Hunter Mountain and Argus Ranges. Cultural resource sensitivity is high, especially within and adjacent to the Coso Range and Darwin Falls. Consideration of renewable energy development should therefore eliminate the extensive public lands in this proposed REDA and be limited to the private lands located near the small community of Darwin, and limited to photovoltaic technology that would generate electrical power to serve local needs. There are no planned or existing transmission facilities in the area except for local distribution lines that serve Darwin.

7) Rose Valley (PA & LDA): Although electrical transmission is located in the valley, natural habitat here is occupied by Mohave ground squirrel and the loss of the habitat in this narrow valley would sever connectivity with populations to the north and south. The public lands in Rose Valley are designated as Mohave ground squirrel conservation area. We recommend that private lands that have been impacted by alfalfa farming and other commercial activities be considered for renewable energy development and that those federal lands essential for the conservation of Mohave ground squirrel be eliminated from consideration.

8) Pearsonville (PA & LDA): There appears to be significant acreage of disturbed private lands in the Pearsonville area directly adjacent to existing transmission

[9] Spencer, W.D., P. Beier, K. Penrod, K. Winters, C. Paulman, H. Rustigian-Romsos, J. Strittholt, M. Parisi, and A. Pettler. 2010. California Essential Habitat Connectivity Project: A Strategy for Conserving a Connected California. Prepared for CA Department of Transportation, CA Department of Fish and Game, and Federal Highways Administration.

lines. These private lands, as well as disturbed public lands in the vicinity, may be suitable for development. It should be noted, however, that all public lands in this area are Limited Use Class and designated as Mohave ground squirrel conservation areas. Public lands located west of Highway 395 are essential in maintaining habitat connectivity and north-south movement for this species. We recommend that critical areas for the Mohave ground squirrel be removed from this REDA. Additionally, the northern section of this REDA overlaps with desert bighorn sheep intermountain habitat.

9) Panamint (PA): The proposed Panamint Valley renewable energy area is essentially all public land classified as Limited Use Class except for a relatively small area of Moderate Use Class associated with local limestone mining activity. Similar to other remote valleys in the County, Panamint Valley has very significant scenic qualities, with superb views of the Panamint, Argus and Hunter Mountain areas. Panamint Valley is adjacent to and part of the western gateway for Death Valley National Park. With a few exceptions – a small government radar facility near the Ballarat turnoff and Panamint Valley Road, a large gold mine in the extreme southern end of the proposed overlay area, and a limestone mine at the base of the Argus Range, Panamint Valley is void of development. Furthermore, there are no existing or planned electrical transmission facilities in the valley. Nearly all the non-federal land in Panamint Valley is owned by the State of California and under jurisdiction of the State Lands Commission. We agree with the removal of Panamint Valley in the LDA and do not think the County should consider siting renewable energy in this area.

10) Trona (PA & LDA): Public lands within the Trona overlay area are a mixture of Limited Use Class, Moderate Use Class, and Unclassified. The southern portion of the overlay area contains private lands, and public lands in the Moderate Use Class and Unclassified that appear suitable for solar energy development consideration. Due to military and civilian aircraft operations within the area, we suggest that only photovoltaic technology be considered. Some transmission capacity may exist in SCE facilities linking the Searles Valley with the substations in the Indian Wells Valley. Photovoltaic solar development on private and Unclassified public lands could be used to generate electrical power for use in the local area of Homewood Canyon, Pioneer Point, and Trona.

11) Death Valley Junction (PA): Lands within the proposed Death Valley Junction REDA include the historic Amargosa Opera House and hotel, and are located in the center of the region serving as the eastern gateway for Death Valley National Park. An area of approximately 1,000 acres in Death Valley Junction is held in trust for the Timbisha Shoshone Tribe in addition to a federal allocation of 15.1 acre feet per annum of groundwater for the purposes associated with use of the lands. We are unaware of any planned or existing transmission lines in the area, and existing distribution lines serve local communities. Groundwater in

this area is associated with the Death Valley Flow System which extends far north into Nevada. The local Amargosa Groundwater Basin is in overdraft and fully allocated within Nevada.

Public lands in this area were excluded from consideration for solar development through analysis of the BLM's Solar Energy Program. Thus, any limited development that may take place should be on suitable private lands and should not require any new groundwater to become operational. Photovoltaic technology on a scale that would serve the needs of the local community may be appropriate.

12) Chicago Valley (PA): Public lands in this area are designated as Limited Use Class. Groundwater in the basin is limited and there are no electrical transmission facilities other than local distribution lines serving scattered local residences. Chicago Valley has well developed mesquite woodland habitat and is suitable Desert tortoise habitat. Golden eagles nest in numerous locations in surrounding mountain ranges and likely utilize Chicago Valley for foraging. Bighorn sheep occur in these ranges as well, and may cross Chicago Valley during inter-herd movements or utilize the bajadas in the valley adjacent to the mountains for winter and early spring forage. This area has been modeled as intermountain habitat for desert bighorn sheep. We agree with the decision to remove this REDA in the LDA and do not think the County should consider renewable energy development in this region.

13) Charleston View (PA & LDA): We consider private lands within this proposed REDA potentially suitable for renewable energy development provided that water demands are low and in balance with the limited and over-utilized groundwater supply in the Pahrump Valley region. We urge great caution in this regard because there is potential for groundwater in this basin to be connected with the Death Valley Flow System and the Amargosa River. For these reasons, we strongly recommend that this area be designated as a potential REDA for photovoltaic technology only. Undeveloped public lands within the REDA likely support populations of the threatened Desert tortoise. We recommend that public lands not be considered for development unless they have been designated by BLM as Unclassified and suitable for disposal.

14) Sandy Valley (PA & LDA): The Sandy Valley REDA is comprised of private and public lands, the latter of which are designated Unclassified by BLM. Many of the private land parcels are used for alfalfa and sod production or are no longer in use. This REDA appears to be suitable for consideration of solar energy facility development provided water use requirements are minimized, such as through the use of photovoltaic technology requiring minimal water for infrequent solar panel washing. Groundwater under Sandy Valley is in a state of decline due to groundwater extraction for alfalfa and sod grass irrigation, and any additional

water demand may result in groundwater depletion issues in adjacent Nevada, where residents of Sandy Valley, Nevada also use the same groundwater but under Nevada permits.

Conclusion

In a variety of landscapes that contain unique and threatened species, diverse habitats and world-class scenic and recreational resources, Inyo County has a tremendous responsibility to plan "right" for renewable energy development. Working with the DRECP and other agencies to sync data and planning, having a very transparent public process and engaging LADWP in planning for both renewable energy and conservation, we believe it can be done. We look forward to working with Inyo County to ensure the development of an REGPA that identifies appropriate locations for various scales of renewable energy while ensuring protection for sensitive desert species and habitat, preserving Inyo County's world-class scenery and helping to diversify the economy of Inyo County.

We thank the staff of the Inyo County planning department for their hard work and diligence through what has been an intensive process to date.

Respectfully submitted,

Stephanie Dashiell
California Representative
Defenders of Wildlife
Sdashiell@defenders.org

Helen O'Shea
Director, Western Renewable Energy Project
Natural Resources Defense Council
Hoshea@nrdc.org

Sally Miller
Senior Conservation Representative, CA
The Wilderness Society
Sally_miller@tws.org

cc BOS
CAO
Planning

To: Mark Tillemans, Supervisor District 4

March 05, 2014

From: David Kirk
PO Box 371 /455 South Edwards
Independence, CA 93526

Supervisor Tillemans,

I wish to take this opportunity to convey to you my opposition to the Inyo County Planning Department's Renewable Energy General Plan Amendment (REGPA).

As I write this I'm reminded of an important event in our nation's history. Back in 1966 there was a movement to flood portions of the Grand Canyon. To most reasonable and modern day sensibilities this idea would sound preposterous, but had not conscionable people acted at that time, it could have happened. The pitch, the justification made by the boosters of such an egregious act was cheap and clean energy.

Today I see Inyo County's stunning landscapes being faced with a similar crisis. The Inyo County Planning Department risks infringements to precious visual, cultural, and biological resources by including the following areas in their REGPA; Laws, The lower Owens River from Independence to Lone Pine, Owens Lake, Rose Valley, and Panamint Valley

I'll briefly touch on a few of the myriad values that are at risk here; Sublime views of John Muir's Range of Light and other desert ranges, combined with the recovering Owens River as well as other fragile, important habitats make Mary Austin's "Land of Little Rain" unique in the world and a huge draw to tourism. In addition, cultural and historical integrity at locations such as Laws, Manzanar, and the Lower Owens River that fall within the industrial zone do not appear to be adequately considered in the REGPA. Others more knowledgeable and eloquent than I have already provided sufficient detail regarding these aspects in their comments, so I'll keep my argument compact. There is however one other reference to history that I might add. The year 2014 is the 50th anniversary of the Wilderness Act. I mention this because large scale industrial development on the floor of the Deepest Valley would impact the view shed from locations in wilderness areas such as the Golden Trout, Inyo Mountains, John Muir, Malpais Mesa, Sequoia/Kings Canyon, South Sierra, and White Mountains. Similarly, a solar complex in the Panamint Valley would be visible from the Argus Range, Death Valley, and Surprise Canyon Wildernesses.

This landscape is the chief component of our local economy and is treasured by a prodigious sum of people throughout the world. It has been celebrated by the arts through such mediums as literature, photography, painting, and cinema and these celebrations have in turn left an adorning mark on our state and national heritage. This landscape continues to provide numerous opportunities for outdoor recreation and inspiration in a relatively pristine setting. An industrial solar complex that may be obsolete in as little as a decade would be a blight on this landscape.

While it's commendable that Inyo County is considering renewable energy, plans that will not degrade or compromise the numerous facets of this treasured landscape need to be unhastily developed. I would encourage the County of Inyo to proceed cautiously, judiciously, and with widespread support as it considers and implements renewable energy development. As a constituent of your 4th district, I'm urging you to reject the REGPA on March 18.
Thank You for your consideration.

Sincerely,

David M. Kirk

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INYO COUNTY
ADMINISTRATOR
CLERK OF THE BOARD

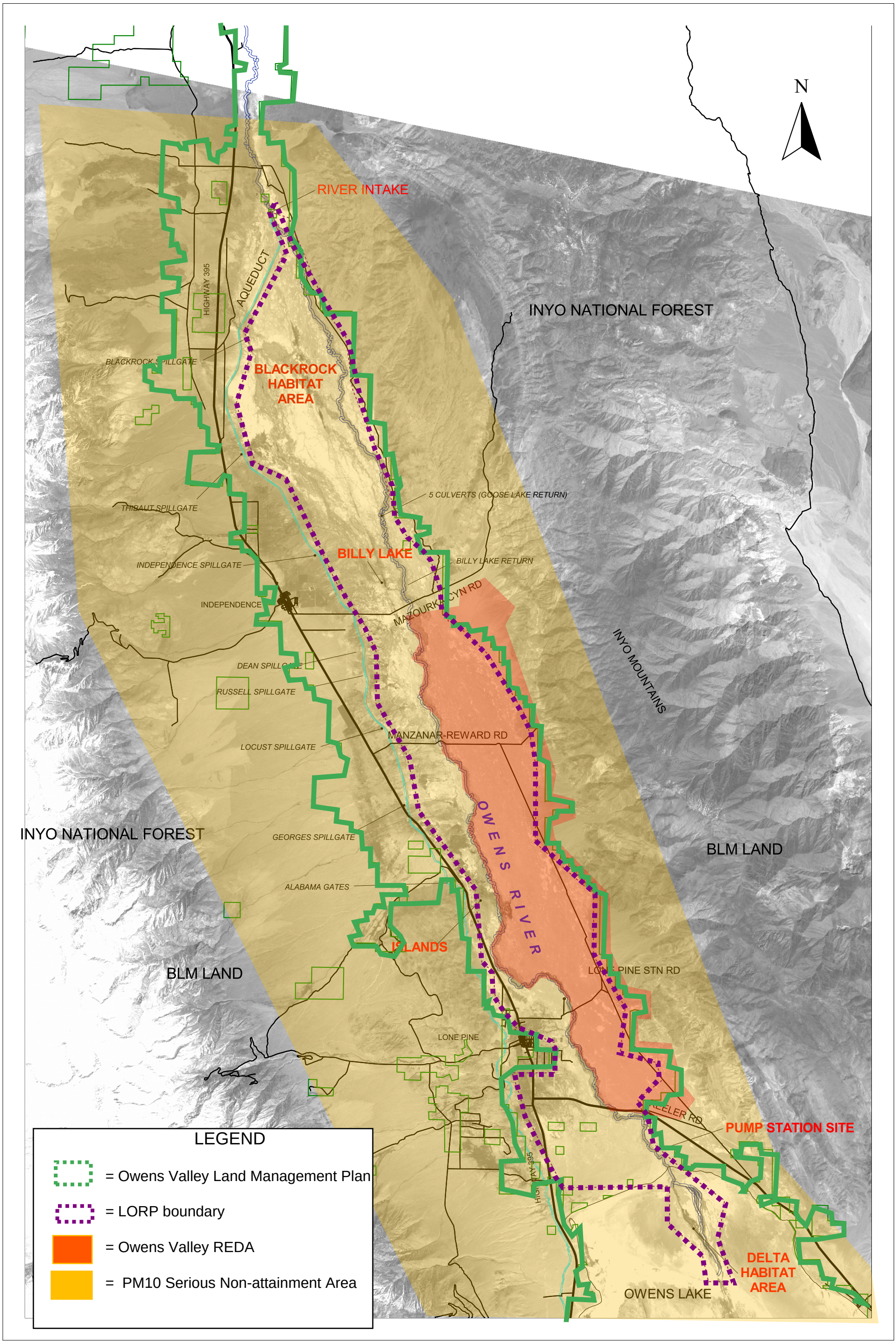


Figure 1-1. Lower Owens River Project Area

6.11 Annual Report on the Owens Valley Land Management Plan

Introduction

The 1997 MOU contains a requirement for a land management plan for Los Angeles-owned, non-urban lands in the Owens River Watershed in Inyo County (excluding the LORP planning area). The 1997 MOU states that LADWP shall continue to protect water resources used by the citizens of Los Angeles while providing for the continuation of sustainable uses such as recreation, livestock grazing, agriculture, and other activities. In doing so, LADWP shall promote biodiversity and healthy ecosystems, and address situations or problems that occur from the effects of various land uses on City of Los Angeles-owned property. The 1997 MOU states that priority is to be given to riparian areas, irrigated meadows, and sensitive plant and animal habitats.

Subsequently, LADWP developed the OVLMP (LADWP 2010a) to fulfill this requirement of the 1997 MOU and to better manage the City's lands in the Owens Valley. The OVLMP consists of 10 chapters that describe current conditions and future management of grazing, riverine-riparian ecosystems, recreation, cultural resources, fire, commercial uses, threatened and endangered species, and areas of special management concern. The fundamental role of resource management is to assess and evaluate the effects of existing land and water use practices, and recommend flow management and land management improvements if necessary.

CEQA Process for the Additional Mitigation Projects

Following the completion of the OVLMP, LADWP prepared an Initial Study and Mitigated Negative Declaration (MND) (LADWP 2010b) for CEQA compliance. The document was released on March 23, 2010, to public agencies and other interested parties for a 30-day review period; the review period ended April 26, 2010. LADWP received two letters of comment regarding the project, but comments received did not necessitate a change in the findings and conclusions of the document. After review of the comments received and based on the information in the Initial Study, LADWP determined that with adoption of mitigation measures, implementation of the OVLMP would not have a significant impact on the environment.

The final MND and Mitigation Monitoring and Reporting Program (Section 6.11.2) were presented and approved by the City of Los Angeles Board of Water and Power Commissioners at the June 1, 2010 Board meeting. A Notice of Determination was filed with the Inyo County Clerk on June 2, 2010. LADWP began implementing the OVLMP shortly thereafter.

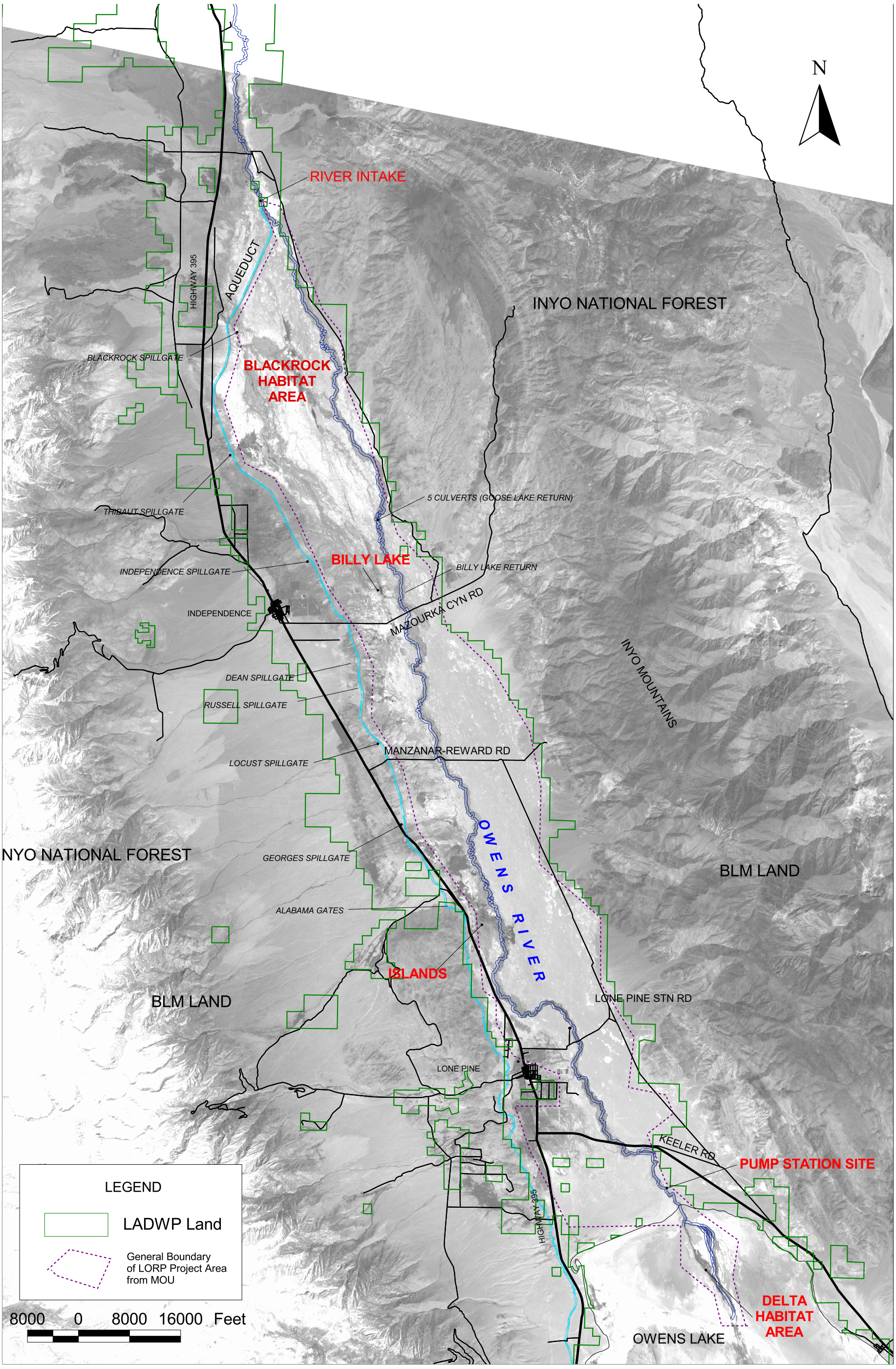


Figure 1-1. Lower Owens River Project Area

The Lower Owens River Project

The Lower Owens River Project (LORP) settles more than 24 years of litigation between the LADWP and Inyo County over groundwater pumping and water exports. This project is intended to mitigate for a host of lost environmental values in the reach of the Owens River from the Los Angeles Aqueduct Intake to Owens Lake as well as associated springs, seeps, off-river lakes, and ponds. The project is the largest restoration effort undertaken by the LADWP. It has an extensive scope and includes a geographic area 65 miles long and across the Owens Valley from the White Mountains to the Sierra Nevada Mountains. This area has been designated the Lower Owens River Conservation area and consists entirely of LADWP property. This project includes not only restoration of the river, but developing habitat connectivity with off-river habitats (numerous ponds and lakes) and thousands of acres of wetlands, riparian pasture and upland grazing management, sanctuaries for T&E bird, fish, and plant species, recreation plans, and a pumpback facility. The project was initiated in 1993 with a controlled flow study, data acquisition, and geographic information system data development. LADWP and consultants are now in the final stages of developing management plans for all resource components in the ecosystem.

River Management

The Lower Owens River will be managed with a base flow of 40 cubic feet per second (cfs) and an annual riparian (freshet period) flow of up to 200 cfs. These flows will allow natural processes to create diverse and complex fisheries and riparian habitat.

Wildlife/Wetlands Management

The LORP will result in the creation of hundreds of acres of new wetland habitat for the benefit of wading birds, shore birds, and riparian species. Elk, deer, and other animals will benefit from the extensive wildlife habitat that will accompany the water and land management actions.

Spring & Seep Habitat Management

Over 100 springs and seeps have been inventoried in detail. Representative springs and seeps will be selected for long-term monitoring to measure changes caused by groundwater pumping. Some springs will be identified for restoration.

Threatened & Endangered Species Conservation

Development of a plan for indigenous threatened and endangered (T & E) species of fish, wildlife and plants, forms a part of the overall goal of the project to benefit biodiversity and comply with federal and state laws. The T & E plan focuses on the occurrence, distribution, and habitat requirements of the federally listed species, as well as for selected federal and state species of concern. To ensure that the plan is not in conflict with the habitat requirements of other species of the planning area, information on candidate species of concern in addition to the federal T & E are being incorporated. The preliminary plan will identify conservation areas within the Lower Owens River planning area and incorporate all the actions planned to support recovery of T&E species. Most if not all of the planned actions within the Lower Owens project will benefit identified threatened and endangered species and measures are being taken to fully integrate T&E species into all elements of the planning process.

Monitoring & Adaptive Management

The LORP is a long-term commitment to monitoring trends, measuring attainment of goals, and decision-making on a host of ecological issues through adaptive management. Monitoring and adaptive management represents a major effort over many years to reach goals set for the LORP.

Baker and Hogback Creek Management

Two high quality riparian systems, Baker and Hogback creeks, in the Lower Owens River will be managed for their unique values for threatened and endangered bird species and associated habitat.

Habitat Conservation Plans (HCPs)

HCPs are one of the many programs LADWP performs on an ecosystem-wide basis that benefits the whole watershed management effort includes managing threatened and endangered species. While there are some existing sanctuaries for T&E species, and others in the development stage, the effort to maintain water deliveries to the city without creating conflicts with T&E species is too often piecemeal. LADWP has initiated habitat conservation plans for all T&E species on all LADWP-controlled lands beginning with fish in 1999. Successful implementation of HCPs will allow LADWP to continue water delivery operations for perhaps 40 years without risk of conflict with T&E species and issues.

Resource Monitoring

Vegetation Mapping: Another ecosystem-wide program is the development of new vegetation maps at regular intervals for all LADWP-controlled lands in the Owens Valley. These maps illustrate vegetation changes over time that is essential information for watershed management and planning. These maps, and associated data, like most LADWP databases, are available to other agencies, universities, and researchers.

Aerial Photography: LADWP also updates its library of aerial photography and satellite images at prescribed intervals. Again, this information is essential in watershed management and photos and data are always made available to interested parties.

Land Use Management

Water export, grazing/ irrigation, and recreation are the three primary uses of the Lower Owens watershed. The future quality and quantity of water to be supplied to Los Angeles is dependent on the management of both the water and the land. Grazing lease management plans are being prepared for each of the leases so as to meet best management practices and to conform to the stated goals and objectives of the LORP. Elements covered in the plans and future implementation include: threatened and endangered species, livestock and elk grazing, waterfowl management, recreation, and water quality both in the uplands and the riparian areas. Management plans are being designed to promote biodiversity and a healthy ecosystem while allowing for the continuation of sustainable land uses. The individual lease plans will be used to build the land use management plan for the Lower Owens River and to continue to be in compliance with state and federal laws that protect water quality and threatened and endangered species.

Recreation Management

As the restoration effort proceeds and the river and wetlands increase in biomass and diversity, the area will undoubtedly attract an increasing number of tourists and other outdoor recreation enthusiasts. Any increase in tourism and other recreation will be an economic boom to retailers and hotels in Lone Pine, Independence, and Bishop. LADWP will adaptively manage recreation to prevent harm to the ecosystem and to minimize user conflicts. LADWP expects to be proactive in our management as recreation use increases. Klondike, Warren, and Diaz lakes are valued recreation areas in the Lower Owens River. LADWP will continue to provide management that promotes water sports, fishing, and hunting opportunities on these large lakes

cc BoS
Planning
CAO

March 7, 2014

From: Carol Underhill

11773 Iverson St

Victorville, CA 92392

RECEIVED
2014 MAR 12 AM 9:37
INYO COUNTY
ADMINISTRATOR
CLERK OF THE BOARD

To: Inyo County Board of Supervisors

Box N

Independence, CA 93526

Dear Supervisors,

I was born and raised in Bishop, CA. This fact has influenced my life more than any other – more than my sex or my race or my socio/economic background or anything else. That wide open landscape of the Owen's Valley provided a backdrop to my childhood that was unequaled. My parents and I frequently went hiking and camping along the river and in the foothills and higher mountains. It was an amazing place to explore and call home. It influenced my thoughts and behaviors from a very early age and shaped my career and how I have been raising my son.

We all need beauty and open space where man hasn't built... whether we grew up with it or not. "The idea of wilderness needs no defense, it only needs defenders," wrote Edward Abbey. John Muir wrote, "Everybody needs beauty as well as bread, places to play in and pray in, where nature may heal and give strength to body and soul."

That being said I do understand the need to develop alternative sources for energy. However as I travel around the West I see so many vast areas already disturbed that would make for great places for solar and wind development. Why impact virgin habitat? Why impact that wide open view that so many draw inspiration and solace from?

I have climbed two 14,000' peaks on either side of the valley and their views deserve to be unimpaired for future generations. I hope that the Supervisors seriously consider the resources of open space and beauty and the tourists they draw when they vote on their plan later this month.

Sincerely,

Carol Underhill

CC BOS
CAO
Planning

March 7, 2014

Dear Inyo County Supervisor Rick Pucci, (and all other Inyo County Board of Supervisors),

I appreciate the ability to make a comment on the decision by the Inyo County Planning Commission and convey my thoughts with you before you make any decisions regarding the REGPA.

In my 40 years of living in Inyo County I am appalled that our own planning commission would, despite the large amount of public opposition (among other things); make the decision to pass on the Renewable Energy General Plan Amendment (REGPA) to you for approval.

On March 18 you will be given this plan for approval and I (a constituent of the 3rd district) am writing to ask that you DO NOT approve this plan. The plan seems to have been written in haste using indirect and devious language. It is illogical, fails to maintain loyalty regarding community support, and is very inconsistent with the rules used to create it in the first place. I am asking you to please, REJECT this plan because it is flawed and it truly undermines democracy.

I am a proponent of solar power but I am NOT willing to ruin a landscape as precious as that of the Owens Valley and I sincerely hope that you feel the same way. It's bad enough that Los Angeles has altered this landscape by taking the surface and ground water and denuded places on the valley floor due to these practices. Even though they have done some mitigation, there is NO mitigation that would block the views of unsightly acres of cement and solar panels placed throughout the Owens Valley and some of the other places in Inyo County.

Furthermore, this landscape is like none other. The view shed from Highway 395 (Scenic By-way), the Sierra Nevada and the Inyo Mountains would be ruined, not to mention the views adjacent to Manzanar Historic Site, other cultural resource sites, and fragile desert environments within the proposed areas.

Thank you for your representation and for taking my request seriously to NOT approve the REGPA on March 18.

Sincerely yours,

Denise Waterbury

Denise Waterbury
2632 Highland Drive
Bishop, CA 93514
neecerberry@gmail.com

RECEIVED
2014 MAR 12 AM 9:37
INYO COUNTY
ADMINISTRATOR
CLERK OF THE BOARD

cc BoS
CAO
Planning

Bishop, 3/5/14

RECEIVED
2014 MAR 12 AM 9:27
MONO COUNTY
ADMINISTRATOR
CLERK OF THE BOARD

To: The Board of Supervisors

To all concerned,

As a Bishop resident, I would like to express my heartfelt opinion on the matter of the REGPA.

There seems to be something inherently wrong about **how** and **where** this solar project is being planned.

We are planning :
on permanently destroying one of the most scenic stretches of land in California;
on devastating a critical migratory corridor for birds and habitat for wildlife;
on altering a treasured cultural site and, last but not least,
on compromising one of the main sources of income for the local economy, ie. tourism.

All in the name of what amounts to obsolete technology in energy production.

As was pointed out in the Planning Commission meeting of Feb. 26, industrial scale solar arrays are fast becoming a thing of the past, because they are so inefficient and invasive. The future of this technology lies in using existing structures to install solar panels.

Why create the supply hundred of miles from the demand?

It is LA that needs this power.
It is LA that has millions of rooftops and structures suitable for installation of solar panels.
It is **in** LA that the money should be spent for clean energy production.

Building a large scale solar array in the Owens Valley implies building more power lines to transfer the energy, more access roads, more fences, more defoliation and therefore, more dust…negating 20 years of efforts to mitigate the damage done by past mismanagement of resources.

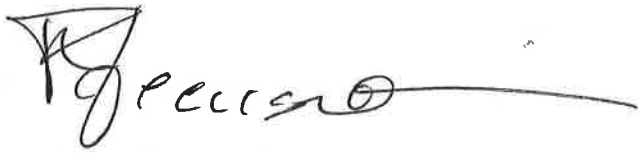
I am astounded that this plan has gotten as far as it has, assuming that your job is to do what is in the best interest of the community.
There is no economic advantage to the local economy and there is permanent loss to our unique environment.

More importantly, there are better alternatives. This is a wonderful opportunity to set an example, to point the way towards less destructive, cleaner, more sensible energy production… for all of us and for all who will come after us.

I am sure you all have the vision to appreciate the long term effects this project will have on this land, on its people and on the wildlife…including the precedent it would set.

Please don't let political pressures sway you and know that, when you make a stand, you have your community's heartfelt support behind you.

Sincerely,
Paola Accusani



RECEIVED
MAR 2014
PLANNING DEPT

March 12, 2014

Inyo County Planning Department
168 North Edwards Street
Independence, CA 93526

Dear Sir:

I have recently become aware of the project known as REGPA, the Renewable Energy General Plan Amendment, a solar project to be located just east of Manzanar Historic Site. I can picture acres of solar panels and electrical power lines and towers against a backdrop of the Sierra or Inyo Mountains. What a nightmare! My understanding is that there would be other such sites.

I wonder how you can encourage the destruction any part of the incomparably beautiful Owens Valley landscape?

I grew up in Independence in the l930's and 40's and had an amazing childhood - roaming the sagebrush, hiking up and down the streams, riding my horse all over the Valley, hiking over the Sierra passses into the backcountry. From Winnedumah, the famous granite rock on the crest of the Inyos, the view east across Owens Valley to the sweep of the Sierra Nevada takes one's breath away.

My parents, Paul and Mary DeDecker, not only loved the Valley, they fought hard to protect it.You can imagine how indignant Mary DeDecker would be over the DWP's latest, a large scale desecration of her beloved Valley. She would also focus on the environmental damage.

I'm all for solar energy in small scale projects. Many of our Marin neighbors now have solar panels on their roofs and the number continues to grow. Can't other urban areas, including Los Angeles, do the same?

My husband and I are now in our eighties but we still vacation in Owens Valley, which involves spending money on motels, gasoline, and food. The area under your care has such incredible scenic wealth. I implore you to do your part to protect such a treasure for future generations. Nothing can be more important than your stewardship of the land.

Joan Busby

Joan DeDecker Busby

4 Carolyn Court
Mill Valley, CA 94941

INYO County Planning Department
PO Drawer L
Independence California 93526
March 14,2014

RECEIVED
MAR 2014

Dear Planning Department Personnel

Enclosed is the letter I presented at a recent meeting held on March 4,
Concerning the proposed Solar Panel Installations.
The following are excerpts from a letter written by Chief Seattle to Pesident Pierce in 1855. Chief Seattle was a man of Vision and respected today as a Prophet.

Where is the Eagle-Gone

"Every Part of this earth is sacred to my people. We know that the white people do not understand our ways. One portion of the land is the same to him as the next. For he is a stranger who comes in the nightandtakes from the land what ever he wants. The earth is not his "Mother" but his enemy and when he has conquered it he moves on. The whites to shall pass. Perhaps sooner than other tribes. Continue to contaminate your bed and you will one night suffocate in yourownwaste. When the buffalo are all slaughtered, the wild horses all tamed, the secret corners of the forest heavy with the scent of many men and the ripe hills blotted by talking wires, Where is the Eagle-Gone!

And what is it to say goodbye to the swift and the hunt. The end of living and the beginning of survival". We who love and live in this Valley know that through the years Much has been given to the City below. A City that has grown so large it is becoming Unlivable due to pollution, crime, poverty, and overpopulation. How much more can this Environment here give to that ever consuming entity below so that it survives and this high desert valley dies. For surely if the Solar Development proposal passes by both the Board of Supervisors and the Planning Commission, the large scale desert environment Thisproposal entailsand the plant and animal life depending on it will die. When is enough enough.

I have seen and heard that LADWP claims ownership of this Valley. Then if that is the case, they have a grave responsibility to become better Stewards of this land. Not just LADWP but all of us living on this Planet. Many are realizing we can no longer use up and exploit the remaining viable wilderness areas. WE must preserve and protect them for the future generations who follow us. It is up to us toset this example of conservation and preservation.

There are many besides Chief Seattle who understood what it means to care for the Earth, John Muir whom many who live in this valley have known of once said "When one tugs at a single thing in Nature, he finds it attached to the rest of the World". Please many of us are asking, :Just say No". There are other places touse the Sun for energy. It is my deepest feeling that if Solar Agencies are allowed to come here
They will only see this beloved Valley as open space,land, to be used and not the value in its unique Beauty. If allowed, the damage will be irreparable.

Fran Capodanno

CC BoS
Planning
CAO

Inyo County board of supervisors

Regarding the REGP amendment, just look at Tehachapi, in Kern County. The windmills are "all" over and have destroyed the look of the valley over the years. It is human nature, give them an inch and they will take a mile. Fossil fuel will be around for a long time, and California need's to get it's head out of the ground. Don't let the land be a victim of California politics. Think long and hard about the future. You will either save the county's scenery, or condemn it.

Wayne Karus
Bishop

RECEIVED
2014 MAR 24 PM 3:11
INYO COUNTY
ADMINISTRATOR
CLERK OF THE BOARD

Cathreen Richards

From: victor lawson <vicsahobo@hotmail.com>
Sent: Sunday, March 02, 2014 1:53 PM
To: inyoplanning@inyocounty.us
Subject: Please vote against the REGPA

As an 11th year Inyo, Co. resident and 4th year Inyo, Co. Search and Rescue volunteer, I urge you to reject the Renewable Energy General Plan Amendment as currently written, on March 18th, 2014.

My personal reasons for opposing this proposition may not hold as much scientific or historical weight as others you may have read or received, so I will not dwell on them. I will say that, as a very active upland bird and waterfowl hunter, I am loathe to think of how this disruptive and huge project will affect our sport. I find that, on any given day during the bird hunting season, I can venture out into the vastness of the Valley and find myself utterly enveloped by openness and grandeur. I know that at any moment, almost anywhere, a covey of California Quail may present itself in a flurry of flapping and produce a doubling of my heart rate in an instant. I know that I have an even better chance of seeing owls, raptors, coyotes, hares and rabbits, deer, elk, ducks and geese, and even better yet...no human influence other than some tin cans and obsidian chips.

THIS is why I moved here: The wide open wild west is alive and well in the Eastern Sierra, Inyos, Whites, and the Owens and Death Valleys. Please don't aid and abet in its destruction.

Thank you.

Victor Lawson
Inyo Co. Search and Rescue
v.lawson@hotmail.com
760-920-0654

Cathreen Richards

From: Sally Manning <smanning@telis.org>
Sent: Thursday, February 27, 2014 12:31 AM
To: Jeff Griffiths; inyoplanning@inyocounty.us; kcarunchio@inyocounty.us
Subject: learn about solar from Lancaster, CA

Flag Status: Flagged

At today's Planning Commission meeting I mentioned Inyo County could and should learn some things about bringing in renewable energy in a modern and innovative manner, and in a way that doesn't wreck our landscape and truly benefits county residents. For example, take a look at what the City of Lancaster is doing and thinking. My statement was based on this article I read recently in High Country News. I suggest the Planning Department or Inyo leaders contact Heather from Lancaster, or the mayor, and consider exploring their model.

Sally Manning

Article from High Country News pasted below (See it online for the pictures .... You may need to copy and paste the url into your browser if the link doesn't work automatically. It's worth reading!)

Is basic solar technology the key to an energy revolution?

http://www.hcn.org/issues/46.1/is-basic-solar-technology-the-key-to-an-energy-revolution/article_view?b_start:int=0

by Judith Lewis Mernit

On a November afternoon just outside Lancaster, Calif., Mayor R. Rex Parris stands beaming through his foresty beard, expounding on the grave dangers of climate change. No one seems overly concerned – possibly because most of the audience speaks Mandarin as a first, and in some cases only, language. Instead, they're as cheery as Parris, flustered by neither the language barrier nor the 40-mph wind gusts that ruffle the mayor's brilliant white hair. "I used to say we were changing the world," he intones. "Now I say we're saving the world."

It sounds like hyperbole, but it might be true. Behind Parris, in a once-vacant lot, rise the beginnings of a 16-acre solar farm, developed in collaboration with U.S. Topco Energy, a Taiwan-based firm with offices just over the mountains in the San Gabriel Valley. The arrays will supply

electricity to just a few hundred homes, but to hear Parris tell it, they're the first green shoots of an energy revolution – one that begins in local communities and spreads out to the planet.

Lancaster is a city of 150,000 in a region of the West Mojave Desert named the Antelope Valley for the pronghorn that roamed here before agriculture and industry left behind a strafed and empty landscape, dotted with sickly Joshua trees and rows of stucco bungalows. In the '80s, Lancaster and its twin to the west, Palmdale, offered refuge to middle-class families fleeing Los Angeles' crime and housing prices, but urban ills soon metastasized here: In 2007, Lancaster's violent crime rate was twice the national average.

Parris, a Lancaster native, was elected in 2008 to address that situation. His authoritarian methods, which included aerial surveillance of public places and harassing Section 8 renters, have drawn lawsuits and ridicule, but he's been re-elected twice. If the city is now in the throes of an unlikely renewal, it's in part because Parris launched an all-out war on the city's decades-long decay. Among the weapons in his arsenal: The polycrystalline silicon cell that turns sunlight into electricity via photovoltaic process.

Since 2010, 52 megawatts of PV solar panels have gone up on Lancaster's rooftops, schools, carports and warehouses, as well as on five city facilities, including City Hall and the baseball stadium, home to Lancaster's minor-league JetHawks. And it's been done with surprisingly little controversy: Last spring, when the city council mandated that new housing developments average one kilowatt of solar per structure, even KB Homes, the region's major housing developer, got behind it.

Parris, 61, is a big man – not simply tall, not overweight, but big. A millionaire personal injury lawyer with offices just down the street from City Hall, he is a Republican who rejects neither climate science nor government's role in people's lives. Just as he's tried to ban pit bulls from Lancaster, he'd like to erase dirty electricity from the planet (including neighboring Palmdale, where plans to build a 570-megawatt hybrid gas and solar plant have him apoplectic). "I was elected for public safety," he says. "What could be more dangerous than the greatest catastrophe man has ever faced?" Lancaster satisfies nearly a quarter of its peak energy demand with solar, but Parris wants it to be more – much more. Eventually, he'd like the city to become "net zero," producing more clean energy than it consumes.

"Of course," he says, "they could kick me out before we get there."

Parris might talk as if he's acting only out of concern for the planet. But there's more to it than that. If distributed solar is on the rise in cities like Lancaster, it's also because putting photovoltaic panels on rooftops – something that once required a hefty investment with uncertain payoff – has suddenly become a way to generate civic revenue. The technology has already saved Lancaster tens of thousands of dollars in utility costs, and a partnership with the solar-leasing company SolarCity to put panels on the city's school buildings has brought in close to $400,000 in just two years.

Even the solar-home ordinance pays. More expensive homes bring the city more money through property taxes, and every kilowatt of solar, a Lawrence Berkeley Laboratory study found, raises the price of a house by $5,900. More importantly, solar is excellent stimulus: Every resident who saves money on electricity contributes more to the local economy, explains Deputy City Manager Jason Caudle. "Sometimes what they save is enough for a new car payment."

"We are not a rich city," says Heather Swan, Lancaster's senior solar project developer. "I cannot do things just for their green value. Everything has to make economic sense. We're saving the planet, yes. But we're also creating a revenue stream. Solar power could turn this city around."

Five years ago, if you asked why all of California's rooftops weren't plastered with solar panels, you'd get a list of reasons: The state's utilities profit more from centralized power plants; financial incentives are too meager; the grid can't handle part-time bursts of energy. But the biggest deterrent in California and elsewhere was always the expense, which not even the most generous state incentives and a 30 percent federal tax credit could overcome. When Ellensburg, Wash., for instance, began its 109-kilowatt community solar garden in 2006, it cost $1 million for the panels and their installation – about 24 cents per kilowatt hour in a state where the retail price dips as low as 6 cents. "It was a feel-good deal at the time," says Shan Rowbotham, the city's power and gas manager. "It was an investment made with no potential return."

Back then, inventors were chasing hard after the next innovation that would make solar more efficient and thus less expensive: cylindrical designs, special concentrating lenses, nanomaterials. The U.S. Energy Department, under then-Secretary Steven Chu, offered loan guarantees to companies working on the problem, as well as on lowering "soft costs" with easier installation, faster permitting and streamlined integration with the grid.

In the end, though, the big breakthrough turned out to be not an imaginative new technology, but plain old polycrystalline solar, combined with China's formidable manufacturing discipline. Starting in 2009, the Chinese government invested billions of dollars in speedier production, and the price of PV solar dropped like eBay bids on obsolete iPhones. Ellensburg paid $3 to $5 per watt for its panels in 2006. The ones going up at Lancaster's solar farm cost one-third of that.

Other factors have contributed to solar's affordability as well. Forty-three states allow solar homeowners to offset the electricity they use at night with the excess they generate during the day, spinning their meters backward to zero, an arrangement called "net energy metering." Some utilities – including the Los Angeles Department of Water and Power – have rolled out "feed-in-tariff" programs that pay certain small generators outright for their production. And companies like SolarCity allow residents and businesses to reap solar's rewards without even buying a system. California's average retail rate for electricity is about 16 cents per kilowatt hour; SolarCity charges Lancaster just 10 cents per kilowatt hour to power the city's five civic facilities.

SolarCity was founded in 2006 by brothers Peter and Lyndon Rive, cousins of Tesla Motors' Elon Musk. Their business model was forged when only large producers could take advantage of the federal tax credit; households had a $2,000 cap. But even after the cap was lifted in the 2009 stimulus, their strategy endured. The company functions like a sub-utility, installing, permitting and claiming all incentives and tax credits in return for charging a reduced electricity rate. In November, the company added 10 cities to its roster of 14, which means there's a SolarCity office within 30 miles of almost everyone in California, as well as in Colorado, Arizona, Washington and Oregon, and on the East Coast.

Other companies, among them Sunrun, Clean Power Finance and Sungevity, provide similar services throughout the country. Greentech Media Research, which monitors energy trends, reports that leased installations account for 80 to 90 percent of new solar in California and Arizona.

Cheap solar combined with the leasing model has spawned Lancasters all over the sunny West. Sebastopol, Calif., has gone a step beyond Lancaster in mandating solar not just on homes, but on all new construction; Boulder, Colo., buoyed by inexpensive PV, is in the process of wresting its electricity production away from investor-owned Xcel Energy with the intent of establishing a municipal utility. SolarCity has covered the rooftops

of 22 Walgreens stores across Colorado and 120 California Walmarts with solar panels. For the first time in 15 years, the U.S. outpaced Germany in new solar installations.

Solar PV still generates only 0.3 percent of the nation's electricity, but that's 15 times more than it contributed in 2009. If prices continue to decline, solar may soon cost no more to put on the grid than the cheapest coal.

And rooftop solar already has utilities running scared. Last January, investment analyst Peter Kind wrote a report for the Edison Electric Institute called *Disruptive Challenges,* warning of all the ways that for-profit utilities could fall to self-generation. "(It) was written to create a shock," says Jeff Navin, a consultant with Boundary Stone Partners who until recently served as a deputy chief of staff in the Energy Department. "And it did." It was also a cry for help to regulators who might not recognize the threat to utilities. "It was the first step in the effort to roll back net-metering laws," Navin says, "and to slow down the growth of distributed solar."

It's hard to get utility spokespeople to acknowledge any objections to rooftop solar. In email conversations, Southern California Edison's Robert Laffoon said the utility, spurred on by a state incentive and marketing program called the California Solar Initiative, has installed solar on 49,000 customers' rooftops and has reservations for 11,000 more, for a total of 668 megawatts. With help from the California Public Utility Commission, the utility holds workshops, in Lancaster and elsewhere, on installing solar and connecting up with the grid.

Yet in their lobbying and advocacy, utilities argue that their consumers' unpredictable systems cost them money and deprive them of revenue. They're not wrong: In states with lots of sun and energy policies that favor rooftop solar, Navin says, "utilities are losing some of their best customers at peak periods," people with big roofs and houses full of always-on electronics; desert dwellers who run air conditioners from April until October. On top of that, those states require utilities to buy power back from those same people at retail rates.

With just a smattering of solar-covered rooftops, that's not such a big deal. "But if you look at places like San Diego," Navin says, "where in five years they grew from 2,900 to 29,000 homes with solar, that has an impact."

The utilities' quest for relief has not gone well. Southern California Edison and California's two other investor-owned utilities, San Diego Gas & Electric and Pacific Gas & Electric, leaned heavily on state regulators and legislators to add usage fees to net-metered customers' bills; the impasse ended this fall with the Legislature allowing for a modest surcharge on solar customers' bills, but clearing the way for even more net metering. In Arizona, the state's largest utility, Arizona Public Service, wanted regulators to add a $50 to $100 per month surcharge to the bills of net-metered customers. Instead, they got 70 cents per kilowatt of solar capacity. For a good-sized solar-powered home, that comes out to only about $3.50 per month.

Now, in Colorado, Xcel Energy wants to take 6 cents off the 10.5 cents per kilowatt hour that it pays to solar-equipped customers, claiming that people without solar subsidize the cost of putting their neighbors' rooftop PV on the grid.

But are utilities really suffering as much as they believe? Jon Wellinghoff, the former chairman of the Federal Energy Regulatory Commission, thinks not. Distributed energy has advantages for utilities, too, because it obviates the need for large new centralized power plants and the complicated land-use agreements that come with them. It's also more efficient, as there's no loss along transmission lines. "The utilities that see the

value of (distributed energy) to their local distribution system and use it to enhance that value will survive," he says. "Those that fight it – that try to oppose consumers putting in the systems (they) want – will have much more difficulty."

An energy lawyer for 30 years in Reno, Nev. – he drew up the state's landmark renewable energy standard in 1997 – Wellinghoff served at FERC from 2006 until late last year; he's now at the San Francisco law firm Stoel Rives. At FERC, he shepherded through new rules that would help "firm up" intermittent power sources like solar with storage, including two that directed utilities and regulators to place a higher value on energy stored in batteries, flywheels and tanks of molten salt. Battery technology has lingered in the doldrums relative to other technological advances in the 21st century, because batteries just weren't profitable. The FERC orders invigorated the industry.

Wellinghoff likes distributed generation, he says, because it makes communities more resilient when catastrophes hit the grid. He suspects that's why consumers like it, too. "People are starting to understand that the grid is an unreliable system," he says, "especially in the face of major climatic events." But so far, resiliency remains an illusion in places like Lancaster, because solar-electric systems are useless in a blackout. When the grid goes down, they go down with it.

In the next three to five years, Wellinghoff believes, that will change. More homes will be able to switch from grid-connected to "island" mode – even at night, as "we see the coupling of PV with storage." He also sees a bright future in liquid metal batteries, which, unlike solid batteries, last for a decade or more. Plug-in electric vehicles already store some solar electrons, and Tesla Motors' Musk will partner with his cousins to provide lithium-ion battery backup for business and residential solar.

More ways to complement solar loom: Dean Kamen, the inventor of the Segway, has developed a super-efficient and quiet gas generator the size of a mini fridge called the Beacon 10. David Crane, CEO of NRG Inc., a New Jersey energy developer with offices in Arizona and Palm Springs, sees a future in which there's a solar array on every roof and a Beacon 10 in every garage.

Utilities like storage and Kamen's machines even less than they like rooftop solar alone. Southern California Edison recently began denying net-metering credits to customers who back up their solar arrays with batteries, on the grounds that battery power isn't necessarily from renewable sources, so utilities aren't required to buy it. The move could easily backfire: Consumers who can't sell their electrons back to the utility have little incentive to maintain the relationship.

That's precisely what Peter Kind warns of: "One can imagine a day when battery storage technology or microturbines could allow customers to be electric grid independent," he wrote. "To put this into perspective, who would have believed 10 years ago that traditional wire line telephone customers could economically 'cut the cord?' "

Indeed, says Navin, the big telephone companies chugged along with the exact same business model as the utilities do now – until the cell phone came along. Then, he says, "AT&T went from being the largest company in the world to being bought out by a subsidiary that turned it into a cell phone company. That transformation happened very fast."

Heather Swan, a tall, energetic blonde who wears spike heels even on the pitted tarmac at the solar farm, has spent most of her 31 years in Lancaster, seven of them in City Hall. She started in 2006 as an accounting temp while finishing her MBA at California State University Northridge, then

moved up into the city's redevelopment department. Lancaster had been a boomtown thanks to thousands of new homes sold under subprime mortgages, but in 2008, the housing crash hit hard. "We were second in the state for foreclosures," Swan remembers, right behind Stockton.

Hoping to spur a revival, Swan honed a knack for luring people from neighboring cities to shop in Lancaster, offering gift certificates for local restaurants and getting the city to pay registration fees for cars bought on Lancaster's lots. By the time Parris had begun to court Topco and SolarCity, Swan was working in the mayor's office, and made clear that she wanted to work on solar. "I'm a tree-hugger at heart," she says.

"Solar Lancaster" fits what Swan calls her job description: "To do great things with almost no money." When Lancaster partnered with SolarCity on the schools project, Swan and Jason Caudle, along with Public Works Director Robert Neal, leveraged municipal bonds to finance 70 percent of the project, and SolarCity brought in investors to pay for the rest. Because the federal tax credit is useless to a municipality, Lancaster couldn't reap its rewards. But the investors could, and Lancaster benefits from the sale of the energy.

Now Swan is the only full-time employee of the Lancaster Power Authority, a municipal utility the city created in 2011. It doesn't amount to much yet, since it owns none of the city's solar and still depends on the regional utility, Southern California Edison. And while Lancaster has joined forces with the California Delta city of Pittsburg, 40 miles northeast of San Francisco, to build transmission that would allow the export of utility-scale solar – a plan that SCE opposes – Swan says it has no intention of breaking with SCE. "We'd have to buy up all their infrastructure. And we don't have that kind of money."

At least, not yet. As Lancaster generates more electricity on rooftops, as more 500-kilowatt solar canopies cover more parking lots, it seems inevitable that the utility's role will shrink, and perhaps ultimately disappear. When I press Swan on the direction the Power Authority has taken, on the fact of its very existence, she admits that independence is likely. "That is the natural progression," she says. "Yes."

What would it take for Lancaster to disconnect from the grid? It might be a worthwhile cause: In the same way that Mayor Parris believes solar serves public safety by cutting carbon emissions, solar, supported by storage, might also serve public safety when disaster strikes the grid. It's not hard to imagine that happening: Lancaster sits virtually on top of the San Andreas Fault, whose handiwork is visible where the Antelope Valley Freeway cuts through Avenue S in Palmdale. Swirls of shaken earth, laid down in layers over thousands of years, show how one violent event after another pushed up mountains and cracked open canyons. The next time the fault breaks – and it's long overdue – it will likely disrupt supply lines that follow its path through the mountains. Distributed energy's reliability could help more here than it did on the East Coast after Superstorm Sandy.

Jon Wellinghoff has an idea for exactly how it would work: "Microgrids," he says. "They're the only way we're going to make our energy system reliable and resilient." They're also a model for how utilities and customers generating their own power might cooperate to build a stronger grid.

Two hundred miles south of Lancaster, at the University of California, San Diego, Energy and Utilities Manager John Dilliott defines a microgrid as an electrical distribution system that shares a single point of connection to the main grid but can sometimes function without it. The university's own microgrid serves as a "living laboratory" for energy, he says, with strategically placed fuel cells, super-efficient concentrating solar arrays and zinc-bromine liquid batteries all feeding into a 42-megawatt campus-wide system. At its center, a natural gas-fired turbine generates both electricity and reusable heat, balancing the intermittent renewable power with always-on supply.

The microgrid came about for practical reasons, not revolutionary ones. The local utility, San Diego Gas & Electric, had neither the means nor the inclination to wire up the campus to support the university's massive research laboratories, including the Scripps Institution of Oceanography and a world-famous climate analysis center. So in the early '90s, university engineers bumped up the voltage, built a substation and ran cables underground. The microgrid saves the institution $8 million annually.

It's already proved its reliability: In September 2011, when a grid failure triggered a cascading blackout in San Diego and beyond, the university's system was back up in four hours – three hours before the utility. Dilliott's team is perfecting the technology that will allow an even faster response, but he doesn't trivialize the connection with San Diego Gas & Electric: The utility's larger network adds a layer of resiliency should something flicker out in the campus system.

San Diego Gas & Electric also has a microgrid project of its own in Borrego Springs, Calif., where 2,780 utility customers, many of them retirees, cluster in a desert valley served by a single, remote transmission line. Built over the past year with federal and state grants, the Borrego Springs microgrid firms up 900 kilowatts of solar PV with lithium-ion batteries. On Sept. 6, when a lightning storm took out 20 power poles, the microgrid kept power on for more than 1,000 customers, including the local library, where a designated "cool zone" stayed open – a literal lifesaver for elderly residents in the late-summer heat.

Like UC San Diego, Borrego Springs serves as an energy laboratory. "We're learning what the utility of the future might look like," says San Diego Gas & Electric spokesman Hanan Eisenman, "We can test technologies; we can see how distributed resources interact (with the grid). And we get to see what happens when we have more of a two-way relationship with the customer."

Which brings up another question, one Jeff Navin has pondered a lot: "What if utilities had gotten ahead of the curve and seen the opportunity in distributed energy?" he asks. What if, instead of watching SolarCity come in and scoop up customers, Southern California Edison had embraced the lease model first, installing solar arrays for free and milking the kickbacks? What if, instead of battling net metering, it had worked to streamline solar permitting?

After all, Navin asks, "If you're a consumer, who would you trust to provide your power? The utility that you've known and had a relationship with for 20 years? Or this brand-new startup that you've never heard of?"

Lancaster, by contrast, now moves so fast on permitting that installers, says Parris, call the city "not just fast, but *China* fast." And Heather Swan is slowly growing her solar team at the Lancaster Power Authority. "It really is the future for this city, this utility," she says. "It's what's going to keep our parks open, our streets paved, our sheriffs on the beat. It could change everything."

Cathreen Richards

From: Sally Manning <smanning@telis.org>
Sent: Thursday, February 27, 2014 12:43 AM
To: inyoplanning@inyocounty.us
Subject: Fwd: Solar Done Right event with the Owens Valley Committee

Flag Status: Flagged

SUPPORT THE OWENS VALLEY COMMITTEE

Lecture and Social Event

ON WORLD WATER DAY

SATURDAY 5-8PM MARCH 22, 2014

Mountain Light Gallery, 106 Main St., Bishop, CA.

HORS D'OEUVRES, BEVERAGES, LIVE MUSIC, SILENT AUCTION
SUGGESTED DONATION $10 AT THE DOOR

SOLAR DONE RIGHT

FEATURED SPEAKER: BILL POWERS

Solar Done Right (SDR) is a coalition of engineers, biologists, and land activists who view with concern the rush to develop our few remaining wildlands for industrial solar energy. SDR advocates for reduced demand, point of use generation, and large-scale production in the "built environment."

The event will also feature the world premiere of an OVC promotional video done by Bishop production company Bristlecone Media.

Betsy Perluss, Ph.D. February 28, 2014

Auburn, CA 95602

Inyo County Board of Supervisors

P. O. Drawer L

168 N. Edwards Street

Independence, CA 93526

To the members of the Inyo County Planning Dept:

I am writing to express my disapproval of the proposed "Renewable Energy General Plan Amendment" (REGPA) in Inyo County, which would allow the development of any industrial-scale energy developments in the Owens Valley. My concern is based not only on my personal love for the Owens Valley, but also due to my work and fifteen year involvement with a non-profit, 501(c)(3), organization dedicated to facilitating nature-based experiences for adults and youth, and which is centered in the town of Big Pine, located about 35 miles north of the proposed SOVSR facility.

Our organization serves hundreds of people a year, many that come from all over the world — Germany, England, Scotland, Switzerland, Spain, Italy, South Africa, Czech Republic, Ukraine, China, among others. In particular, our European participants say that one of the reasons they chose our organization is because of the location. Truly, they say, there is no place in the world like the Owens Valley. The valley's rare natural and cultural treasures are unique, something

incomparable to their overdeveloped European countries. This is what draws people to this place. In other words, the Owens Valley is special.

As for myself, I do not know much about land use policy, nor the reasons why you are inclined to approve the REGPA. So, all I can do is speak from my heart. I'll begin by telling you about when I was a small girl and my father brought me into the Owens Valley. We slept in the campgrounds in Bishop and Independence. We visited Manzanar. We fished the rivers. My father was so proud showing me this place where, as a child, he was also brought by his uncle, driving up from Los Angeles in an old Ford model A, bringing tourists on fishing excursions. That experience with my father changed my life. It instilled in me a love for the natural world that has guided me throughout my career. My father is dead now, but his spirit is captured in the tidal wave mountains of the Eastern Sierra.

And then, in the summer of 2013, I hiked the John Muir Trail, beginning in Yosemite. 211 miles later, I finally arrived on top of Mt. Whitney. There were many more people on the summit than I expected, but the atmosphere was full of excitement. Everyone was thrilled, snapping photo after photo, while gazing down into the deepest valley from the highest peak in the lower forty-eight. It was one of the greatest moments of my life, as I know it was for many of the others. I wonder now what it might be like to hike all that way and to gaze down on a dark mass of solar panels.

I know that I'm being sentimental and that you're dealing with very practical issues. So, I offer you this. Wouldn't it be unwise to destroy this rare attraction that draws so many?

Perhaps Theodore Roosevelt says it better, offering his words of warning:

"Here is your country. Cherish these natural wonders, cherish the natural resources, cherish the history and romance as a sacred heritage, for your children and your children's children. Do not let selfish men or greedy interests skin your country of its beauty, its riches or its romance."

If our past president can speak with such sentimentality, maybe feeling – love – has value when making these big decisions. Next time you're in the valley, please step outside and take a good look around. Imagine your children and grandchildren standing next to you. Imagine telling them how you did your very best to preserve this precious place. Because you love them.

Near the end of his life, Republican Senator Barry Goldwater, took a hard look at the urbanized metropolis of Phoenix, AZ and said, "What have we done to this beautiful desert, our wild rivers? What in the world were we thinking?" Goldwater was referring to the Glen Canyon Dam, which he campaigned hard for. He was a believer in progress. Sadly, he deeply regretted his actions and died before he could make any restitution. Please don't make the same mistake.

I appreciate your attention to this letter.

Betsy Perluss

My name is Jane McDonald and I live in Independence.

As a resident of Inyo County, I have been excited to take part in the revisions to the County's General Plan. My participation has not been limited to the Renewable Energy component of the plan, but rather the entire General Plan. This is because I view the County General Plan as a way for our county to envision and begin developing a plan for our future. Since none of our towns in the south are incorporated, our participation in this plan is the best way for us to have a voice in our future. I believe our County needs a real economic development plan, and it has not seemed to me that we have had one in a very long time.

During both the General Plan process and the Renewable Energy process, I thought the Planning department did an excellent job of soliciting input from residents. The meetings were well publicized, and planners had an interactive agenda which asked everyone—not just those comfortable speaking in public– to weigh in on maps and written policy proposals by putting colored stickers on components of the plan. Being able to participate in this process made me believe that I was participating in a democratic process.

This is why I was so shocked to see the documents before you today which zone numerous pristine, wild spaces as industrial for solar development. These documents in no way reflect what took place in those community meetings. While I attended meetings in Independence, I have spoken to people who were in these same meetings in Bishop and other parts of the county, who report that community sentiment was largely similar. There were no suggestions that industrial solar development was part of anyone's vision for moving this county forward.

When asked, the overwhelming majority of participants heartily supported solar development on rooftops, over the aqueduct, or perhaps on Owens or China Lake, but were vehemently opposed to the placement of industrial solar mega-developments on undisturbed land. At meeting after meeting, I have heard residents express grave concern about the industrialization of the valley and the impact of such industry on our bread and butter: tourism. No temporary construction jobs, and certainly not the 10 jobs DWP is suggesting will arise from their proposed project next to Manzanar will compensate for the damage done to our many small businesses, and recreation-centered employment with the Park Service, Forest Service, or BLM.

Modifying the County's General Plan is something that cannot be rushed through in reaction to pressure from outside agencies. It must be done with careful, deliberate consideration and engagement with our county's residents. In Inyo County, any economic development plan we make must have supporting tourism at its center. Otherwise, we are taking our greatest asset, the beauty of our valley, and flushing it down the toilet.

I urge you not to adopt policies which allow for the industrialization of our very valuable open spaces.

Planning Department

County of Inyo

P.O. Drawer L

Independence, CA 92526-0611

The Manzanar Committee, which sponsors the annual Manzanar Pilgrimage and Manzanar At Dusk programs, and has played a key role in the preservation, protection and creation of the Manzanar National Historic Site, is vehemently opposed to any development that would interfere with the operation, goals and purpose of the Manzanar NHS, including forever marring its view shed. As such, we strongly oppose Inyo County's Renewable Energy Development Areas (REDA), as defined in your 2013 Renewable Energy General Plan Amendment, which would open the door to large-scale renewable energy projects in the Owens Valley.

Further, we fail to understand the logic behind allowing large-scale solar or wind power projects in the Owens Valley, where your mostly pristine, open lands, along with forest areas, beautiful lakes and streams and other outdoor wonders, would be destroyed forever by massive renewable energy facilities. With Inyo County's economy based on tourism, this makes no sense at all.

You may believe that renewable energy projects will bring increased economic development to Inyo County. But if the Los Angeles Department of Water and Power's (LADWP) proposed Southern Owens Valley Solar Ranch (SOVSR) is any indication of how wrong such beliefs are, Inyo County must reconsider this position. After all, according to LADWP's Draft Environmental Impact Report, the project would employ approximately 350 temporary workers, and up to ten permanent employees.

As such, in terms of providing employment opportunities for Inyo County residents, the SOVSR would generate some temporary jobs during construction of the project (LADWP stated it would take approximately five years to finish construction), but no more than ten permanent jobs to operate and maintain the facility. Does that sound like it is worth destroying a huge swath of the Owens Valley, given that, as I stated above, your economy is based on tourists who are attracted to the Owens Valley because of the beauty of its open spaces and pristine lands?

Moreover, should Inyo County allow LADWP to build large-scale solar energy projects in the Owens Valley, water will be needed to clean the solar panels. Where do you think they will get the water? The little rainfall the Owens Valley gets each year will not be enough to keep the panels clean. As such, you can bet they will pump even more of your precious water from groundwater wells in the area, causing even more environmental damage to your county than they've already done.

Before anyone gets the wrong idea, let me state for the record that the Manzanar Committee is not opposed to solar energy, or other renewable energy sources. In fact, we applaud Inyo County's support of projects that would help us move away from fossil fuels. However, the Owens Valley is the wrong place for such development. Indeed, placing massive solar facilities in the Owens Valley is a poor choice while other options exist. In fact, centralized, industrial solar facilities are not a wise use of resources at this time, as centralized solar farms are less efficient and more expensive than distributed, rooftop solar systems.

Distributed solar produces energy directly in the market where it is consumed. There is no need for expensive, massive transmission lines and distribution infrastructure. For example, Los Angeles can easily generate incredible amounts of energy to power its homes and businesses from rooftop solar projects (source: report by Los Angeles Business Council/UCLA Luskin Center for Innovation).

Furthermore, by its own admission, the LADWP will pay homeowners in the Owens Valley substantially less than homeowners here in Los Angeles per kilowatt hour (source: LADWP).

Not only would the REDA open the door for such ill-conceived, large-scale development in the Owens Valley, but it would also put a major crimp in the ability of the Manzanar NHS to accurately tell the story of the 11,070 Americans of Japanese ancestry, and their immigrant parents who were prevented from naturalizing due to racist laws, who were unjustly incarcerated there during World War II.

The natural environment surrounding Manzanar is an indispensable element in understanding what those incarcerated in America's concentration camps experienced. The fact that our government chose to incarcerate over 110,000 persons of Japanese ancestry—2/3rds of whom were native-born American citizens—and to place them in remote, desolate, largely uninhabitable locations is key to understanding what our families and our community were subjected to. In fact, one of the key reasons Manzanar has been such a successful National Park is that the site, and the surrounding area, was not marred by development, and has remained largely untouched since World War II.

In fact, the very idea that any land in or around the Manzanar NHS could be used for a massive solar energy generating facility would not harm the ongoing efforts to preserve and understand the tragedy of justice that occurred there is simply beyond insensitive, and it's not just insensitive to the Japanese American community, the survivors of America's concentration camps and their families. That gross insensitivity extends to the efforts of the National Park Service, and others who have worked so hard to bring this brief, but essential, part of American History to light.

Indeed, not only has the Manzanar NHS been a huge success, but it is also a significant contributor to Inyo County's economy. Despite that, you would allow large-scale renewable energy development to occur within its view shed? Not only would that severely diminish the ability of National Park staff at Manzanar to accurately tell the story of those who were incarcerated there—as stated above, they would no longer be able to accurately show the desolation aspect of the story, which is essential to understanding it. But to allow such development would also greatly disrespect and dishonor those who were incarcerated there, people who were, in fact, Inyo County residents who expect and deserve much better from their former home.

2014 marks the tenth anniversary of the opening of the visitor's center at the Manzanar National Historic Site. Over one million people have visited the site since 2000. This year also marks the 50th anniversary of the Civil Rights Act. Our country has come a long way since 1964, and we hope that as we celebrate the advances we've made in the area of civil rights, the concerns of those Americans who were denied those rights simply because of their ancestry are not swept aside and ignored.

We call on Inyo County to do its part by doing everything in its power to protect the Owens Valley from large-scale renewable energy development.

Dear Inyo County Supervisors and Planning Department,

I must add my voice against Inyo County's Renewable Energy Development Areas (REDA), as defined in your 2013 Renewable Energy General Plan Amendment (REGPA), which would open the door to large-scale renewable energy projects in our Owens Valley. Any large scale solar including the Southern Owens Valley Solar Ranch (SOVSR) and Northland project which would be right in front of sacred Winnedumah will be a blight on our valley, destroy it's unique character, and forever ensure that whatever water we may regain will go to naught as we will no longer be able to do the farming that we should be doing in this hopefully still fertile land.

Why do you want to turn our valley into many ugly solar farms? Who will this energy be for, what will it power? Hasn't our Owens Valley suffered enough to serve the needs of those who are not residents? What about the fragile plants and animals? We have already lost so many from both the pioneer settlements and the LADWP. Whole lives and lifestyles destroyed.

But yes, let's build and provide solar on every building in the valley that has the correct solar facing requirements and that the owners are willing. Let us be ourselves energy independent. And let us not create another dependence of those who don't reside in our valley. We are strong when we foster our own sustainability, but not when we go looking at outside venues for that. This is my reading of the historical accounts. And that is what is being done by the (REDA)/(REGPA) project.

Los Angeles can power the half the state of California with solar on it's own rooftops: http://www.kcet.org/news/rewire/solar/photovoltaic-pv/study-las-rooftop-solar-potential-an-untapped-job-creator.html. Let them.

And why should we be assisting a Canadian company (Northland LLC) in making money that will not stay in our communities. And in destroying our lovely Owens Valley. As well as why should we be assisting any other concerns/companies/corporations that have no regard for our Owens Valley except for it's monetary and resource base. Distributed solar in the communities where it is generated is the only environmentally correct option—not these centralized/industrial boondoggles. They only enrich those

who wish to charge us for the sun such as the Koch Brothers and those who the American Legislative Exchange Council (ALEC) represents. The sun belongs to all.

Also with all the construction crews for these projects there will not be enough housing for them and our tourists on which our Owens Valley's economy depends (since losing our farming economy). Once people realize that there is no accommodation for them they will stop coming, permanently. What will we do then? The land as well as our water will be gone and our economic base (which was the trade for our water, remember?). In my cross country bicycle trip, Bike 4Peace 2010 I noticed the sad effects of such degradation in the hospitality industry where there were large scale industrial operations such as would be the case if these projects are allowed. The rooms were not well kept and they were difficult to come by.

What do the residents of our Owens Valley really want? Have you even polled them, I mean more than a poll in the Inyo Register asking if people "liked" or "hated" the SOVSR. At least the Inyo Register attempted. Do we really even know about this? It is time for a plebiscite. Not on just on this, but overall for this New Century in our Owens Valley.

Please don't join in this long line of those who have given away, stolen, and destroyed our Owens Valley: President Theodore Roosevelt, the United States Congress, William Mulholland, Fred Eaton, the City of Los Angeles, the Los Angeles Department of Water and Power (LADWP), and the pioneers some of whom are my ancestors (especially the McGees, who were responsible for and at the massacre at Owens Lake on March 19, 1863).

Also, further revelations about the original irrigation systems is soon to come out in film and otherwise. I refer to Jenna Cavelle's Paya project with knowledge provided by Paiute elder, Harry C. Williams:
http://americancultures.berkeley.edu/sites/default/files/Cavelle.pdf for example. It will be a crime to further destroy those historical remnants. That irrigation and the beauty of the valley was what drew my ancestors Yaney to this valley, instead of moving on to Los Angeles as they had originally intended after leaving Sonora, post gold rush.

I submit these comments because it is a New Century. We don't have to do things in the ways we did them in the last century/century and a half. There should be total community understanding and consent about where our Owens Valley is headed. I am tired/we are all tired of feeling powerless in regards to what happens in our Owens Valley. I am tired of my friends in the great Northwest up here in Oregon telling me that our Owens Valley "is dead and to forget about them." Also you should know that the site for the SOVSR is on the former property of my great, great Grandparent's MacIver's (McIver) ranch that had to be sold to the LADWP. My great, great Grandfather Finley McIver may have sold it, but I doubt that his bride, my great, great Grandmother Jessie Skinner MacIver ever consented. Their marriage ended soon after as did the spelling of the last name. And I submit these comments because I am alive now and it is my turn to stand up for my home, our Owens Valley, before it is irrecoverably lost. And no matter who the landlord of the moment thinks it is; I have a duty to those children who are now growing up in our Owens Valley to leave them a valley in better condition than that in which they were born. Please join me. Thank you very respectfully and in community.

Yaney LeeAnn MacIver—Mono Lake and Owens Valley Committee Member

(Born September 11, 1955, Inyo County Hospital—dispersed but still in community with my beloved our Owens Valley, Sierras, Whites, Inyos, Glass Mountain, Round Valley, and with yourselves.)

PS: And if the landlord of the moment will not keep our historical buildings in repair as we learn from the Sacramento Bee:http://www.sacbee.com/2014/01/05/6046630/outrage-in-owens-valley.html. They should be informed that we will repair andreopen those buildings. We can no longer let our communities suffer that way. It would of course be better if the landlord of the moment would collaborate with us in renewing our valley and working toward their own self-sustainability. I hope they will take up this offer of collaboration but after the last meeting with them where it was offered them by my comments and they didn't afford a mere 30 acre feet of water for the Lone Pine FFA; sadly, I don't think they are yet in collaboration mode. I'm sure we all say prayers for such a collaboration with said landlord.

Maybe those LA city councilors that the Manzanar Committee and Paiute Shoshone representatives met with over the SOVSR project will change that. I hope. Of course this (REDA)/(REGPA) totally goes against all the possible positive outcomes that those meetings might have/had. Those meetings could even possibly change the face of the LADWP. And further the (REDA)/(REGPA) denigrates the Manzanar and Paiute Shoshone communities in our midst and dispersed who are our friends, neighbors, and citizens of our valley as well (some of whom are the real landlords of our Owens Valley).

I know a lot of work went into this report and I believe the Inyo County Planning Staff were doing their job as they understood it, however, it is time to let it pass away. And it is time to work on planning for the New Century and the challenges with whichClimate Change will beset us in this our already environmentally and economically challenged beloved Owens Valley.

Tuvaiju

Qapla'

As an 11th year Inyo, Co. resident and 4th year Inyo, Co. Search and Rescue volunteer, I urge you to reject the Renewable Energy General Plan Amendment as currently written, on March 18th, 2014.

My personal reasons for opposing this proposition may not hold as much scientific or historical weight as others you may have read or received, so I will not dwell on them. I will say that, as a very active upland bird and waterfowl hunter, I am loathe to think of how this disruptive and huge project will affect our sport. I find that, on any given day during the bird hunting season, I can venture out into the vastness of the Valley and find myself utterly enveloped by openness and grandeur. I know that at any moment, almost anywhere, a covey of California Quail may present itself in a flurry of flapping and produce a doubling of my heart rate in an instant. I know that I have an even better chance of seeing owls, raptors, coyotes, hares and rabbits, deer, elk, ducks and geese, and even better yet...no human influence other than some tin cans and obsidian chips.

THIS is why I moved here: The wide open wild west is alive and well in the Eastern Sierra, Inyos, Whites, and the Owens and Death Valleys. Please don't aid and abet in its destruction.

Thank you.

Victor Lawson

Inyo Co. Search and Rescue

Remarks to the Planning Commission

I am Cindy Kamler, founder and director of Eastern Sierra Wildlife Care. I have been rescuing orphaned and injured wildlife in the Eastern Sierra for over 15 years. I am directing my comments toward the designation of certain areas as "appropriate" for large scale renewable energy use, in particular the Proposed Area close to Manzanar.

I have come to speak for the animals who have no voice here. They are our neighbors. They are an integral part of our high desert and mountain environment. The area is emphatically not what proponents have called "wasteland." It is not "useless" land. It is their home and it will be bulldozed and covered with solar panels.

The area supports a rich abundance of wildlife. I have rehabilitated numerous animals from the area. I know who lives there—Golden Eagles (now, even Bald Eagles are sometimes seen), Red-tailed Hawks and Great Horned Owls, elk and deer, bear, mountain lion and bobcat, rabbits, hares, and squirrels. A tremendous variety of birds call this place "home." Waterbirds—Herons, Egrets, ducks of all kinds; ground birds like Quail and Roadrunners, Osprey, Prairie Falcon and Kestrel, hummingbirds.

An avian migratory corridor runs along the valley, providing a pathway for tens of thousands of migratory birds. Waterbirds like grebes, loons, pelicans, ibis often land on pavement thinking it is water and are stranded because they can only take off from water. In future, they will look down at the flood of panels reflecting the blue sky and land, thinking there is water. If they are not "fried" by the hot panels—as will thousands of other birds who land on them—these migrating birds will die of starvation, dehydration, or predators.

Thousands of living creatures will be displaced, dispossessed, from this area that is rich in wildlife and plant life. It is a place where we, the people of the Eastern Sierra—and our visitors—walk, ride bikes and horses, drive off-road vehicles; we are bird watchers, rockhounds and history buffs, and we fish and hunt, climb and hike this land. We the people will also be dispossessed as the land is flattened and pounded. Manzanar, a national historic site, an important part of the history of the Valley, California, and our nation, stands a stone's throw away as we allow desolation and ugliness to be wrought, dishonoring the place and the people who honor it.

Studies by wildlife agencies and experts show that displaced wildlife is dead wildlife. If they are not killed in the process of clearing and construction, they are forced to wander in search of survival. They will die along the way—almost every single one—of starvation, dehydration, predation. If and when they find a place where there is food, water and shelter, they will be forced into a life-and-death battle over the resources spreading destruction in widening circles from its origin in the solar array.

Have you ever seen Kramer Junction? Seen that grotesque horror that mars the entire area? Do you want this ugliness and horror in the Owens Valley? Do you, the people of the Eastern Sierra community, want to be responsible for widespread devastation? Is this the heritage you want to leave for our children and generations to come? I don't!

To the Planning Commission, the Board of Supervisors, and the powers that be.
What makes you think that you personally have the right to change the lives of the people who live here? You would be regretting the day you were born, if you were even remotely responsible for the industrialization of this beautiful land. There are 22 official wilderness areas in Inyo County that are part of the National Wilderness Preservation System. This is the second-largest number of any county. The words "let's take a vacation to the Eastern Sierras" will be only echoes of the past.
National protected areas
Death Valley National Park
Inyo National Forest
Manzanar National Historic Site
Death Valley National Park or Inyo National
Argus Range Wilderness
Coso Range Wilderness
Darwin Falls Wilderness
Death Valley Wilderness
Funeral Mountains Wilderness
Golden Trout Wilderness
Ibex Wilderness
Inyo Mountains Wilderness
John Muir Wilderness
Malpais Mesa Wilderness
Manly Peak Wilderness
Nopah Range Wilderness
Owens Peak Wilderness
Pahrump Valley Wilderness
Piper Mountain Wilderness
Resting Spring Range Wilderness
Sacatar Trail Wilderness
Saddle Peak Hills Wilderness
South Nopah Range Wilderness
South Sierra Wilderness
Surprise Canyon Wilderness
Sylvania Mountains Wilderness

Industrializing the Owens Valley IS NOT your call. The people of Inyo County have voiced this, the people had voiced the reasons why this should not happen. I plea to the board of supervisors, do not approve the REGPA, it is irreversible and cannot be undone. Do not take away the spectacular beauty and serenity, do not take away our livelihood, don't take away the reasons why we live here.

Sincerely,
Colleen Hampton

Planning Dept. and Inyo County Supervisors

I attended the Planning Commission meeting on Wednesday. It was time well spent as I learned a lot about what Inyo County is considering with the REGPA. This has been sold to the public as just the possibility of solar/wind projects in our county. After listening to all the comments from those attending, and hearing what Dana Crom had to say about what is legal and required by Inyo County, I'd say we would be really foolish to accept the REGPA at all. Right now I believe that Inyo County should be trying to figure out how to keep DWP from their huge solar project, not coming up with ideas for more. A couple points. It really sounds like the large solar and wind farms are not the way of the future. That they are actually being abandoned in some places because there are such better ways to create solar in particular. I will not try writing those down but if you've read any of the comments from the meeting, that should be very clear. Besides that, Inyo is not required in any way to do this! Why we have heard so little about that I don't know. Adding solar to lots of rooftops in our county is a fine idea but even that we are not required to do. And you'd not realize that if you weren't paying very close attention.

Second point. The military is not in favor of this... not solar arrays and especially not wind. The man who spoke on the military's behalf told the audience that what the military does in our valley is something they can do no where else. What a surprise that was. I would think just that one point would be enough for Inyo County to shelve this idea.

Third point. Even though we were told by Josh Hart that solar uses "very little" water, I question that. I have looked up info on this subject on the internet and don't think that is exactly true. When it comes to water in our county we have NO water to waste and my feeling is we would be wasting a lot of water trying to keep solar panels clean.

Finally, I have listed the above points as they seem more practical in nature and can hope that our county government can hear them better than the last and most important issue which has been written up by so so many people. The beauty of this area. The importance of it to the animals, the plants and the humans who live here or visit. In ways this is a very harsh environment in other ways it is very delicate and in dire need of protection. Please help take care of our county to the best of your ability and stop thinking there is something to be gained by what is presented in the REGPA.

Thanks for reading,

Roberta McIntosh

To the Inyo County Planning Department, the Inyo County Planning Commission, and the Inyo County Board of Supervisors:

This is not an easy letter for me to write. I have not lived in the Owens Valley in a long time. I have no current stake in the towns or communities besides old friends and fond memories. So my words may not be worth much to you, however I feel I must voice my concern.

This project makes sense in terms of utilizing renewable energy sources and looking at alternative solutions for providing sustainable energy to our cities. However, the community has spoken. The people that will have to live its proximity, do not want it there. Of course their numbers are fewer than those for whom these energy installations benefit, but why does that make it less important?

So I ask you simply, when you took your position to represent Inyo County, who were you doing it for? The people have spoken, if it is not their voices and their interests that sway your vote, than what would it take?

Thank you for your time and consideration.

Best Regards,

William Tull

tull_w@yahoo.com

Whenever I return from visiting family in Southern California, I feel the tension drain out of my body about the time I pass through Olancha. Traffic is gone, the pace has slowed, the scenery has transitioned from concrete, glass and steel to the beautiful natural landscape that no longer is seen in most of California.

The Owens Valley exists as it is today partly due to the City of Los Angeles' policy of land use and partly in spite of it. There are no more vineyards in Lone Pine because Los Angeles has sucked the water out of the lake and out of the land. On the other hand, there are no strip malls and helter-skelter development along the highway 395 corridor because Los Angeles bought up most of the land in the early 1900s and won't permit any development. This is a story well documented in other sources and I won't get into it here.

What I do want to get into is the proposed solar power plant in the Manzanar area. No one could possibly be opposed to clean energy, right? That is how this project has gotten as far along as it has. If you have seen the Adalanto solar power project, you might have some second thoughts. You can find photos of it on DWP's Flickr page http://www.flickr.com/search/?q=LADWP+SOLAR+POWER. Do you want to see this when you are traveling or recreating? Los Angeles is forever going to use all of the water and power that they can get their hands on because too many people live in an environment that can't support that size population. The 1,200 acre solar development near Manzanar is likely to only be the beginning of more Owens Valley resources heading south. The eyesore that is similar to Adalanto's blight will take the place of the soothing natural beauty that residents of the Valley came here for and that visitors drive hundreds of miles for to refresh themselves. This piece of paradise needs to stay the way it is because there is no place else like it. It's a sparsely populated, narrow valley with soaring mountains to the east and west. People need this because the world is a stressful place and people get sick when they have no place to experience calm and quiet.

We do need to develop solar energy but not in this place of solitude. There are other areas that are closer to Los Angeles and already denuded of their natural beauty. Certainly the City of Los Angeles can afford to purchase lands of that nature or put solar panels on buildings within their city limits. The Owens Valley has already given enough and will also receive little in return with this project. Why must Owens Valley residents and visitors be subjected to such a visual abomination in this pristine environment? If this is started, where will it end?

Joe Lemm

Stop solar farms in Inyo:

I believe a solar farm in this region is a huge mistake as it would negatively impact the natural habitat and history. Before steps are taken to construct such a site in this area, at a minimum an environmental impact study should be conducted. I feel confident that such a study would reveal certain vegetation and animals that inhabit the area would be adversely affected and could even become extinct. While some areas appear to be barren, there are hundreds, if not thousands, of native species that call this area home and require this specific environment in order to survive. There is also unique history in the Inyo valleys that would be forever lost. Native American history is rich in this area and for thousands of years the Mono tribe, Coso people, Timbisha and Kawaiisu Native Americans has called it home. A solar farm would irrevocably destroy their history and homeland. In addition, the amounts of useable energy these types of mass solar farms generate have so far proven to be of little benefit. There are many reasons for this such as political agendas and constantly improving technology in terms of renewable energy – all of which has been reported globally by reputable media sources. While progress and sources of renewable energy are good things, leave it on the rooftops in the cities and the suburbs.

People passionately care about this area and that it is should remain in its natural state. I have travelled throughout this valley for decades and discover something new and amazing each time that I do. Taking this away from future generations would be a huge mistake.

Sincerely,

Felicia Gunther, Santa Clarita, CA

Dear Supervisor Tillemans,

I am writing to ask you to direct the Planning Department Staff not to proceed with their current REGPA recommendation.

As a small business owner who came to this valley because of its beauty, I believe zoning our open spaces as industrial would be a tragedy. When I travel through the Mojave, I wonder what it once looked like and imagine the devastation to the Owens Valley if this recommendation goes through.

My business relies heavily on tourism, so I urge you to protect our local economy by seeking alternatives.

I am very concerned that people would just choose to go someplace else. People come here because they are trying to get away from that kind of development. They do not want to see it in their vacation places.

Sincerely,

Malika Adjaoud

Owner, Still Life Café

Independence

To the Inyo Country Board of Supervisors,

We, the Staff and Board of Directors at the School of Lost Borders, are writing to express our disapproval of the Renewable Energy General Plan Amendment (REGPA), which was crafted by, and recently approved, by the Inyo County Planning Commission.

The School of Lost Borders is a non-profit, 501(c)(3), dedicated to facilitating wilderness-based rites of passage for youth and adults as a means for cultivating self-trust, responsibility, and understanding about each person's unique place within society and the natural world. Our mission is rooted in our dedication to supporting positive community practices, cultural preservation, and respect and care for the natural world. For this reason, we never turn anyone away for lack of resources. Fortunately, we have been able to maintain a scholarship fund, which is supported by a global network of donors, and more recently we received a significant grant for our youth program that will provide further opportunities for outreach to schools as well as service opportunities within local and extended communities.

Despite it's humble beginnings, today the School of Lost Borders has a staff of fifteen very dedicated people, many who volunteer their time to support the School. We also have twelve associate and guest guides, as well as numerous apprentices. Each year, hundreds of people from far and near, and from diverse cultural backgrounds, come to Big Pine to participate in our programs and trainings. It is actually quite amazing to witness these gatherings of multi-lingual people in our small community. Our participants contribute, often quite generously, to the local economy utilizing hotels, restaurants, shops, and recreational facilities. Many camp in county campgrounds such as Baker Creek and Tinnemaha. Some of them befriend local community members, returning year after year. Some even make the Owens Valley their home.

We are telling you all this because we want you to know that our organization has far reaching consequences, and yet, so much of our work depends upon this one, exquisitely unique place called the Owens Valley. Steven Foster and Meredith Little, who founded the School of Lost Borders, chose the Owens Valley precisely because of its location. They knew, instinctively, that people need wild and unspoiled places in order to feel whole and healthy. Now, thirty-five years later, there are numerous empirical studies that support their ideas, that spending time in nature has a profound effect on psychological and personal well being. It's no mystery, really, as land-based people have known this for thousands of years.

All to say, when we heard about the planning commission's approval of the REGPA, we became very concerned. Not only do people need wild places, our mission depends on them. And, even more so, we feel a responsibility to protect the land that has given us, and our participants, so much. This is more than a business concern; it's also an ethical one. After watching thousands of people travel from all over the world, just to fall in love with the Owens Valley, and after witnessing just how much this land has brought solace and healing to so many lives, we feel absolutely obligated to say "no" to any industrial scale developments, renewable or otherwise.

There are other ways to address the need for renewable energy mandates. Sure, it might require more effort, time, and forethought. We will, we assure you, support any endeavor by Inyo County to work on this issue in a positive and creative way that would avoid destroying acres of pristine land. From all the responses you have received so far, it appears that there are many others who would do the same. We ask you again, please say "no" to the REGPA.

Sincerely,

The School of Lost Borders

Joseph Lazenka (director)

Sara Harris (board member)

Maddisen Krown (board member)

Petra Lentz-Snow (board member)

'Oh, how can I say this: People need wild places. Whether or not we think we do, we do. We need to be able to taste grace and know once again that we desire it. We need to experience a landscape that is timeless, whose agenda moves at the pace of speciation and glaciers. To be surrounded by a singing, mating, howling commotion of other species, all of which love their lives as much as we do ours, and none of which could possibly care less about our economic status or our running day calendar. Wildness puts us in our place. It reminds us that our plans are small and somewhat absurd. It reminds us why, in those cases in which our plans might influence many future generations, we ought to choose carefully.' –Barbara Kingslover, Author and Pulitzer Prize nominee

Owens Valley Growers Cooperative Resolution:

Whereas, Owens Valley Growers Cooperative has recently incorporated as a small business based in Independence with the mission of growing our local food-shed for residents and eco-tourists

Whereas developing our local food-shed consists of increasing small scale local sustainable agriculture and developing markets for locally grown produce

Whereas OVGC has developed a successful Certified Farmers Market in Independence and Lone Pine, which has attracted significant numbers of tourists to the market,

Whereas OVGC seeks to reopen Mairs Market as an access point for healthy food choices, including locally grown produce and added-value products, for residents and tourists,

Whereas OVGC seeks to further an economic development plan that includes job development in work that complements, rather than works against, tourism,

Whereas OVGC needs tourist income to achieve a successful business model,

Whereas small sustainable agriculture can complement tourism by improving the quality of food available to our tourists through local markets and restaurants, and by engaging in land use which is appealing to tourists, rather than industrial views,

Whereas industrial scale solar panels or wind developments as allowed by the County's proposed Renewable Energy General Plan Amendment would damage the beauty of Inyo County and create an industrial environment not attractive to tourists,

Whereas Mono County actively supports local food-based initiatives which complement tourism as Mono County's primary economic engine,

Be it resolved that Owens Valley Growers Cooperative hereby calls on our County leadership to

reject the proposed Renewable Energy General Plan Amendment and to

work with Inyo County residents to develop plans focused on tourism and sustainable agriculture which further economic development in our community.

There seems to be a regular drum beat of negative letters to the Inyo Register regarding the DWP proposed solar industrial site near Manzanar….. allow me to add my voice.

I have been in construction since 1970 when I worked for an engineering company that helped construct Interstate 80 across Northern Illinois. I have been a licensed general contractor in California since 1985.

When DWP proposes building this solar array and attendant buildings there is absolutely no mention in their proposal as to the soils problems at the site or the logistics involved with solving those problems. They seem only to make the appeal that 1. we need the energy 2. you really will not be able to see it from Manzanar or Highway 395.

I have hiked this area quite a bit and can tell you that the soils in evidence at the site are either loose sand or the clay bed that lies underneath this entire area. You cannot build on either of these soils. The sand blows around and the clay expands and contracts depending on how wet or dry it is. Suitable fill soil must be imported. By my calculations, if you wanted to cover the entire area with 2 feet of the right type of soil you would need about 387,000 cubic yards of fill. Let's be really conservative and say that they will only actually build on half of the 1200 acres, well that's still almost 200,000 cubic yards of fill soil. This would probably mean bringing in road base (gravel with fines) and high quality decomposed granite. You can quibble with me about whether 2 feet of fill soil is too much for some purposes and not enough for others but the fact remains that a lot of trucks are going to be hauling a lot of dirt and rock to this site….. so where will they get this material? I don't know, but I do know that Manzanar Reward Road and Owenyo Road are going to be seeing a lot of truck traffic. I am guessing that Owenyo Road will be too long of a haul so Hwy 395 to Manzanar Reward Road will be the route of choice. This will mean that this road will have to be paved as well to avoid trashing all of these trucks that will be doing the hauling. That is probably a good thing as long as the County does not have to pay anything towards the construction and maintenance of the improved road.

I would further like to suggest that all of this filling and compacting will raise the grade of the building site not lower it; this will make the whole project a lot more visible. To my eyes this site sits on a high point already; the land slopes down to the west towards the river and down to the east to the base of the Inyos. There is an arroyo on the northern part of this site but no evidence of any debris flows so I think this proves my point about the topography of the site.

In short, what I see is a more visible industrial site and a large fleet of trucks roaring past Manzanar as they haul materials to the site. Do we want this? Is the best we can do? I don't think so. There are other projects afoot and new zoning laws making this type of project easier. I wonder what our supervisors see when they drive up and down 395 or out towards Death Valley? Is the Sierra Crest really the only worthy scenic wonder visible in the Owens Valley?

To all of you I say watch out. Inyo County should not be the repository for the State's solar projects just because people in charge think our landscape is expendable.

Carroll Creek Builders

Coale Johnson

Lone Pine, CA

Energy Potential of LA County's Unused Rooftop Space Could Provide 50% of the Entire State's Peak

From: Joshua Hart
Sent: Monday, March 10, 2014 8:40 AM
To: Cathreen Richards
Subject: FW: Solar Energy Potential of LA County's Unused Rooftop Space Could

Provide 50% of the Entire State's Peak Load!

For the file/distribution .

Thanks.

Josh

From: Paul Fretheim [mailto:paulfretheim@gmail.com]
Sent: Sunday, March 09, 2014 8:23 PM
To: Joshua Hart
Cc: Bryan Curt Kostors
Subject: Solar Energy Potential of LA County's Unused Rooftop Space Could Provide 50% of the Entire
State's Peak Load!

I just sent the following letter to the Planning Director. I will c.c. the Supervisors and
deepestvalley.com
Dear Mr. Hart:
At the Feb. 26 meeting of the Inyo County Planning Commission I heard you advise the

Commission board members that "LA has to go outside for power because just not enough falls
there."
My first reaction was one of embarrassment for you because you were the Planning Director and
had just made such a stunningly ignorant statement in front of all those people.
But when I thought about the position of responsibility you hold with its grave implications
about this place, Inyo County, that I and millions of others from around the world love and
cherish as one of, certainly, the most beautiful and unspoiled places on the planet, I became
shocked and angered by the lack of professionalism on your part demonstrated by such ignorance
of an essential fact regarding this huge issue my taxes are providing you with a comfortable
salary to understand and make decisions about. I think you should be ashamed of yourself.
Here is a link to an article at the kcet website reporting on a UCLA study which found that if the
unutilized rooftop space of LA County was covered with solar panels electrical energy
equivalent to one half the peak load of the entire state could be produced.
http://www.kcet.org/news/rewire/solar/photovoltaic-pv/study-las-rooftop-solar-potential-an-
untapped-job-creator.html#.UxyJ28T6GY8.facebook
Al Gore, in his 2008 book "It's Up To Us" states that enough energy to power the entire Earth's
economy for 800 years strikes the Earth's surface every day.
There is plenty of sunshine on LA to power LA.
Thank you and I hope you will work to be better informed in the future.
Paul Fretheim

From: victor lawson <vicsahobo@hotmail.com>
Sent: Sunday, March 02, 2014 1:53 PM
To: inyoplanning@inyocounty.us
Subject: Please vote against the REGPA

As an 11th year Inyo, Co. resident and 4th year Inyo, Co. Search and Rescue volunteer, I urge you to reject the Renewable Energy General Plan Amendment as currently written, on March 18th, 2014.

My personal reasons for opposing this proposition may not hold as much scientific or historical weight as others you may have read or received, so I will not dwell on them. I will say that, as a very active upland bird and waterfowl hunter, I am loathe to think of how this disruptive and huge project will affect our sport. I find that, on any given day during the bird hunting season, I can venture out into the vastness of the Valley and find myself utterly enveloped by openness and grandeur. I know that at any moment, almost anywhere, a covey of California Quail may present itself in a flurry of flapping and produce a doubling of my heart rate in an instant. I know that I have an even better chance of seeing owls, raptors, coyotes, hares and rabbits, deer, elk, ducks and geese, and even better yet...no human influence other than some tin cans and obsidian chips.

THIS is why I moved here: The wide open wild west is alive and well in the Eastern Sierra, Inyos, Whites, and the Owens and Death Valleys. Please don't aid and abet in its destruction.

Thank you.
Victor Lawson
Inyo Co. Search and Rescue
v.lawson@hotmail.com
760-920-0654

From: Sally Manning <smanning@telis.org>
Sent: Sunday, March 02, 2014 10:31 AM
To: Jeff Griffiths; mtillemans@inyocounty.us; Richard Pucci; larcularius@inyocounty.us; mkingsley@inyocounty.us; inyoplanning@inyocounty.us
Subject: Re: please apologize and begin anew

Dear Supervisors,

Here is a link to a report of Wednesday's Planning Commission meeting written by the Manzanar
Committee attendee http://blog.manzanarcommittee.org/2014/02/28/manzanar-committee-denounces-inyo-county-planning-commission-decision-that-could-threaten-manzanar/
<cid:part1.01010305.02040900@telis.org>

Sally

On 2/26/2014 11:48 PM, Sally Manning wrote:
> Dear Supervisors,
>
> I'm writing to express dismay over the Planning Commission meeting
> held today, and the handling of agenda item #6 regarding the Renewable
> Energy General Plan Amendment. Over 30 members of the public gave
> public comment, and it was excellent. People who live here and people
> who don't but care about the place are an amazing and diverse group of
> educators, artists, scientists, outdoor enthusiasts, agriculturalists,
> healers, humanitarians, etc. Ages ranged from 20s to perhaps 90s.
>
> In contrast, some of the Planning Department staff and Planning
> Commissioners were an utter embarrassment. The Planning Director
> responded to commissioners' questions with partial, misleading, or
> outright wrong answers. Neither the staff nor commission was clear on
> the purpose of the agenda item -- was it a hearing or a workshop?,
> what were they being asked to do and was it required that they do
> anything at all? -- contradictory answers were given to most
> questions. It was not obvious that all of them had read the report;
> they didn't seem to know much about the process or what was included
> in the maps. They asked questions like "How much area?" and the staff
> would answer "1% of the county or less" (not pointing out that 1% of
> Inyo County is something like 105 square miles!)
>
> For me the worst and most embarrassing part was the fact that several
> of the county people had no clue why a half dozen people came all the
> way from LA to speak on behalf of the Manzanar Committee, the Japanese
> American social justice group, or simply for themselves. At least
> some commissioners did not understand that the Planning Department has
> included all the land across the valley from Manzanar as a potential
> Renewable Energy Development Area. The Planning Director had more
> than one opportunity to clarify this, but he didn't. One of the
> elderly gentlemen speakers had been a Manzanar internee, and he
> pleaded with them to appreciate and protect forever this beautiful
> Owens Valley. Another was the daughter of parents who had been
> interned. Both of these speakers became very emotional as they
> communicated these difficult personal facts to the strangers up front
> who were making the decisions.
>
> How did the commission respond? They basically told the "returnees"
> they were at the wrong meeting. This really made Inyo County look
> bad. I'm sure the returnees can't comprehend that the commissioners
> didn't actually know what they were doing. While they may speculate
> that Inyo leaders are not so smart, they may also expect that DWP puts
> dope in our water. It was really bad.
>

Re please apologize and begin anew.txt

> Is it possible for an apology to be written?
>
> Of course, an apology would be most sincere if the process were
> re-done, and all the thoughtful public concerns and input were included.
>
> Sally Manning

From: Sally Manning <smanning@telis.org>
Sent: Thursday, February 27, 2014 12:31 AM
To: Jeff Griffiths; inyoplanning@inyocounty.us; kcarunchio@inyocounty.us
Subject: learn about solar from Lancaster, CA

Flag Status: Flagged

At today's Planning Commission meeting I mentioned Inyo County could and should learn some things about bringing in renewable energy in a modern and innovative manner, and in a way that doesn't wreck our landscape and truly benefits county residents. For example, take a look at what the City of Lancaster is doing and thinking. My statement was based on this article I read recently in High Country News. I suggest the Planning Department or Inyo leaders contact Heather from Lancaster, or the mayor, and consider exploring their model.

Sally Manning

Article from High Country News pasted below (See it online for the pictures .... You may need to copy and paste the url into your browser if the link doesn't work automatically. It's worth reading!)
Is basic solar technology the key to an energy revolution?

http://www.hcn.org/issues/46.1/is-basic-solar-technology-the-key-to-an-energy-revolution/article_view?b_start:int=0

by Judith Lewis Mernit
On a November afternoon just outside Lancaster, Calif., Mayor R. Rex Parris stands beaming through his foresty beard, expounding on the grave dangers of climate change. No one seems overly concerned - possibly because most of the audience speaks Mandarin as a first, and in some cases only, language. Instead, they're as cheery as Parris, flustered by neither the language barrier nor the 40-mph wind gusts that ruffle the mayor's brilliant white hair. "I used to say we were changing the world," he intones. "Now I say we're saving the world."
It sounds like hyperbole, but it might be true. Behind Parris, in a once-vacant lot, rise the beginnings of a 16-acre solar farm, developed in collaboration with U.S. Topco Energy, a Taiwan-based firm with offices just over the mountains in the San Gabriel Valley. The arrays will supply electricity to just a few hundred homes, but to hear Parris tell it, they're the first green shoots of an energy revolution - one that begins in local communities and spreads out to the planet.
Lancaster is a city of 150,000 in a region of the West Mojave Desert named the Antelope Valley for the pronghorn that roamed here before agriculture and industry left behind a strafed and empty landscape, dotted with sickly Joshua trees and rows of stucco bungalows. In the '80s, Lancaster and its twin to the west, Palmdale, offered refuge to middle-class

families fleeing Los
Angeles' crime and housing prices, but urban ills soon metastasized here: In 2007, Lancaster's
violent crime rate was twice the national average.
Parris, a Lancaster native, was elected in 2008 to address that situation. His authoritarian
methods, which included aerial surveillance of public places and harassing Section 8 renters,
have drawn lawsuits and ridicule, but he's been re-elected twice. If the city is now in the throes
of an unlikely renewal, it's in part because Parris launched an all-out war on the city's decades-
long decay. Among the weapons in his arsenal: The polycrystalline silicon cell that turns sunlight
into electricity via photovoltaic process.
Since 2010, 52 megawatts of PV solar panels have gone up on Lancaster's rooftops, schools,
carports and warehouses, as well as on five city facilities, including City Hall and the baseball
stadium, home to Lancaster's minor-league JetHawks. And it's been done with surprisingly little
controversy: Last spring, when the city council mandated that new housing developments
average one kilowatt of solar per structure, even KB Homes, the region's major housing
developer, got behind it.
Parris, 61, is a big man - not simply tall, not overweight, but big. A millionaire personal injury
lawyer with offices just down the street from City Hall, he is a Republican who rejects neither
climate science nor government's role in people's lives. Just as he's tried to ban pit bulls from
Lancaster, he'd like to erase dirty electricity from the planet (including neighboring Palmdale,
where plans to build a 570-megawatt hybrid gas and solar plant have him apoplectic). "I was
elected for public safety," he says. "What could be more dangerous than the greatest catastrophe
man has ever faced?" Lancaster satisfies nearly a quarter of its peak energy demand with solar,
but Parris wants it to be more - much more. Eventually, he'd like the city to become "net zero,"
producing more clean energy than it consumes.
"Of course," he says, "they could kick me out before we get there."
Parris might talk as if he's acting only out of concern for the planet. But there's more to it than
that. If distributed solar is on the rise in cities like Lancaster, it's also because putting
photovoltaic panels on rooftops - something that once required a hefty investment with uncertain
payoff - has suddenly become a way to generate civic revenue. The technology has already
saved Lancaster tens of thousands of dollars in utility costs, and a partnership with the solar-
leasing company SolarCity to put panels on the city's school buildings has brought in close to
$400,000 in just two years.
Even the solar-home ordinance pays. More expensive homes bring the city more money through
property taxes, and every kilowatt of solar, a Lawrence Berkeley Laboratory study found, raises
the price of a house by $5,900. More importantly, solar is excellent stimulus: Every resident who

saves money on electricity contributes more to the local economy, explains Deputy City
Manager Jason Caudle. "Sometimes what they save is enough for a new car payment."
"We are not a rich city," says Heather Swan, Lancaster's senior solar project developer. "I cannot
do things just for their green value. Everything has to make economic sense. We're saving the
planet, yes. But we're also creating a revenue stream. Solar power could turn this city around."
Five years ago, if you asked why all of California's rooftops weren't plastered with solar panels,
you'd get a list of reasons: The state's utilities profit more from centralized power plants;
financial incentives are too meager; the grid can't handle part-time bursts of energy. But the
biggest deterrent in California and elsewhere was always the expense, which not even the most
generous state incentives and a 30 percent federal tax credit could overcome. When Ellensburg,
Wash., for instance, began its 109-kilowatt community solar garden in 2006, it cost $1 million
for the panels and their installation - about 24 cents per kilowatt hour in a state where the retail
price dips as low as 6 cents. "It was a feel-good deal at the time," says Shan Rowbotham, the
city's power and gas manager. "It was an investment made with no potential return."
Back then, inventors were chasing hard after the next innovation that would make solar more
efficient and thus less expensive: cylindrical designs, special concentrating lenses,
nanomaterials. The U.S. Energy Department, under then-Secretary Steven Chu, offered loan
guarantees to companies working on the problem, as well as on lowering "soft costs" with easier
installation, faster permitting and streamlined integration with the grid.
In the end, though, the big breakthrough turned out to be not an imaginative new technology, but
plain old polycrystalline solar, combined with China's formidable manufacturing discipline.
Starting in 2009, the Chinese government invested billions of dollars in speedier production, and
the price of PV solar dropped like eBay bids on obsolete iPhones. Ellensburg paid $3 to $5 per
watt for its panels in 2006. The ones going up at Lancaster's solar farm cost one-third of that.
Other factors have contributed to solar's affordability as well. Forty-three states allow solar
homeowners to offset the electricity they use at night with the excess they generate during the
day, spinning their meters backward to zero, an arrangement called "net energy metering." Some
utilities - including the Los Angeles Department of Water and Power - have rolled out "feed-in-
tariff" programs that pay certain small generators outright for their production. And companies
like SolarCity allow residents and businesses to reap solar's rewards without even buying a
system. California's average retail rate for electricity is about 16 cents per kilowatt hour;
SolarCity charges Lancaster just 10 cents per kilowatt hour to power the city's five civic
facilities.
SolarCity was founded in 2006 by brothers Peter and Lyndon Rive, cousins of Tesla

Motors'
Elon Musk. Their business model was forged when only large producers could take advantage of
the federal tax credit; households had a $2,000 cap. But even after the cap was lifted in the 2009
stimulus, their strategy endured. The company functions like a sub-utility, installing, permitting
and claiming all incentives and tax credits in return for charging a reduced electricity rate. In
November, the company added 10 cities to its roster of 14, which means there's a SolarCity
office within 30 miles of almost everyone in California, as well as in Colorado, Arizona,
Washington and Oregon, and on the East Coast.
Other companies, among them Sunrun, Clean Power Finance and Sungevity, provide similar
services throughout the country. Greentech Media Research, which monitors energy trends,
reports that leased installations account for 80 to 90 percent of new solar in California and
Arizona.
Cheap solar combined with the leasing model has spawned Lancasters all over the sunny West.
Sebastopol, Calif., has gone a step beyond Lancaster in mandating solar not just on homes, but
on all new construction; Boulder, Colo., buoyed by inexpensive PV, is in the process of wresting
its electricity production away from investor-owned Xcel Energy with the intent of establishing a
municipal utility. SolarCity has covered the rooftops of 22 Walgreens stores across Colorado and
120 California Walmarts with solar panels. For the first time in 15 years, the U.S. outpaced
Germany in new solar installations.
Solar PV still generates only 0.3 percent of the nation's electricity, but that's 15 times more than
it contributed in 2009. If prices continue to decline, solar may soon cost no more to put on the
grid than the cheapest coal.
And rooftop solar already has utilities running scared. Last January, investment analyst Peter
Kind wrote a report for the Edison Electric Institute called Disruptive Challenges, warning of all
the ways that for-profit utilities could fall to self-generation. "(It) was written to create a shock,"
says Jeff Navin, a consultant with Boundary Stone Partners who until recently served as a deputy
chief of staff in the Energy Department. "And it did." It was also a cry for help to regulators who
might not recognize the threat to utilities. "It was the first step in the effort to roll back net-
metering laws," Navin says, "and to slow down the growth of distributed solar."
It's hard to get utility spokespeople to acknowledge any objections to rooftop solar. In email
conversations, Southern California Edison's Robert Laffoon said the utility, spurred on by a state
incentive and marketing program called the California Solar Initiative, has installed solar on
49,000 customers' rooftops and has reservations for 11,000 more, for a total of 668 megawatts.
With help from the California Public Utility Commission, the utility holds workshops, in
Lancaster and elsewhere, on installing solar and connecting up with the grid.

Yet in their lobbying and advocacy, utilities argue that their consumers' unpredictable systems
cost them money and deprive them of revenue. They're not wrong: In states with lots of sun and
energy policies that favor rooftop solar, Navin says, "utilities are losing some of their best
customers at peak periods," people with big roofs and houses full of always-on electronics;
desert dwellers who run air conditioners from April until October. On top of that, those states
require utilities to buy power back from those same people at retail rates.
With just a smattering of solar-covered rooftops, that's not such a big deal. "But if you look at
places like San Diego," Navin says, "where in five years they grew from 2,900 to 29,000 homes
with solar, that has an impact."
The utilities' quest for relief has not gone well. Southern California Edison and California's two
other investor-owned utilities, San Diego Gas & Electric and Pacific Gas & Electric, leaned
heavily on state regulators and legislators to add usage fees to net-metered customers' bills; the
impasse ended this fall with the Legislature allowing for a modest surcharge on solar customers'
bills, but clearing the way for even more net metering. In Arizona, the state's largest utility,
Arizona Public Service, wanted regulators to add a $50 to $100 per month surcharge to the bills
of net-metered customers. Instead, they got 70 cents per kilowatt of solar capacity. For a good-
sized solar-powered home, that comes out to only about $3.50 per month.
Now, in Colorado, Xcel Energy wants to take 6 cents off the 10.5 cents per kilowatt hour that it
pays to solar-equipped customers, claiming that people without solar subsidize the cost of putting
their neighbors' rooftop PV on the grid.
But are utilities really suffering as much as they believe? Jon Wellinghoff, the former chairman
of the Federal Energy Regulatory Commission, thinks not. Distributed energy has advantages for
utilities, too, because it obviates the need for large new centralized power plants and the
complicated land-use agreements that come with them. It's also more efficient, as there's no loss
along transmission lines. "The utilities that see the value of (distributed energy) to their local
distribution system and use it to enhance that value will survive," he says. "Those that fight it -
that try to oppose consumers putting in the systems (they) want - will have much more
difficulty."
An energy lawyer for 30 years in Reno, Nev. - he drew up the state's landmark renewable energy
standard in 1997 - Wellinghoff served at FERC from 2006 until late last year; he's now at the
San Francisco law firm Stoel Rives. At FERC, he shepherded through new rules that would help
"firm up" intermittent power sources like solar with storage, including two that directed utilities
and regulators to place a higher value on energy stored in batteries, flywheels and tanks of
molten salt. Battery technology has lingered in the doldrums relative to other technological

advances in the 21st century, because batteries just weren't profitable. The FERC orders
invigorated the industry.
Wellinghoff likes distributed generation, he says, because it makes communities more resilient
when catastrophes hit the grid. He suspects that's why consumers like it, too. "People are starting
to understand that the grid is an unreliable system," he says, "especially in the face of major
climatic events." But so far, resiliency remains an illusion in places like Lancaster, because solar-
electric systems are useless in a blackout. When the grid goes down, they go down with it.
In the next three to five years, Wellinghoff believes, that will change. More homes will be able to
switch from grid-connected to "island" mode - even at night, as "we see the coupling of PV with
storage." He also sees a bright future in liquid metal batteries, which, unlike solid batteries, last
for a decade or more. Plug-in electric vehicles already store some solar electrons, and Tesla
Motors' Musk will partner with his cousins to provide lithium-ion battery backup for business
and residential solar.
More ways to complement solar loom: Dean Kamen, the inventor of the Segway, has developed
a super-efficient and quiet gas generator the size of a mini fridge called the Beacon 10. David
Crane, CEO of NRG Inc., a New Jersey energy developer with offices in Arizona and Palm
Springs, sees a future in which there's a solar array on every roof and a Beacon 10 in every
garage.
Utilities like storage and Kamen's machines even less than they like rooftop solar alone.
Southern California Edison recently began denying net-metering credits to customers who back
up their solar arrays with batteries, on the grounds that battery power isn't necessarily from
renewable sources, so utilities aren't required to buy it. The move could easily backfire:
Consumers who can't sell their electrons back to the utility have little incentive to maintain the
relationship.
That's precisely what Peter Kind warns of: "One can imagine a day when battery storage
technology or microturbines could allow customers to be electric grid independent," he wrote.
"To put this into perspective, who would have believed 10 years ago that traditional wire line
telephone customers could economically 'cut the cord?' "
Indeed, says Navin, the big telephone companies chugged along with the exact same business
model as the utilities do now - until the cell phone came along. Then, he says, "AT&T went
from being the largest company in the world to being bought out by a subsidiary that turned it
into a cell phone company. That transformation happened very fast."
Heather Swan, a tall, energetic blonde who wears spike heels even on the pitted tarmac at the
solar farm, has spent most of her 31 years in Lancaster, seven of them in City Hall. She started in
2006 as an accounting temp while finishing her MBA at California State University

Northridge,
then moved up into the city's redevelopment department. Lancaster had been a boomtown thanks
to thousands of new homes sold under subprime mortgages, but in 2008, the housing crash hit
hard. "We were second in the state for foreclosures," Swan remembers, right behind Stockton.
Hoping to spur a revival, Swan honed a knack for luring people from neighboring cities to shop
in Lancaster, offering gift certificates for local restaurants and getting the city to pay registration
fees for cars bought on Lancaster's lots. By the time Parris had begun to court Topco and
SolarCity, Swan was working in the mayor's office, and made clear that she wanted to work on
solar. "I'm a tree-hugger at heart," she says.
"Solar Lancaster" fits what Swan calls her job description: "To do great things with almost no
money." When Lancaster partnered with SolarCity on the schools project, Swan and Jason
Caudle, along with Public Works Director Robert Neal, leveraged municipal bonds to finance 70
percent of the project, and SolarCity brought in investors to pay for the rest. Because the federal
tax credit is useless to a municipality, Lancaster couldn't reap its rewards. But the investors
could, and Lancaster benefits from the sale of the energy.
Now Swan is the only full-time employee of the Lancaster Power Authority, a municipal utility
the city created in 2011. It doesn't amount to much yet, since it owns none of the city's solar and
still depends on the regional utility, Southern California Edison. And while Lancaster has joined
forces with the California Delta city of Pittsburg, 40 miles northeast of San Francisco, to build
transmission that would allow the export of utility-scale solar - a plan that SCE opposes - Swan
says it has no intention of breaking with SCE. "We'd have to buy up all their infrastructure. And
we don't have that kind of money."
At least, not yet. As Lancaster generates more electricity on rooftops, as more 500-kilowatt solar
canopies cover more parking lots, it seems inevitable that the utility's role will shrink, and
perhaps ultimately disappear. When I press Swan on the direction the Power Authority has taken,
on the fact of its very existence, she admits that independence is likely. "That is the natural
progression," she says. "Yes."
What would it take for Lancaster to disconnect from the grid? It might be a worthwhile cause: In
the same way that Mayor Parris believes solar serves public safety by cutting carbon emissions,
solar, supported by storage, might also serve public safety when disaster strikes the grid. It's not
hard to imagine that happening: Lancaster sits virtually on top of the San Andreas Fault, whose
handiwork is visible where the Antelope Valley Freeway cuts through Avenue S in Palmdale.
Swirls of shaken earth, laid down in layers over thousands of years, show how one violent event
after another pushed up mountains and cracked open canyons. The next time the fault breaks -

and it's long overdue - it will likely disrupt supply lines that follow its path through the
mountains. Distributed energy's reliability could help more here than it did on the East Coast
after Superstorm Sandy.
Jon Wellinghoff has an idea for exactly how it would work: "Microgrids," he says. "They're the
only way we're going to make our energy system reliable and resilient." They're also a model for
how utilities and customers generating their own power might cooperate to build a stronger grid.
Two hundred miles south of Lancaster, at the University of California, San Diego, Energy and
Utilities Manager John Dilliott defines a microgrid as an electrical distribution system that shares
a single point of connection to the main grid but can sometimes function without it. The
university's own microgrid serves as a "living laboratory" for energy, he says, with strategically
placed fuel cells, super-efficient concentrating solar arrays and zinc-bromine liquid batteries all
feeding into a 42-megawatt campus-wide system. At its center, a natural gas-fired turbine
generates both electricity and reusable heat, balancing the intermittent renewable power with
always-on supply.
The microgrid came about for practical reasons, not revolutionary ones. The local utility, San
Diego Gas & Electric, had neither the means nor the inclination to wire up the campus to support
the university's massive research laboratories, including the Scripps Institution of Oceanography
and a world-famous climate analysis center. So in the early '90s, university engineers bumped up
the voltage, built a substation and ran cables underground. The microgrid saves the institution
$8 million annually.
It's already proved its reliability: In September 2011, when a grid failure triggered a cascading
blackout in San Diego and beyond, the university's system was back up in four hours - three
hours before the utility. Dilliott's team is perfecting the technology that will allow an even faster
response, but he doesn't trivialize the connection with San Diego Gas & Electric: The utility's
larger network adds a layer of resiliency should something flicker out in the campus system.
San Diego Gas & Electric also has a microgrid project of its own in Borrego Springs, Calif.,
where 2,780 utility customers, many of them retirees, cluster in a desert valley served by a
single, remote transmission line. Built over the past year with federal and state grants, the
Borrego Springs microgrid firms up 900 kilowatts of solar PV with lithium-ion batteries. On
Sept. 6, when a lightning storm took out 20 power poles, the microgrid kept power on for more
than 1,000 customers, including the local library, where a designated "cool zone" stayed open - a
literal lifesaver for elderly residents in the late-summer heat.
Like UC San Diego, Borrego Springs serves as an energy laboratory. "We're learning what the
utility of the future might look like," says San Diego Gas & Electric spokesman Hanan

Eisenman, "We can test technologies; we can see how distributed resources interact (with the grid). And we get to see what happens when we have more of a two-way relationship with the customer."

Which brings up another question, one Jeff Navin has pondered a lot: "What if utilities had gotten ahead of the curve and seen the opportunity in distributed energy?" he asks. What if, instead of watching SolarCity come in and scoop up customers, Southern California Edison had embraced the lease model first, installing solar arrays for free and milking the kickbacks? What if, instead of battling net metering, it had worked to streamline solar permitting? After all, Navin asks, "If you're a consumer, who would you trust to provide your power? The utility that you've known and had a relationship with for 20 years? Or this brand-new startup that you've never heard of?"

Lancaster, by contrast, now moves so fast on permitting that installers, says Parris, call the city "not just fast, but China fast." And Heather Swan is slowly growing her solar team at the Lancaster Power Authority. "It really is the future for this city, this utility," she says. "It's what's going to keep our parks open, our streets paved, our sheriffs on the beat. It could change everything."

Mt. Williamson Motel and Base Camp

March 10, 2014

We urge Mark Tillemans and his fellow Inyo County supervisors to reject the proposed Renewal Energy General Plan Amendment that would permit industrial scale solar projects such as the one proposed by the L.A. Department of Water and Power east of Manzanar.

We bought the Mt. Williamson Motel in Independence and moved here in large part because of the stunning vistas of the Owens Valley and beyond provided by the Eastern Sierra and Inyos. Many of our customers — tourists and hikers from around the United States and the world — are drawn here for the same reasons. Such industrial development in the Owens Valley will create highly visible scars that will do irreparable harm to one of the most unusual and visually breathtaking areas in the world.

Any short-term potential economic benefits to Inyo County are greatly outweighed by the permanent damage such projects will cause. We need to be supporting tourism, not undermining it.

We ask Mark Tillemans and his colleagues, who were all elected by residents of Inyo County, to carefully consider the past as well as the future of the Southern Owens Valley and ask "why here?" We urge them to oppose the proposed General Plan Amendment.

Doug Bunnell and Cris "Strider" Chater,
co-owners, Mt. Williamson Motel and Base Camp,
Independence

Supervisor Rick Pucci,

Regarding the REGPA – even though CEQA would be needed for any development, the fact is Inyo County will be advertising and encouraging developers to consider the Owens Valley for a solar project. Whatever discussion has taken place, please step back and reconsider… and think about the enormous opposition. I have rarely seen this magnitude of mobilization by such a cross section of citizens. Even though many staff hours, under the direction of the Board of Supervisors, have been devoted to this endeavor, it doesn't mean you can't change your stance…I encourage you to make the difficult choice and do so.
Thanks Rick.

Ted Williams
Bishop, CA

Supervisor Matt Kingsley,

Please do not vote to approve the zoning changes….. Inyo County needs protecting from this kind of wrong headed thinking. What's good for DWP and industrial solar is not good for Inyo county.
Almost none of the people you have heard from that are against these zoning changes and the DWP solar site in specific are against having solar in the valley. We just don't want it sticking a thumb in the middle of the view shed that brings people here to recreate, own second homes and live.
Almost all of my business is with people that buy second homes in Inyo county with the plan to move here. They love the desert as well as the Sierra's. In fact the accessibility of the desert and the valley floor make it a "first choice" destination for a hike or a trail ride….. many of these people will be signing the petition against these zoning changes.

I will consider a vote for these proposed zoning changes to be a vote against my business interests and the economic health of this county.

I want you to extend the aesthetic sense you display in your home and on your property to the rest of the valley. This is the true economic future of Inyo County.

Coale Johnson
Carroll Creek Builders

To the Inyo County Planning Department, the Inyo County Planning Commission, and the Inyo County Board of Supervisors,

I passionately care about this area and that it is should remain in its natural state. I have travelled throughout this valley for decades and now live in Bishop. I believe renewable energy is a good thing, but this place is just too special for development.
I think other sites should be considered.
Taking this away from future generations would be a huge mistake.
Thanks for your consideration.
Karen Roseme

Dear Supervisor Pucci,

As a resident of Inyo County and a constituent of District 3, I am writing you to implore you to reject the Renewable Energy General Plan Amendment as currently written. I firmly oppose any such "Solar Farming" or industrialized eco-energy initiatives which will endanger the unique and irreplaceable natural resources of Inyo County. Furthermore, I feel it is a travesty to consider construction of such a project in the vicinity of Manzanar, one of our nation's vital historical landmarks.

Allow me to reiterate: I urge you, as my elected representative, to reject the REGPA plan as is comes to the floor at the Inyo County Supervisor Meeting on March 18th, 2014. Thank you.

Sincerely,

Lauren Patridge

Faculty, Eastern Sierra College Center
Cerro Coso Community College
4090 W. Line St., Bishop, CA, 93514

Supervisor Tillemans,
I am writing to ask you not to support the solar project in the Owens Valley.
I have been unable to find any legitimate reason for the facility to be built here in our valley except for the fact that Los Angeles Dept of Water & Power already owns the land and they can do whatever they want.
It seems to me that the logic is the same used when the aquaduct was originally built by DWP, and we all know the history of that project and it's abuse.
As one of your constituents, I ask that you, a freshman Supervisor, take a stand that truly represents the wishes of those you directly represent and say "no" to this project.
I believe that if the project was proposed to be built in another district of Inyo County, its representative Supervisor would not be too quick to rubber stamp his or her approval.
Your decision in this matter will be remembered by all future generations. Please do not let it be one that endorsed the end of the beautiful Owens Valley as we know it.
Sincerely,
Kevin Frew

Dear Inyo County Supervisors,

I would like to commend you for having the vision to conduct the upcoming meeting about the REGPA as a workshop, postponing your decision on whether to adopt the amendment as written until you have given a full hearing to your constituents. As you can see from my address below, I am no longer one of your constituents, as I have relocated from my 22-year home in Bishop to San Diego. We do, however, maintain a home in the Eastern Sierra and have deep roots here and remain abreast of the issues involved in land and water use in the area.

The renewable energy issues have caused a lot of deep thinking among us who are concerned with the natural environment, both here and in the world at large. We recognize the huge importance, not to mention legal mandate, of reducing our dependence on fossil fuels. The abundance of solar radiation in the deserts of Inyo County appear to make it ideal for the large-scale development of solar power. The prospect of additional revenue to a perpetually cash-strapped county also does not escape us. But it is paramount to take a long view of this issue, and the pending consideration of the REGPA is an opportune time to do so.

The land in the Owens Valley is not just "empty land". It is a landscape that continues to draw people from all over the state, indeed the world, for admiration, renewal, and spending money. It is not just any other undeveloped landscape. It is a treasure that is not protected in any special way by state of national park status, but only because it has so far been protected from development due to its ownership by LADWP. The County has already entered into agreements with LADWP to protect this land. The agreements are centered on the use of water; but thus far, those agreements have protected the land from development. It was not foreseen in the 1990's when the LTWA and the MOU were crafted, that there would be threats to the land that were not directly related to the withdrawal of water. By not engaging in groundwater pumping and in development, protection for the lands was assumed. Large scale solar development, however, does not require a great deal of water and so would appear to not violate any agreements. But the vegetation, and the landscape, would be unalterably changed, to the distinct detriment of Inyo County.

As a consultant, I have worked on some solar developments down near Mojave. Some people there are concerned about dust blowing, which can be mitigated so that it is not a problem. The landscape near Mojave, however, is not so much of a concern, as there is already a lot of development there, and the region is nowhere

near as scenically compelling as is the Owens Valley. Mojave will benefit from this kind of development in a way that Inyo County will not.
I urge you to consider this issue as a highly local one. There are no doubt ways in which Inyo County can benefit from renewable energy development, but it is not necessarily by adopting a plan that includes every area preliminarily identified by DRECP as suitable for large-scale renewable development. You will hear at your workshop numerous ideas of other kinds of development that I urge you to consider carefully. Your REGPA grant in no way obliges you to adopt every DRECP consideration; it only obliges you to work towards adapting a REGPA that benefits your County. I am confident that you will be able to do so.

Thank you for your consideration,
Carla Scheidlinger
San Diego, CA

My family was a ranch family, coming to the Owens Valley in the 1880's. My grandfather, Charles Partridge, was an Inyo Supervisor for 17 years in the 1920's and 30's. He negotiated with all the big names- Mulholland, Van Norman, etc. to try to save this valley and the ranchers. The valley subsequently fell into a local economic depression. He and others such as Father Crowley then worked to build up the tourist economy. These men worked extremely hard, building trails, getting the highway paved from Los Angeles, and putting in other aspects of the infrastructure. If you support this solar farm, you are undermining the tourist economy and the people who earn their living from this. I can't understand why the Planning Commission and the Board of Supervisors are going against the will of their constituents and the people who trust them to represent their wishes. It is a betrayal.

Sincerely,

Pam Vaughan

Cathreen Richards

From: Mary Anne <marya@qnet.com>
Sent: Saturday, March 15, 2014 11:01 AM
To: MATT KINGSLEY; MARK TILLEMANS; RICK PUCCI; JEFF GRIFFITHS; LINDA ARCULARIUS
Cc: inyo Planning
Subject: Questions to be addressed at workshop on Tuesday
Attachments: REGPA WORKSHOP.pdf; The 1991 LTWA.docx

Flag Status: Flagged

Good Morning,

I am attaching a scan of Item #42 - Board Workshop on the draft REGPA. I don't know what the procedure will be for the workshop or if there will be an opportunity for public comment. Here are a few questions that I have that may be able to be addressed during the workshop.

There is language in this agenda item (attached) that is confusing to me, and may be confusing to others. The options at the bottom of page 2 don't make sense. Why get rid of Inyo County's Code Title 21 since it would be useful to have in place if developers propose projects on private lands? What if a developer wanted to put solar panels on the roof of the old K-Mart, wouldn't it be a good thing to keep that Code? http://www.qcode.us/codes/inyocounty/

Also, my understanding is that the County has no permitting authority anyway over public agencies, like DWP - and DWP maintained that was the case in their DEIR (draft Environmental Impact Report) for the SOVSR (Southern Owens Valley Solar Ranch). The REGPA will be part of the General Plan of the County, and the County has basically already agreed that Inyo's General Plan doesn't apply to LADWP. Maybe I am not remembering correctly about that. Please correct me if I am wrong!

Is it not true that the REDAs in this draft REGPA that cover the land managed by agencies, like BLM, State Lands, National Forest Service LADWP, etc. don't really matter in the scheme of things because of the lack of authority the County has over public lands?

Am I also correct that the main goal of this REGPA is to streamline the process for the development of these big renewable energy projects on both public lands (and private lands). That is because there will be a Programmatic EIR

developed in conjunction with this REGPA. Streamlining is a problem for some of us...especially in these sensitive areas. The Northland Project is a project on private land that could be streamlined if the Owens Valley REDA covers the proposed project area.

One more comment about a "Program EIR " (sometimes called a Programmatic EIR). The Inyo/LADWP 1991 Long Term Water Agreement/EIR is a PROGRAM EIR. I have attached some cogent sections from that document, and also attached a Board action that ignored that Program EIR. I would say it hasn't worked all that well.

I am not adverse to modifying this draft REGPA so that it has a few little REDAs in it that encompass already disturbed land. We just need fine tune the REGPA.

Please correct my misconceptions on this issue. I have no confidence I am interpreting this stuff correctly as I am confused...but my bet is, there are others that may be confused as well!

Thank you,

Mary Roper

Spotted Dog Press

Spotted Dog Press has published books in the Eastern Sierra since 1997, and publishing guidebooks since 1995, getting our start in the City of Los Angeles at the foot of Mount Lukens in the San Gabriel Mountains.

There is big money in renewable 'green' energy, particularly a few years ago, when these projects were receiving billions of dollars in federal subsidies. There are over 37,000,000 (MILLION) people living in California. A several year old press release for PG&E/BrightSource's Ivanpah solar project estimated the project's cost at $2-3,000,000,000 (BILLION) to provide power to 375,000 (THOUSAND) homes. At least three-quarters of that project was subsidized with tax dollars. Recently, we read it is currently providing power to 140,000 homes that are still charged standard rates. That's a long way from 37,000,000 + people and a lot of desert land that must be destroyed to make up the difference. By comparison, little of this money is being directed towards research to develop new technologies with a smaller environmental footprint.

How can those of us who love the open and undeveloped spaces of Inyo County, where the Great Basin meets the Upper Mojave Desert fight that? Inyo County is one of the most beautiful places on the planet, but when money talks, beauty walks.

Last month, we took a field trip to El Dorado County on the west side of the Sierra, between Shingle Springs and Lake Tahoe. We visited a community where the homes had easily accessible solar voltaic panels in their yards, harnessing the power of solar, paying for most of their electricity. That was solar done right.

When we first became aware of plans to build a 200mw solar photovoltaic facility across from Manzanar in November 2013, we realized that a project of this size would not only be visible from Manzanar and that geographic segment of the US 395 corridor, but also visible from Mount Whitney and the front peaks along the scarp of the Sierra Nevada. We publish books about Inyo County that include Climbing Mt. Whitney, Desert Summits: A Climbing and Hiking Guide to California and the Southern Nevada and Ansel Adams' Born Free and Equal: The Story of Loyal Japanese Americans at Manzanar. We feel that our readers, most of them visitors to Inyo County, will have their unique outdoor experiences negatively

impacted by the visual presence of renewable projects throughout the Owens Valley in the expanded area now proposed in the REGPA. This project area will be visible from Mount Inyo and along the crest of the Inyo Mountains. Is this our future— accepting the visual disruption of our precious landscapes and the proven disturbance to wildlife, especially migratory birds using the Pacific Flyway? Is this the new face of America's public lands?

In February, the Inyo County Planning Commission approved REGPA (Renewable Energy General Plan Amendment), an in-house study produced by the Inyo County Planning Department with a grant from the CEC. Approximately 10% of the County's lands, most of it public, will be set aside for renewable energy development—wind turbines, solar projects (and yet unforeseen renewable technologies)— not only in Owens Valley, but also the untouched Great Basin and Upper Mojave sanctuaries of Deep Springs and Panamint Valley. The County measures 10,227 square miles, so 1,022 square miles have the potential for development. The destiny of the Great Basin and Upper Mojave Desert lands that fall within Inyo County's borders is now in the hands of the Inyo County Board of Supervisors. They must vote to approve the amendment to the general plan.

The Inyo County Board of Supervisors can make a difference, by rejecting the amendment, but will they? If these projects bring a stable revenue source to the County, they will most certainly approve it. It is difficult to say no when state law requires 33% of electricity come from renewable energy sources by 2020, when so much money is at stake and utility companies are knocking at the door.

Second to the Los Angeles Department of Water and Power, Coso Geothermal is the second largest taxpayer to Inyo County. The beauty of Coso Geothermal, is that it's not visible from the routes used by most visitors and recreationists to Inyo County. The only hint of its existence is a wisp of steam along the ridge of the Coso Mountains, as seen from Dunmovin' or the Coso Junction rest area on US 395, or from Fossil Falls to the south. Low impact. Low visibility.

If you've not done so, we suggest you read the letter from Cindy Kamler, Executive Director and Founder of Eastern Sierra Wildlife on this website to understand the impact these projects will have on wildlife.

Money. Mandates. Renewables. Public lands.

The land is free. The money is big. There is gold in the desert and this is the new rush. We hope the Inyo County Board of Supervisors looks beyond the renewable rush to the real gold, California's gold: its last remaining open spaces, its fauna, flora and the unique landscapes that are Inyo County and vote not to accept REGPA.

Wynne Benti, CEO
Spotted Dog Press, Inc.
Bishop, California

COMMENTS TO THE INYO COUNTY BOARD OF SUPERVISORS

Workshop on the Renewable Energy General Plan Amendment, March 18, 2014

Ilene Mandelbaum, PO Box 89, Lee Vining, Ca

I am a 30 year resident of Lee Vining, in Mono County, California. The direction that Inyo County takes with respect to renewable energy development will have important ramifications for your neighbors to the north in Mono County.

Mono County residents have strong connections to Inyo County. We visit our friends and relatives in your communities. We frequent your restaurants, coffee shops, stores, markets and art galleries. We commute to jobs and educational opportunities and obtain medical and professional services here. We look forward to your annual cultural events and festivals.

In winter and spring we escape from the cold to your deserts and in summer to your mountain peaks. Your charming towns and iconic scenic vistas are ingrained in our memories of decades of travel down and up the HWY 395 corridor.

This same corridor carries another essential linkage between Inyo and Mono Counties—tourists! Car-loads and camper-loads of tourists make the journey up from Southern California through both our counties, to vacation in our towns and backyards. Many visitors come year after year and view the journey as a special pilgrimage, with favorite stops along the way.

Tourism, as the largest part of our economy, is dependent on this Southern California market. Last year the Mono County Planning and Economic Development Departments along with the Tourism and Film Commission, undertook a study to understand the economic strengths of Mono County and devise an Economic Development Strategy "that utilizes Mono County's natural assets in a sustainable way in order to grow the economic opportunities and enhance the quality of life for the county's residents and visitors while stewarding the natural environment", Mono County Economic Development Strategy, 2014, www.monocounty.ca.gov/documents_sub/economic, go to eds_draft_7_1_13.pdf).

The data collected showed that fully 62% of Mono County residents are employed in tourism or related services. In a visitor survey, over 86% stated they stopped to see the scenic views and vistas of the area, over 86% stopped to dine in local coffee shops and restaurants, more than 80% participated in outdoor recreation activities, and 56% learned about the natural history of the area (Table 18, pg. 43.)

The report explains: our anchor is tourism, which attracts visitors and visitor spending. This spending spurs employment and helps to generate real estate sales, which in turn helps to generate professional services employment.

Strategic objectives include: retaining and expanding existing businesses, improving the region's recreation-based infrastructure, expand tourism marketing, and diversifying the economy in a sustainable manner that complements the environment and local community.

One proposed action, out of many, is to pursue a Highway 395 National Scenic Byway Designation and a Corridor Management Plan. Mono County is in the first round of grant funding for this process and is already investing in a Main Street Improvement Programs in various communities. The report also recognizes the high value of our ranching and agricultural sector in maintaining the ambiance and feel of Mono County. It proposes developing both the local and visitor consumer market for a "Buy Local" Regional Food System to support county agriculture and strengthen the Mono County "brand."

Inyo County is now faced with choices that will either embrace a viable future based on the strengths of our valuable assets, or one that will turn abruptly into uncharted territory-- a future that could jeopardize the essential character of our region and the unique communities rooted here. Perhaps it's time to step back and define the fundamental policies that will ensure that the right priorities will be identified and wise choices will be made.

Inyo County does have standing in the management decisions made for both City of Los Angeles and federal lands. It is the responsibility of the County in your General Plan to detail and commemorate the values that are at stake for your constituents so that they will be recognized and upheld in the state and federal environmental processes.

I believe that Mono County is moving in a positive direction because it has listened to its constituents and has supported a community-by-community visioning process that has helped build awareness of our common values and a consensus for the future. As your neighbors we want you to remember that your decisions affect us and our shared assets, too, and that the Eastern Sierra environment and its communities will benefit if we all work together.

Thank you.

Dear Supervisors

I strongly oppose the renewable energy plan development in Inyo county. Owens valley/Inyo county is one of the most beautiful areas of the entire state of California. The addition of solar panels, wind turbines, and other renewable energy structures, including fences, buildings, walls, signs, etc. etc. will forever damage the beauty of this valley and surroundings. I'm all in favor of renewable energy, but not at the expenses of our natural beauties in the Owens valley. Our county has contributed more than its share for energy production, as we are reminded daily, looking at the dry bed of Owens lake, getting dust and particulates from the dry areas, having our wells and creeks drying up, etc. etc. Moreover, I'm concerned about these structures and the effects on wildlife, birds, etc.

Pierre Lessard DVM, PhD, Olancha, CA

I am a 30 year resident of Lee Vining, in Mono County, California. The direction that Inyo County takes with respect to renewable energy development will have important ramifications for your neighbors to the north in Mono County.

Mono County residents have strong connections to Inyo County. We visit our friends and relatives in your communities. We frequent your restaurants, coffee shops, stores, markets and art galleries. We commute to jobs and educational opportunities and obtain medical and professional services here. We look forward to your annual cultural events and festivals.

In winter and spring we escape from the cold to your deserts and in summer to your mountain peaks. Your charming towns and iconic scenic vistas are ingrained in our memories of decades of travel down and up the HWY 395 corridor.

This same corridor carries another essential linkage between Inyo and Mono Counties—tourists! Car-loads and camper-loads of tourists make the journey up from Southern California through both our counties, to vacation in our towns and backyards. Many visitors come year after year and view the journey as a special pilgrimage, with favorite stops along the way.

Tourism, as the largest part of our economy, is dependent on this Southern California market. Last year the Mono County Planning and Economic Development Departments along with the Tourism and Film Commission, undertook a study to understand the economic strengths of Mono County and devise an Economic Development Strategy "that utilizes Mono County's natural assets in a sustainable way in order to grow the economic opportunities and enhance the quality of life for the county's residents and visitors while stewarding the natural environment", Mono County Economic Development Strategy, 2014, www.monocounty.ca.gov/documents_sub/economic, go to eds_draft_7_1_13.pdf).

The data collected showed that fully 62% of Mono County residents are employed in tourism or related services. In a visitor survey, over 86% stated they stopped to see the scenic views and vistas of the area, over 86% stopped to dine in local coffee shops and restaurants, more than 80% participated in outdoor recreation activities, and 56% learned about the natural history of the area (Table 18, pg. 43.)

The report explains: our anchor is tourism, which attracts visitors and visitor spending. This spending spurs employment and helps to generate real estate sales, which in turn helps to generate professional services employment.

Strategic objectives include: retaining and expanding existing businesses, improving the region's recreation-based infrastructure, expand tourism marketing, and diversifying the economy in a sustainable manner that complements the environment and local community.

One proposed action, out of many, is to pursue a Highway 395 National Scenic Byway Designation and a Corridor Management Plan. Mono County is in the first round of grant funding for this process and is already investing in Main Street Improvement Programs in various communities. The report also recognizes the high value of our ranching and agricultural sector in maintaining the ambiance and feel of Mono County. It proposes developing both the

local and visitor consumer market for a "Buy Local" Regional Food System to support county agriculture and strengthen the Mono County "brand."

Inyo County is now faced with choices that will either embrace a viable future based on the strengths of our valuable assets, or one that will turn abruptly into uncharted territory– a future that could jeopardize the essential character of our region and the unique communities rooted here. Perhaps it's time to step back and define the fundamental policies that will ensure that the right priorities will be identified and wise choices will be made.

Inyo County does have standing in the management decisions made for both City of Los Angeles and federal lands. It is the responsibility of the County in your General Plan to detail and commemorate the values that are at stake for your constituents so that they will be recognized and upheld in the state and federal environmental processes.

I believe that Mono County is moving in a positive direction because it has listened to its constituents and has supported a community-by-community visioning process that has helped build awareness of our common values and a consensus for the future. As your neighbors we want you to remember that your decisions affect us and our shared assets, too, and that the Eastern Sierra environment and its communities will benefit if we all work together.

Thank you.

Ilene Mandelbaum

Dear Supervisors,

I was happy to participate in the proposed changes to the General Plan for Inyo County. I am disappointed that the proposed General Plan does not reflect what I've heard residents and business owners express, which is, that what is most valuable about our Inyo County is that most of it is wild and pristine.

I own and operate Tecopa Hot Springs Resort. I've been exploring Inyo County regularly for more than 35 years. I maintain that before I started restoring Tecopa Hot Springs Resort in 2001 and moved here full time in 2005, that my sojourns into these wilds are what kept me sane living in an ever growing, sprawling Los Angeles. My family came to the Los Angeles Basin when it was wild and it pains me to see have developed so densely. I have no regrets leaving the city, in fact I fall more in love with this place everyday. And I love sharing it. I have guided many urban folk in to our wilds over the last decades. My whole business is about helping people relax and feel comfortable enjoying the silence, the vastness, and discover a varied and wondrous wildlife and glorious night sky.

While big solar and wind projects might sound green, they are not. While subsidies and mitigation monies might solve current fiscal shortfalls, it's only for a short time 20 – 30 years and then what? We will have lost likely forever what is most wonderful here, leaving more dust, death and destruction.

I have suggested to the CEC and the BLM on various occasions and will continue to do so, that I understand they have an edict, a goal to meet, but the premises are all wrong. California doesn't count into renewal energy quota people that are totally off the grid, because they are not plugged into the grid. huh? The carbon costs of large scale "green energy" projects and the loss in transmission are a drop in the bucket compared to the power that will be produced and will destroy the land that we love and are supposed to protect for future generations. I have heard over and over that folks are all for renewal energy *on roof tops and along already disturbed lands,* ***where it is used.*** I don't see this reflected in the Inyo County General Plan. The proposed Bright Source project on the Hidden Hills property in Charleston View in Southeast Inyo would have produced power for Bakersfield and nothing for Charleston View!

As much as I dislike most experiences of military exercises in our county, I was glad to read that the military also vehemently opposes this plan. Our young men and women need to have practice flying into other wild places and they should be able to do so at home safely. And I think people should come out and feel what it feels like 50 – 100+ miles away what big bombs feel like, because they might think about how horrible it would be to be bombed.

Given recent reports about the venerability of our nation's energy grid, makes the argument for local production of energy even more desirable. Add to that the lengthy blackout in of San Diego a few years ago and the extended power outages on the east coast with severe weather, demonstrates locally produced power is the ONLY way to have reliable power in urban environments. Andy Selters said it best in his article in the Inyo Register, "Has the sun stopped shining in Los Angeles?"

We need to stop thinking of our rural and wild places as economically deprived and underdeveloped. We know that our rural and wilderness are places that everyone needs, residents and visitors alike. Outdoor recreation is our economy! Our vast spaces remind us and our visitors of our place in the universe, our vastness is creator in every aspect. We live simply because we like it. Urban places are conversely overdeveloped and economically greedy. *Our economy in Inyo County is the nature — and how we cherish it*. We need to protect it and develop in ways that create and keep balance for many generations to come.

If you live in Tecopa and hear a t.v. network weather report, you'll hear news for the LA area. I was stunned a few weeks back when I heard an LA newsperson remind folks to turn off their lawn sprinklers because rain was coming! I said out loud to no one in particular, "Didn't our Governor just declare a state of emergency drought two months ago?! Why are they still watering their lawns?!!" Why is it more important to water lawns than irrigate our farms? *Why on earth would Inyo County want to support wasteful consumption of energy by leasing land to big corporations for projects that would destroy our land, our wildlife,* ***our soul****?*

There have to be better solutions. For example more conscious and efficient use of energy, and produce energy where it's used. In 1997, the Institute for New Energy revealed that "the US Patent Office has classified over 3,000 patent devices or applications under the secrecy order, Title 35, US Code (1952) Sections 181-188" By the end of fiscal year 2010, the number of suppressed patents had expanded to 5,135 inventions-according to the Federation of American Scientists. Any solar cell with greater than 20 percent efficiency, or any system that is more than 70 to 80 percent efficient at converting energy, is automatically targeted for "review and possible restriction."

Why can't people have access to use these ideas and implement them? If all those federal and state tax breaks were offered to individuals and local communities to produce their own energy, where it's needed in appropriate scale — instead of to corporations, energy users would be empowered (no pun intended) to meet the goals the CEC and others are charged to meet, indeed goals we all wish to achieve. In such a scenario, rural people, small communities and urban neighborhoods could afford to start producing their own truly green energy, where it's needed, significantly reducing our cost of living and our wild lands would continue to be there for all of us to enjoy and share. This IS possible and this is what I hear from most I talk with in my community and visitors.

I hope the process of developing a new General Plan continues to welcome all voices to be heard and that a new General Plan is developed that more accurately reflects Inyo County and our eco-tourist economy. ***I hope we go further and stand up to resist industrialization of our whole region. We are also part of the whole Mojave, the Great Basin and the Sierra. Any industrialization projects in our region will have a significant negative impact on all of us.***

I believe all of us who choose to make our lives here in Inyo County are very privileged to be here to experience this wondrous land and history. We need to know because of this, we are challenged to be stewards/partners to this land that we love and act accordingly, so that it will be here to inspire many more generations to come.

With gratitude and great joy for the lands that we all love,

Amy Noel

Tecopa Hot Springs Resort, Tecopa CA 92389

www.tecopahotsprings.org

Dear Supervisor Tillemans:

I spoke at the March 18 workshop, and appreciated the opportunity to address the Supervisors, members of the Planning Department, and the public with my concerns about the REGPA. As I expressed then, my concern about the REGPA is related to my deep attachment to this county, especially to Death Valley National Park and to the Owens Valley. I am writing to elaborate on my opposition to the proposed Renewable Energy General Plan Amendment (REGPA).

While I support renewable energy planning, I do not believe that the proposed REGPA is the right vehicle for this. A major shortcoming is its failure to abide by many of its own stated criteria for exclusion in determining renewable energy development areas (REDAs) listed on page five and six. I am particularly concerned by the REGPAs failure to exclude cultural and historic resources and scenic resources. These were some of the most popular criteria for exclusion at the public outreach meetings late in 2013, and are also major reasons for public opposition to the proposed Los Angeles Department of Water and Power Southern Owens Valley Solar Ranch within the Owens Valley REDA.

I also wonder why the REGPA is not more aligned to the stated purpose of the Desert Renewable Energy Conservation Plan (DRECP) in which Inyo County is participating, which is to: "help provide effective protection and conservation of desert ecosystems while allowing for the appropriate development of renewable energy projects." Other participants in the public outreach meetings late in 2013 appear to share a concern for ecosystems, as page six shows that participants added seeps and springs and wildlife corridors including avian and insect migration corridors to the list of criteria for exclusion they believe should be applied. It is unclear how or whether the criteria of protection and conservation of desert ecosystems are applied in the mapping of the REDAs in the REGPA.

The failure to exclude cultural, historic, and scenic resources and to protect and conserve desert ecosystems seems obvious when examining the REDAs included in the preferred alternative.

The REDA detailed on page 12 contains much of the southern Owens Valley located east of Highway 395. Designation of this area as a REDA is entirely inappropriate. Multiple scenic, historic, and cultural resources are included in this REDA, including: the view from the Sierra Nevada Mountains and their wilderness and trails; the view from the Inyo Mountains and their wilderness and trails; Paiute and other historic and archeological sites; and the historic viewshed of the Manzanar National Historic Site, a place of pilgrimage and learning and a unit of the National Park Service drawing approximately 85,000 visitors annually. The Lower Owens River Project (LORP) within this REDA and related draft Lower Owens River Recreation Use Plan seem incompatible with energy development. I have helped with bat monitoring outside abandoned mines in the foothills adjacent to or in this REDA, and want to see research into the impact designation could have on bats and other wildlife that rely on the REDA for food, water, or shelter.

The REDA detailed on page 13 contains the Owens Lakebed. I am ambivalent about this designation. The lake is an intensely disturbed area, an important element in favor of consideration for energy

development. It is, however, also habitat for migratory birds, including some rare ones like snowy plovers, burrowing owls, and eagles. In a potential benefit to local humans, this holds economic possibilities for ecotourism. Any consideration of designating the Owens Lakebed as a REDA should be accompanied by documentation about its resources and serious study of how and whether development could couple with protection of the wildlife that relies on the place.

The REDA detailed on page 14 contains Centennial Flat and Darwin. I share the National Park Service's concerns about impacts on views from Death Valley National Park if this area is designated as a REDA. Wildlife does not recognize planning boundaries and construction projects introduce exotic plants, so I worry also that designation as a REDA would negatively impact wildlife reliant on Death Valley National Park and the surrounding public lands for food, water, or shelter and would introduce exotic plants and threaten native ones.

The REDA detailed on page 17 contains the southern part of the Panamint Valley. I share the National Park Service's concerns about the impacts on views from Death Valley National Park, and have concerns about the impact on area plants and wildlife. The very place names in this REDA: Nadeau Road, Indian Ranch Road, and Wingate Road, suggest ties to resources significant to mining, commerce, transportation, and land use history in Inyo County and beyond.

The REDA detailed on page 19 surrounds Death Valley Junction. I share the National Park Service's concern for this area of how the designation as a REDA will impact the endangered Devils Hole pupfish. Additionally, Death Valley Junction is replete with cultural and industrial historic resources. Thankfully, the Amargosa Opera House appears to be left out of the REDA. The historic complex it was part of before Marta Beckett's colorful involvement with the site, however, extends east of Highway 127 and into the REDA. Noted western author Zane Grey visited and wrote about this complex, associated with area mining and industry, early in the 20th century.

Throughout, I am concerned by the absence of citations and analysis of the biological, historical, cultural, scenic, and archeological resources within the REDAs. I know from personal experience with the REDAs cited above that there are conflicts with cultural and historic resources, scenic views, and habitat. I have not, however, engaged in anything approaching the level of biological or historical survey and contextual study that I would expect of anyone making land-use planning recommendations about the areas. The absence of sources and analysis in the REGPA makes me wonder what kind of study the authors conducted to justify their selection of the REDAs. My casual existing knowledge and the public comments that I reviewed make me suspicious about potential conflicts within the other REDAs, as well as the depth of conflicts in the REDAs that I site in this letter.

I would appreciate clearer mapping of the REDAs that includes property lines for parcels managed by the Los Angeles Department of Water and Power, National Park Service, Bureau of Land Management, and Forest Service, as well as any Areas of Critical Environmental Concern, Desert Wildlife Management Areas, Wilderness, and Sensitive Species Areas. Overlays on USGS quad maps would also be helpful. Planning documents should always be specific about included and excluded geography.

The DRECP maps included in the REGPA are difficult to read online, but it appears that the disturbed land alternative shown on page 31 of the REGPA includes minimal Inyo County land meeting the criteria for inclusion of disturbed lands and low resource conflict. This suggests that the amount of Inyo County land included in the REGPA as REDAs is inappropriate.

I reviewed the more than100 pages of public comments on the REGPA posted on the Inyo County Planning Department website. Nearly all writers oppose the REGPA as currently proposed. The first letter posted is from the Center for Biological Diversity and the Range of Light Group, Toiyabe Chapter, Sierra Club, the parties that threatened legal suit against Inyo County in 2011 for the earlier, similar REGPA. The six page letter includes the phrase: "we strongly urge the county to start with a more realistic set of REDAs." As another participant pointed out in last week's workshop, lawsuits cost money. It seems counterproductive and expensive to adopt the current REGPA in the face of such intense opposition from both private citizens and organized groups.

Following last week's workshop, I heard the Board of Supervisors express interest in pursuing research and consideration of distributed generation solar development in Inyo County, possibly even as a County controlled revenue source. I welcome that conversation, and hope it continues. I attended the Owens Valley Committee fundraiser at the Mountain Light Gallery last night, and was encouraged by the possibilities raised by the featured speaker, Bill Powers, who is part of the coalition Solar Done Right. Powers sited Marin and Sonoma as California case studies for responsible solar efforts. I look forward to perusing Solar Done Right's website, the efforts in Marin and Sonoma, and the initiatives Powers mentioned in his talk, particularly Community Choice Aggregation (CCA), passed by the California Assembly in 2002 and used in Marin, and the One Block off the Grid initiative. I hope you will also take a look at these sources.

Thank you for your attention to my concerns with the REGPA and the multitude of other concerns expressed in writing and in public meetings. I hope that on April 1 you will vote against adopting the REGPA as it stands, and will instead direct the Planning Department to research and include less destructive models for renewal energy development and to analyze and deeply scale back the preferred alternative in order to protect lands possessed of ecological, historical, cultural, and scenic value from inclusion in REDAs.

Sincerely,

Kristen Luetkemeier

Dear Supervisor Tillemans,
I strongly oppose the proposed renewable energy Plan Amendment that would permit industrial scale projects in Inyo County. Industrial projects such as the one proposed by the
L.A. Department of Water and Power east of Manzanar do not belong in this region. This proposed development will permanently scar the beautiful landscape, and will irreparably damage the environmental as well as the historic heritage of the region.

As a resident of Marin County, I have worked on preservation of Open Space in Lucas Valley. We were one of the first counties to preserve Open Space for public enjoyment, visual preservation, and recreational use. This plan has proven to have countless benefits and rewards for the present, as well as for future generations who will appreciate the treasures preserved as Open Space.

We are learning as a global community that we have few chances to preserve our land, the environment, and the earth. Please do not jeopardize this opportunity. It must be protected for generations to come.

Thank you for your consideration.

Sincerely,

Margaret Kathrein

Mr. Tillemans,

I understand that you believe there is only a very small minority of people who are against the proposed 1200 acre solar field in Inyo County. I actually have found quite the opposite, that there are actually few people that approve of it or even know about it. I also understand you conducted a door to door survey but you did not knock on our door and we live near you in Big Pine. So I'm wondering whose doors you knocked on, if any. Was it only the doors of people you knew would side with you?

And when I say "disagree" I don't only mean the proposed solar field but also the changing of the zoning from ag to industrial. What are you guys trying to do to this valley? Did we learn nothing from what they did to our water? Sure now they say it's just a 1% area. Well what will it be in 20 or 50 years? Much more than 1% I'm sure. Just like they told the ranchers long ago we're just going to take a little of your water.

I believe you and your fellow supervisors need to listen to the people that live, work, love and are committed to preserving the beauty and integrity of this valley. So many people in L.A. don't see the value in this valley and if you approve this plan as it is you are only contributing to the lack of respect this valley receives from Los Angeles.

We depend on tourism for our livelihood in the Owens Valley, who wants to come up to visit or photograph a valley full of solar panels and wind turbines?! Don't let L.A. take what we have left. They won't be happy until they are selling tickets to the people of L.A. to the Ghost Town/Amusement Park of what once was the Owens Valley.

Cat Connor Spradlin
Cat Connor Cats Eye Design & Photography

Cathreen Richards

From: Kristen Luetkemeier <kristen.luetkemeier@gmail.com>
Sent: Sunday, March 23, 2014 11:16 PM
To: mtillemans@inyocounty.us
Cc: larcularius@inyocounty.us; jgriffiths@inyocounty.us; supervisor.pucci@gmail.com; mkingsley@inycounty.us; inyoplanning@inyocounty.us
Subject: Comments on the Renewable Energy General Plan Amendment

Flag Status: Flagged

Kristen Luetkemeier
331 N Washington
Independence, California 93526
March 23, 2014

Supervisor Mark Tillemans

Inyo County Supervisor, District Four

mtillemans@inyocounty.us

Dear Supervisor Tillemans:

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Sincerely,

Kristen Luetkemeier

Cc: First District Supervisor Linda Arcularius
Second District Supervisor Jeff Griffiths
Third District Supervisor Rick Pucci
Fifth District Supervisor Matt Kingsley
Inyo County Planning Department

--
Kristen Luetkemeier
kristen.luetkemeier@gmail.com

On ~~March 18th~~ April 1, the Inyo County Board of Supervisors will vote on whether or not to adopt the Planning Department's Renewable Energy General Plan Amendment (REGPA). Adoption of the REGPA would open significant portions of Inyo County land to large-scale industrial development by corporate solar, wind and energy entities. We believe that opening the door to industrial development will forever damage the most important characteristic of Inyo County: its stunning and awe-inspiring natural beauty. We ask that the Inyo County Board of Supervisors reject the REGPA, not only to help protect Inyo County, but also on the basis that the documentation itself represents unsound logic, invalid arguments to support its claims and faulty and erroneous policy-making.

The REGPA documentation can be viewed at
http://www.inyoplanning.org/projects/documents/PCStaffReportwithattachments.pdf

Please help by signing this petition. It, along with numerous other comments and resources in support of protecting Inyo County, will be presented to the Board of Supervisors on March 18th.

Name	Address	Town	Email
Raimundo H. Huerta	483 So. Barlow	Bishop	
Mary C. Williams	145 So. Barlow Ln	Bishop Ca	
Mary Davis	81 Tu Su Ln	Bishop	
Diane Hart	917 Tu Su Ln	Bishop	
Janet Howard	1094 Pathavitch Ln	Lone Pine	
Cheryl Howard	925 Watson St. Big Pine	Big Pine	
Marilyn Stine	Pata lani	Bishop Ca	
Donna Vasquez	437 Winuba Ln	Bishop, Ca.	
Mary B. Bowles	440 Carmelia	Big Pine, CA	
Leslie Davis	785 So Crater	Big Pine, CA	
Charlene Rodriguez	851 Tusulus	Bishop, Ca	93514
Pauline Estrada	PO Box 108, Death Valley, Ca. 92328		
Lynn Rodriguez	Box 199 D.V.	92328	
Madeline Estrada	Box 333	Death Valley CA 92328	

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Name	Address	Town	Email
Ashley [illegible]	247 Wentzel Rd	Mohnton, PA	cpurasa@gmail.com
Danielle Romeyn	PO Box 924	Kykotsmovi AZ 86039	romeynde@yahoo.com
EUGENE BUTTON	1094 PA HANYTON	LONE PINE	
Sonny ANDREAS	109924 CCO Rd	Lone Pine	Sonny5839@gmail
Amelia Archuleta	1099 Zweco Rd	Lone Pine	
Charlotte Berry	255 Willow	Big Pine	
Irene L Butler	1011 Lone Pine	Lone Pine CA 93945	
Pat Harrand	154 N. Barlow	Bishop CA 93514	
[illegible]	381 S. Barlow Ln	Bishop CA 93514	
Ruth Cyphers	899 Tu Su Lane	Bishop, CA 93514	
C Christine Sprott	P.O. Box 698	Big Pine 93513	
Mary Picard	291 Seventeen	Bishop CA	
Tennille Jones	819 Seventeen	Bishop CA	93514
Marissa Romero	P.O. Box 791	Bishop, CA	93515

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Name	Address	Town	Email
Catherine Larsen	302 E. Line St	Bishop	Katielynngilbert@gmail.com
Thomas Gustie	104 North Barlow Ln	Bishop	
Brian Adkins	775 West Pine St	Bishop	adkinsbrian20@gmail.com
Rebecca Charli	38 Alabama	Bishop	rebecca@dvisk.com
Carrie Jones	2882 Diaz Ln	Bishop	missccgjs@gmail.com
Lana Decker	2989 B West Line, Bishop CA		ldecker@usamedia.com
Brandon Decker	2989 B West Ln St	Bishop	brandongdecker@gmail.com
Pearl Vega	P.O. Box 271, Bishop CA		
Grace McGonaghan	1 Montana St.	Bishop CA 93514	gracelynnse@hotmail.com

Copy - Deepest Valley

On March 18th, the Inyo County Board of Supervisors will vote on whether or not to adopt the Planning Department's Renewable Energy General Plan Amendment (REGPA). Adoption of the REGPA would open significant portions of Inyo County land to large-scale industrial development by corporate solar, wind and energy entities. We believe that opening the door to industrial development will forever damage the most important characteristic of Inyo County: its stunning and awe-inspiring natural beauty. We ask that the Inyo County Board of Supervisors reject the REGPA, not only to help protect Inyo County, but also on the basis that the documentation itself represents unsound logic, invalid arguments to support its claims and faulty and erroneous policy-making.

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Name	Address	Town	Email
Joseph P. Pollini	2461 Chocolate Dr	Bishop	
Carolyn Tierney	1417 Bear Creek	Bishop	
John D. Wehrum	1417 Bear Creek	Bishop	

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Joseph P. Pollini	2461 Chocpaw Dr	Bishop	
Cindy J Tlemie	1417 Bear Creek	Bishop	
John D Wehrum	1417 Bear Creek	Bishop	

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signed a-line

Name	Address	Town	Email
~~Lynne Spellbinder~~	~~757 Rome Dr.~~	~~Bishop~~	~~lynne-spellbinder@verizon.net~~
[illegible]	1478 Rocking W Dr.	Bishop	etelos@gmail.com
Jean Hallegger	13400 Hwy 6	Bishop	JKhab43@schat.net
~~Kevin Davis~~	~~237 May ST.~~		
Brad Shrader	2260 Bangadee	Bishop	Shrader18th@gmail.com
Bob Thornburg	1478 Rocking W Dr	Bishop	CA
Leilani Thornburg	"	"	"
Mary Hershdorfer	3041 Morningside Dr.	Bishop	hershdorfer@gmail.com

Name	Address	Town	Email
Deena Davenport	3482 Mitwale ave	Oakland Ca	deena@glamarama.com

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Name	Address	Town	Email
Lance Milo Cagle	145 Cottonwood Dr.	Bishop	milojams@gmail
Evangelene Fidel	172A Shepard Ln	Bishop	lostinthemusic1@gmail
Derek Vocka	2433 Apache Dr	Bishop	DVocka@cebridge.net
Patricia Crowther	3047 Birch St	Bishop	yosemitesamyp55@gmail.com
Jack Crowther	3047 Birch St.	Bishop	yosemitesamyp55@gmail.com
Sarah Purcell	272 Shepard lane	Bishop	sarahepurcell3140@gmail.com
Trish McGuire	636 Hobson St	Bishop	trishmcguire@gmail.com

Name	Address	Town	Email
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Greg Smith	8819 Starlite Dr.	Bishop	greg.diana@sierragem.com
Diana Cunningham	" "	"	diana.greg@sierragem.com
TOM KLINEFELTER	210A MILL CREEK RD	BISHOP	TOMMYKLINEFELTER@GMAIL.COM
Konrad Maurer	501 Sierra St	Bishop	Kmaurer@gmail.com
KAREN ROBB	3036 MESQUITE RD	BISHOP	heythere karrobb@yahoo.ca
AUDREA Tetrick	3036 Mesquite Rd	Bishop	"
JEFF THOMPSON	25 QUAIL LANE	BISHOP	LS7002@AOL.COM
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Cristian Herrera	3043 West line st	Bishop, CA	Singtoecaherrera@gmail
Steven White	388 Shepard Lane,	Bishop 93514	stevenwhite@stevewhitewoodworking.com
BRIAN RUSSELL	312 SHEPARD LANE,	BISHOP 93514	bbrussel@gmail.com
NEIL VENDEN	725 W. Pine ST	Bishop 93514	
KARI CASTLE	33 OCEANVIEW Rd	Bishop	KARI@KARICASTLE.COM
Connie Morrison	429 Arbolus Dr.	Bishop CA	MOCONN@suddenlink.net
DAVID BEDFORD	33 OCEANVIEW Rd	Bishop CA	dbedford@conecess.net
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Suzanne Calkins	163 S. Third Street	Bishop, CA 93514	suzcalkins@gmail.com
Trevor Anthes	735 Orinda Dr	Bishop CA 93514	
KEN ETZEL	312 Shepard Ln	Bishop CA 93514	KENE122@hotmail.com
Brett & Sara Wylie	138 Coyote Rd	Bishop CA 93514	bwylie@schat.com
Donald R. Clarkson	172 A Shepard Ln,	Bishop, CA 93514	donald.clarkson501@gmail.com
Delia Kostner	9 Hillcrest Ave	Mont Vernon NH	dkostner
KEVIN DANIELS	381 E. LINE ST	Bishop CA	KEVIN@myfairpoint.net
Barbara Szepathy	381 East line St	Bishop Ca	BarBRAZ@gmail.com
Steve Kothman	P.O. Box 881	Bishop Ca	octalive@yahoo.com
Andrew Botelho	142 Moffett Dr.	Bishop, CA	botelhographit@gmail.com

Name	Address	Town	Email
Jonah Botelho	142 Moffett,	Bishop, CA	jonahbotelho@gmail.com
Michael Cleaver	556 N 2nd	Bishop CA	michael@mulepost.com
Kathleen Carver	59 Nevada	Bishop CA	kathleencarver77@yahoo.com
Thomas Kabala	59 Nevada	Bishop	stephenkabala@yahoo.com
Doyle Ennis	59 Nevada	Bishop	
Cheryle Aguilar	310 Owens Gir	Bishop	cheryleaguilar@yahoo.com
Clayton Beck	3610 Ranch Road	Bishop	claytonbeck1
Don Wellford	Box 706	Montpelier UT	
KEVIN JORGESON	300 LOS ALAMOS,	SANTA ROSA, CA	KEVIN@PROCLIMBERS.COM

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Name	Address	Town	Email
Gene Caballero	PO BOX 4	Independence	93526
Evelyn Mae Nicholas	315 9-Clay	Independence	93526
Gary L. Wilson	PO Box 527	Lone Pine	93545
Beryl [illegible]	PO Box 707	Lone Pine	93545
Forest Middleton	Po Box 808	Lone Pine	93545
Connie Madden	PO Box 549	Lone Pine	93545
D. Kruger	Box 659	Lone Pine	93545

Name	Address	Town	Email
Dave Federmann	PO Box 119	Independence	93526

Name	Address	Town	Email
[illegible]			
[illegible]			

On March 18th, the Inyo County Board of Supervisors will vo
the Planning Department's Draft Final Environmental Impact
of the RECIPA would open significant portions of Inyo County
development by corporate solar, wind and energy companies. W
close to industrial development will forever change the scen
Inyo County: its stunning and awe-inspiring natural beauty. T
Board of Supervisors reject the RECIPA, not only to help prot
lands that the conservationists itself represents unbound logic
its claims and faulty and erroneous policy-making.

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in support of protecting Inyo County, will be presented to the
March 18th.

Name	Address	Tow
Kelly Tallon	19 Crowley Cal.	Bishop
Jesse Dixon	[illegible]	Bishop
Angie Boylin	130 Barcom	Bishop
Justin Scott	Bishop	Bishop

HELP TO STOP INDUSTRIALIZED ZONING IN CENTENNAL FLATS, RANAMINT & OWENS VALLEY

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Name	Address	Town	Email
PIERRE	PO BOX 115	DARWIN	—
TOM GUINEY	PO BOX 34	Darwin CA	—
Susan Pimentel	PO 338	Darwin CA 93522	—
Erik Lemmon	PO Box 50	Darwin CA 93522	
Jim Bergman	P.O. Box 51	Darwin CA 93522	
Noel Hatley	"	"	
Myriam Lemarchand		DARWIN	93522
Pauline Fowler		Lone Pine	935-45-

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Name	Address	Town	Email
Laura J Olinger	103 Rosedale	Independence	olhat@suddenlink.net
Claire Hatter	103 Rosedale	Independence	mrsemmaper@gmail
Mark A Hatter	103 Rosedale Dr	Independence, CA	spikewilled@hotmail.com
Jenie Foldie	6315 Elegant	Whitney Ca	
Kaiden Wilson	6315 Elegant	Whitney Ca	
Rachel Riddle	140 E Market	Independence	
Joe Mandel		Marble Bluff CA	
Tawny Mandel		Marble Bluff CA	
Janice Hunt	Malibu		
Bruce Hunt	Malibu		
Candee Thompson	Lone Pine Ca		
Bonnie O'Neal	Malibu Ca	90265	
Carmen O'Neal	Malibu	90265	

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Name	Address	Town	Email
Anna Archer	347 N Clay St	Independence	dca93526@yahoo.com
Linda Ellsworth	P.O. Box 68	Indy	linda4444@yahoo.com
Sally Lewis	253 E. Main St.	Independence	sally@pebbly.net
[illegible]	347 N. CLAY ST	INDEPENDENCE	SA93526@yahoo.com
[illegible]	233 N. CLAY	INDEPENDENCE	
[illegible] Markham	177 Valley View Dr	Independence	
Maybell [illegible]	177 Valley View Dr	INDEPENDENCE	
[illegible]	Brian Spitek 327 N. Clay, Independence, CA 93526		
[illegible] A. Woodcock	Box 525	Independence Ca	93526
Clayton Anderson	Box 216	Independence Ca	93526

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Name	Address	Town	Email
PIERRE	PO BOX 45	DARWIN	PierreV1953@Gmail
[illegible]	[illegible]	Lone Pine	hjaniesmith@gmail.com
[illegible]	PO BOX 544	Lone Pine CA	LPMARYJ@YAHOO.com
Arlie Clark	Lone Pine		freeflye2002@yahoo
Linda Emsley	P.O. Box 966	Lone Pine	
Wendell [illegible]	PO Box 1059,	Lone Pine,	93545
Stephen Kabala	2566 Arcturus Cir	Bishop CA	93514 jamiekabala@gmail.com
JOHN E RAND	Box 1182	LONE PINE, CA	93545 kabala@gnet.com

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Name	Address	Town	Email
Kastle Lund	PO Box 887	Lone Pine	Kastlelund@earthlink.net
Lizeth Hernandez	PO Box 598	Lone Pine	lizhernandez223@gmail
Tammara Rodriguez	PO Box 283	LONE PINE	Tammarodriguez@yahoo
Randy Klopfenstein	PO Box 550	Lone Pine	N/A
Diane Spieth	P.O. Box 1201	Lone Pine/CA	dtspieth@gmail.com
Laura Perez	BOX 1235	Lone Pine CA	mauramendez268@gmail.com
Yanina Aldao	Box 1201	Lone Pine, CA 93545	
Michele GREEN	P.O. Box 120	Lone pine CA	Lonestarbistro@gmail.com
Russell Kokx	PO Box 803	Lone Pine CA	Kokxbio@gmail.com
Michael [illegible]	P. O. Box 6	Darwin CA 93522	
Maggie Balik	P.O. Box 6	Darwin CA 93522	
Rebecca Dougherty	P.O. Box 265	Lone Pine CA	93545 dragonfeers2009@msn.com
Glenn Dougherty	P.O. box 265	lone Pine CA	93545 trudkiller@hotmail.com
Bruce A. Spry	P.O. Box 222	Lone Pine, CA.	93545

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Name	Address	Town	Email
Robert Gray	1600 CD State Hwy	Keeler	
John Aldridge	123 Willow	Lone Pine	
KEN NORWOOD	176 RAILROAD AVE	KEELER	ksnarc@gmail
Randy Grimes	110 E. Bush St	Lone Pine	
REX XANDERS	441 E POST ST	LP	
[illegible]	Charles Higgins 225 Willow	LP	
R.R. Bagelrush	Lone Pine	Ca	
[illegible] DeCorkle	PO BX 402	Lone Pine	93545
[illegible]	PO BOX 599	L.P.	93545
[illegible]	120 E Bush St.	LP	
[illegible]	131 E. Willow	LP	93545
[illegible] Bailey	325 N Main Hwy	LP,	93546
[illegible]	331 Washington	LP	93545
[illegible]	325 N Main Hwy #22		

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Name	Address	Town	Email
W Ray Kneeim	P.O. Box 392	Lone Pine	
Sera Martinez	PO Box 392	Lone Pine	
Lydie Marling	P.O Box 392	Lone Pine	
Mike Thompson	P.O Box 392	Lone Pine	
Lydie Hermann	P.O Box 392	Lone Pine	
Maria Gragso	PO Box 232	Lone Pine	
[illegible]	PO Box 381	Lone Pine	
[illegible]	PO Box 970	Lone Pine	
Allen A Warner	P.O. Box 51	Lone Pine	
[illegible]	P.O. Box 450	Lone Pine	
[illegible]	2630 Legacy Dr	Anchorage	AK 99516
Marlene Neto	570 Rohnert Park Expressway	Rohnert Park, Ca	
Virginia Neto	570 Rohnert Park Expressway	Rohnert Park, Ca	

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Name	Address	Town	Email
Karen Stewart	PO Bx 795 Pinebarn	Lone Pine	kstewart@lonepinetv.com
Nancy Prather (Nancy Prather)	1004 Hunter Rd. (PO Drawer D)	Lone Pine	nprather@lonepinetv.com
Dorothy Bonnefin	PO Box 985	Lone Pine	9191bonnefin@yahoo

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Name	Address	Town	Email
Carrie Andresen Strauss	PO Box 284	Independence	carrielilys mom@gmail.com
[illegible]	P.O. Box 284	Independence	

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Name	Address	Town	Email
Cathleen Spradlin	336 Ross Ln	Big Pine	catspradlin@yahoo.com
Carole M. Wade	563 Home St.	Bishop	carolehicc@owensvalley.com
Nancy Finch	313 N. Mountain View	Bishop	nancyfinch@owensvalley.com
KARINE CROFT	595 S. BARLOW LN	BISHOP CA	Karinecroft@owensvalley.com
Peter Croft	595 S. BARLOW LN	BISHOP	pcroft@verizon.net
Megan Pappas	151 Blake Rd.	Big Pine	weggie103@aol.com
Rob Covington	1532 Matlick Lane	Bishop CA	robertcvngtn@yahoo.com

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Name	Address	Town	Email
Lorena Levine	225 Piper St	Big Pine	l.levine@bigpinepaiute.org
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On March 18th, the Inyo County Board of Supervisors will vote on whether or not to adopt the Planning Department's Renewable Energy General Plan Amendment (REGPA). Adoption of the REGPA would open significant portions of Inyo County land to large-scale industrial development by corporate solar, wind and energy entities. We believe that opening the door to industrial development will forever damage the most important characteristic of Inyo County: its stunning and awe-inspiring natural beauty. We ask that the Inyo County Board of Supervisors reject the REGPA, not only to help protect Inyo County, but also on the basis that the documentation itself represents unsound logic, invalid arguments to support its claims and faulty and erroneous policy-making.

The REGPA documentation can be viewed at
http://www.inyoplanning.org/projects/documents/PCStaffReportwithattachments.pdf

Please help by signing this petition. It, along with numerous other comments and resources in support of protecting Inyo County, will be presented to the Board of Supervisors on March 18th.

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Mono County

Economic Development Strategy

Vision · Economic Catalyst· Community Enhancement

Photo: Flickr user Rickz http://www.flickr.com/photos/rickz/

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Overview

Vision

Mono County EDS Vision

Develop a strategy that utilizes Mono County's natural resources in a sustainable way in order to grow the economic opportunities and enhance the quality of life for the county's residents and visitors while stewarding the natural environment.

Mono County is located on the east side of California's Sierra Nevada. The geographically diverse county encompasses mountains, high deserts, lakes and forests. It has approximately 14,000 residents, according to the 2010 census. The county seat is Bridgeport, located on the north end of the county.

The only incorporated town in the county is Mammoth Lakes, which is located at the base of Mammoth Mountain, though there are other communities, including Bridgeport, Lee Vining, Walker/Coleville and June Lake. The county boasts notable areas such as June Lake, which is famous as a skiing and fishing resort, and Mono Lake, an alkaline lake known for its tufa formations that is a vital habitat for millions of migratory and nesting birds.

Mono County is accessed by all-weather U.S. Highway 395, which runs north and south. Additionally, year-round commercial air service is available into Mammoth Yosemite Airport.

Like many rural counties throughout California, Mono County has been challenged by the lack of a sustainable economic development model. Past economic development efforts have centered on ranching, farming, mining, and now tourism. Moving forward there is a need to create and realize a cohesive and comprehensive vision that **utilizes Mono County's natural resources in a sustainable way in order to grow the economic opportunities and enhance the quality of life for the county's residents and visitors while stewarding the natural environment.**

Photo: Flickr user kennel http://www.flickr.com/photos/sskennel/

Economic Catalyst

Mono County has defined a process **for creating an economic development strategy that can be a catalyst for the development of the marketing plan for the National Scenic Byway Corridor Management Plan**. Both of these projects seek to leverage the natural assets of the region and establish a plan for improving and enhancing the infrastructure to support these assets.

Community Enhancement

In having a vision and creating an economic catalyst, Mono County and its residents have a unique opportunity to enhance local communities throughout the region. From Walker to Benton, communities will have the ability to be a part of a greater effort that balances the needs for environmental stewardship, economic improvement and community enhancement.

Photo: Flickr user Richard Harrison http://www.flickr.com/photos/richardgharrison/

Part 1 – Economic Development Strategy

Project Overview

Rural communities and destinations across the country have faced a variety of challenges over the past several years: decreasing employment opportunities, a steady decline of tax revenues and a fraying of the social fabric of many communities due to the national and state economic downturn. As a result, many communities are rethinking and re-imagining themselves in an effort to use their assets and local environments in a way that reinvigorates the local community and **improves the quality of life for their residents.**

Mono County, one of the most rural areas in the state of California, is looking to implement a fresh approach and devise an economic development strategy that better uses its natural assets in a way that creates **a more sustainable economy for its residents.** There is a desire to identify potential projects that **will improve the region's recreation-based public infrastructure** for short-term economic gains, while at the same time create a long-term and transformative strategy that will be used to invigorate and diversify the local economy for the next generation.

The following project was developed to create a process that, when executed, will serve as a new and focused direction for the economic well-being of Mono County and its residents.

Project Objectives

The Economic Development Strategy (EDS) needs to outline the basic strategy for enhancing the community's economy, as well as detailed recommendations and policies for its implementation. Specifically, the final EDS needs to accomplish the following:

1. Define the **key economic strengths of Mono County** as they currently exist and how they can be developed over the next decade **to create sustainable growth opportunities.**
2. Identify a comprehensive, practical plan that will provide **an overall strategic framework** for the Board of Supervisors for planning and decision-making purposes.
3. **Provide practical recommendations** that will optimize and expand existing and future opportunities.
4. **Supply prioritized project lists with action items and strategies** that will create sustainable, long-term economic prosperity to ensure year-round employment for the county residents, business owners and stakeholders.

Project Methodology

The Strategic Marketing Group (SMG) implemented a multiple-part methodology that included a number of steps described below.

Information Gathering

1. Review literature – SMG reviewed a wide range of reports previously conducted by Mono County, including the following:
    a. June Lake Economic Issues and Conditions
    b. Mono Basin Community Plan
    c. Bridgeport/Antelope Valley Economic Development Element
    d. Benton Community Vision
    e. Chalfant Community Vision
    f. Economic and Fiscal Impacts and Visitor Profile of Mono County Tourism for FY 2008
    g. Mono County Tourism Branding Study 2010
    h. Mono County Tourism Advertising Conversion Study 2010
    i. Mono County Advertising Conversion Study 2003
    j. Town of Mammoth Lakes RecStrats 2011
    k. Bridgeport Visitor Center Feasibility Study 2005
    l. Mono County General Plan
    m. Sierra Business Council Eastern Sierra Prosperity Report 2012

2. Interviews with key stakeholder groups – As part of the process SMG interviewed a number of stakeholders, including those involved in tourism, agriculture, ranching and professional services, as well as elected officials and county staff.

3. Primary research – SMG implemented a comprehensive quantitative survey research project of Highway 395 users for the National Scenic Byway Corridor Management Plan Marketing Plan Element.

4. Outside documents – SMG reviewed a number of economic development strategies for a variety of communities both within California and outside the state.

5. Additional sources – SMG reviewed a variety of information that is sourced throughout the report.

Strategy Development

Based on the information collected, SMG developed a three-pronged Economic Development Strategy (EDS) outlined in this document.

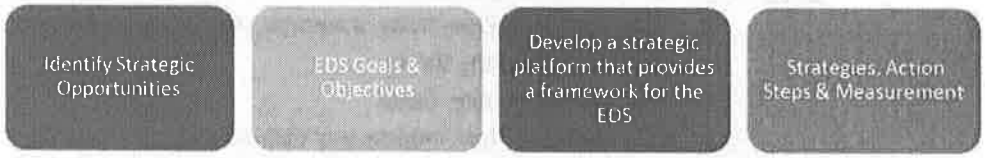
Final Report Development

SMG then completed a draft and final report, presented here.

The Economic Development Strategy Process

The Economic Development Strategy (EDS) process is a multi-step process designed to identify strategic opportunities, develop EDS goals and objectives, and EDS strategies and action steps. The process builds on the work, analysis and reports that have been produced so far, but also seeks to combine these efforts and add additional real-time input from key stakeholders.

Economic Development Strategy Process



<u>The process is designed to include the following steps:</u>

1. Analyze the primary economic sectors that currently exist in the county.
2. Identify strategic opportunities that Mono County can maximize.
3. Identify Economic Development Strategy goals and objectives for Mono County.
4. Identify an Economic Development Strategy.
5. Identify action steps to implement the Economic Development Strategy.

Part 2 – Mono County Situation Overview

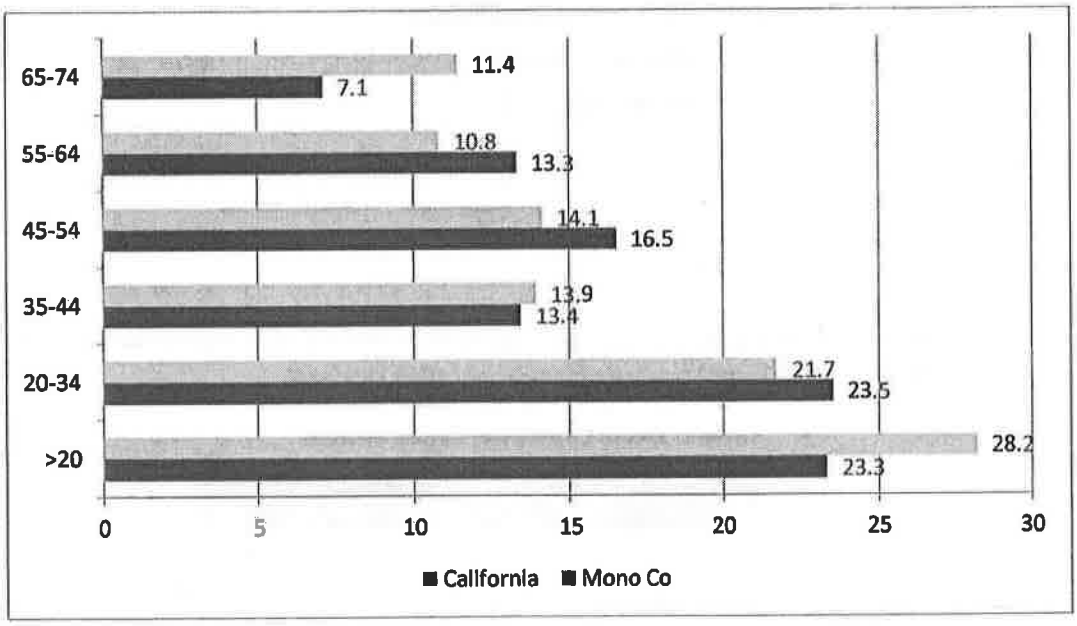
General Overview

Mono County is approximately 1.9 million acres. It covers a diverse geographic area that ranges from the mountainous High Sierra to high deserts. The area has north-south access from Highway 395 and east-west access from Highways 89, 120, 167 and 6, as well as seasonal access from Highway 108. The county is also served by two general aviation airports, Bryant Field in Bridgeport and Lee Vining Airport, as well as Mammoth Yosemite commercial airport in Mammoth Lakes.

Population

The overall population of the county is 14,016 and the median age is 35.5 years. As can be seen below, **there is a bifurcated distribution of the population,** with the primary cluster under 35 at 47%, followed by the 45-64 age category at 29.8%.

Figure 1: Mono County vs. California Population

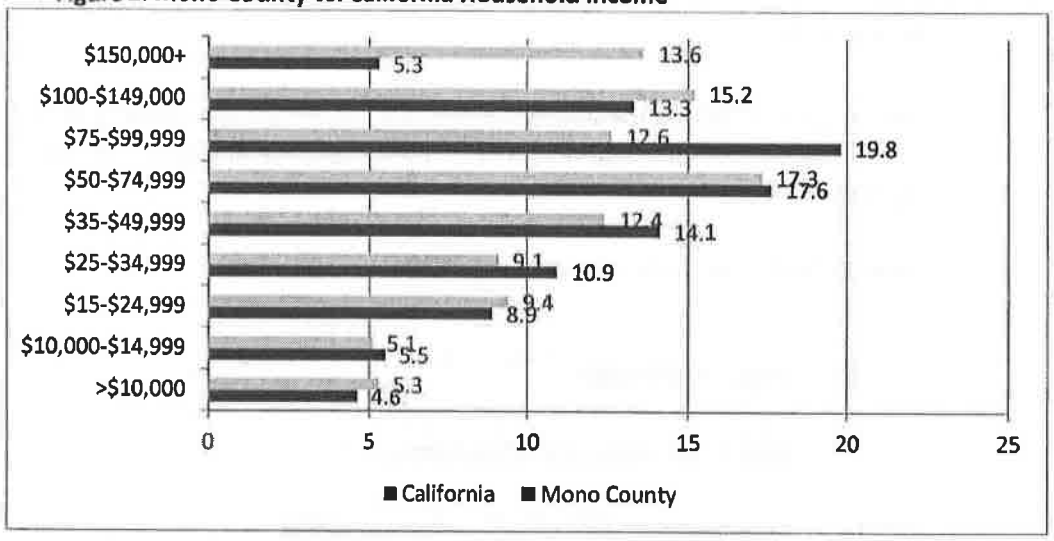


Source: U.S. Census Bureau

Population density within Mono County is one of the least dense within the state[1]. Within Mono County, the average population per square mile is 5. In contrast, the average density for the state of California as a whole is 239 people per square mile.

In terms of household income (HHI), the median family income is $60,569. Note that 38% of Mono County household income is above $75,000, and approximately 30% of Mono County household income is concentrated under $35,000.

Figure 2: Mono County vs. California Household Income



Source: U.S. Census Bureau

In terms of per capita income, Table 1 below illustrates that **the highest per capita income is among Asians** and the lowest is among Hispanic or Latino residents.

Table 1: Mono County per Capita Income

Ethnicity	Income
White	$31,364
Black or African American	$32,908
American Indian and Alaska Native	$18,665
Asian	$84,687
Pacific Islander	$29,521
Other	$10,022
Two or more races	$17,277
Hispanic or Latino	$13,629

Source: U.S. Census Bureau, 2007-2011 American Community Survey 5-Year Estimates

[1] State of California, Census 2010

In terms of ethnicity, **Caucasians living within Mono County make up 68.7% of the population, compared with 40.7%of the California population**, followed by Hispanic or Latino at 25% (which is under the California average) and Native American at 2.8%. Note how a greater proportion of the California ethnic profile is Hispanics, representing 31% of the population compared with 25.8% for Mono County, and the "other category" which is 28% in California and 2.7% in Mono County.

Table 2: Mono County vs. California Ethnicity

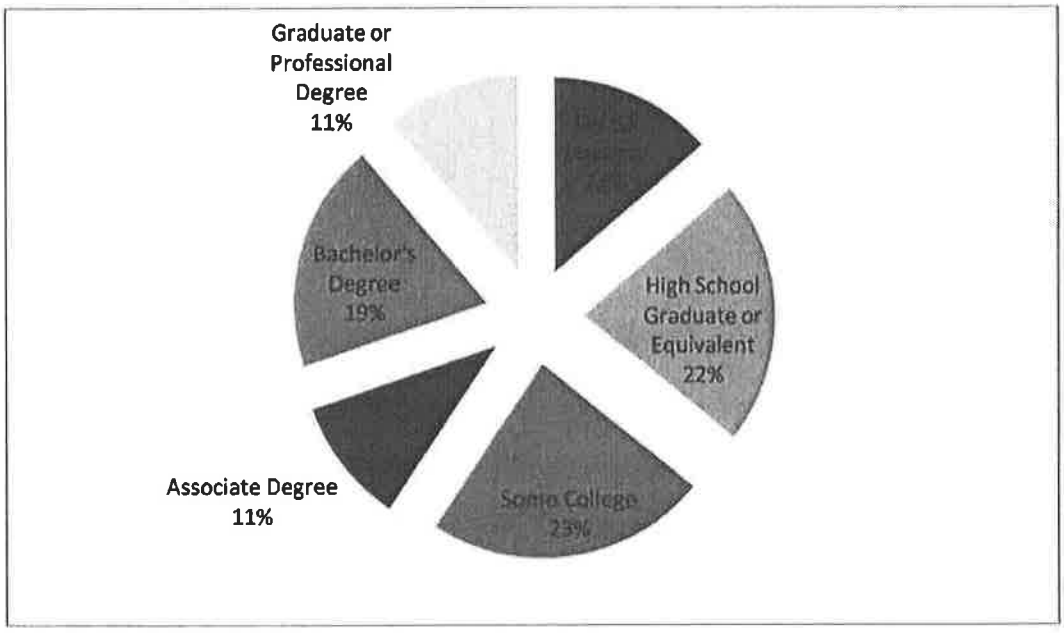
	Mono County	California
Hispanic or Latino	25.80%	31.10%
White Alone	68.70%	40.70%
Native American	2.80%	0.40%
Other	2.70%	28.20%

Source: U.S. Census Bureau Are Asians included in the Other?

Education

In terms of education, **approximately 30% of the Mono County population possesses a Bachelor's degree or higher**. Twenty-three percent indicate they have some level of college, 22% indicated they were a high school graduate or equivalent, and 14% had not achieved a high school diploma.

Figure 3: Mono County Educational Attainment



Source: U.S. Census Bureau

Employment

As can be seen below, fully 28% of Mono County employment is in the arts, entertainment, recreation, accommodation and food services, **which reflects the large tourism component of the Mono County economy.** The second largest component of employment within Mono County is educational services, healthcare, and social assistance, which represents 15% of the jobs within the county. Other notable segments include construction at 8.4% and agriculture at 3.9%.

Table 3: Mono County Employment

	Estimate	Pct.
Agriculture, forestry, fishing, hunting and mining	313	3.9
Construction	669	8.4
Manufacturing	179	2.2
Wholesale trade	4	0
Retail trade	851	10.6
Transportation, warehousing and utilities	219	2.7
Information	99	1.2
Finance, insurance, real estate, rental and leasing	805	10.1
Professional, scientific, management and admistrative and waste management	665	8.3
Educational services , healthcare and social assistance	1227	15.3
Arts, entertainment and recreation, accommodation and food services	2237	28
Other public services	237	3
Public administration	496	6.2

Source: U.S. Census Bureau

The three dominant employment sectors of Mono County include tourism, professional services and the social/public sectors. As can be seen below, when combined these sectors account for 83% of the employment within the county.

Table 4: Mono County Employment Summary

Economic Sectors	Sector Combined % of Employment
Tourism Related Arts, entertainment, recreation, accommodation and food service. Retail sales	38.6%
Professional Services Finance, insurance, real estate, rental and leasing Professional, scientific, management and administrative and waste management	23.6%
Social/Public Sector Educational Services , healthcare and social assistance Public administration	21.5%
Industry Transportation, warehousing and utilities Wholesale trade Manufacturing	4.9%
Other Segments Information Construction Agriculture, forestry, fishing, hunting and mining	13.5%

Source: U.S. Census Bureau, SMG

In terms of economic potential, it is clear that tourism-related employment provides the greatest source of funding; as such it will be important for Mono County to fully optimize the potential this sector provides. Annual occupancy for Mono County Lodging is estimated at 51% annually with summer occupancy 73%, fall 42%, winter 30% and spring 33.9%[2]. Increasing demand for Mono County visitation and tourism spending would assist in strengthening the area for the industry and improve revenues, employment and taxes.

A second industry sector that is closely affiliated with tourism is professional services, accounting for 23% of employment. This sector benefits when tourism visitation is strong in that it creates demand for real estate, financial, insurance, rental, etc., services. As tourism is strengthened it is anticipated that the need for financial services will also increase.

Social/Public sector employment accounts for 21.5% of employment and is correlated with local government spending, local population growth and demographic make-up of the local resident population. It is not anticipated this sector will experience significant growth given local government budgets.

[2] Economic and Fiscal Impacts and Visitor Profile of Mono County Tourism for FY 2008

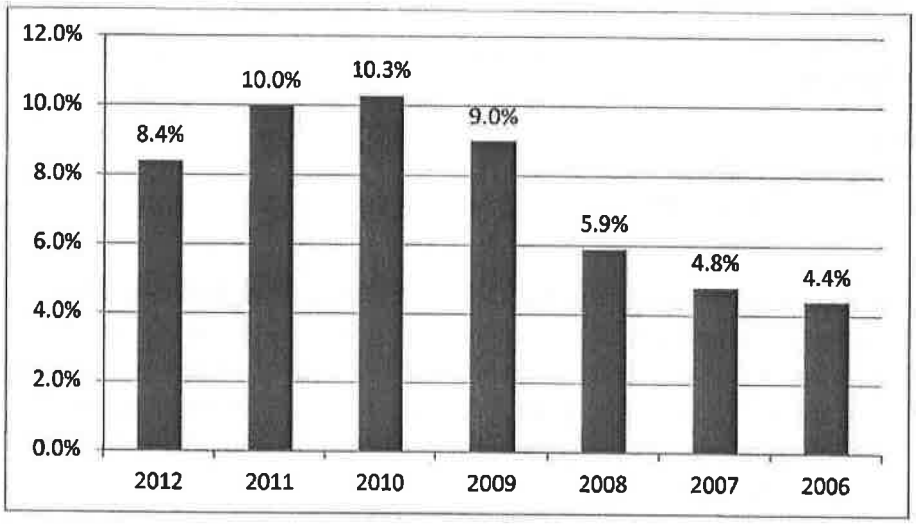
Beyond those three sectors, which account for 83% of employment, Mono County may have some viable industry segment opportunities, including agriculture. Although it may not contribute significantly in terms of employment or gross regional product, the development of locally branded and sold agricultural products could strengthen support for the Mono County brand among consumers.

Additionally there is a proposal by Cougar Gold for mining in the Bodie Hills. The proposal indicates that approximately 900 jobs would be created. This proposal is still in the review process with the federal government and its outcome is uncertain.

Unemployment

Overall Mono County, like many regions throughout the state and country, has felt the impact of the economic downturn during the recession. **Unemployment increased from 4.4% in 2006 to 10.3% in 2010, and since then the unemployment rate has decreased to 8.4% in 2012.**

Figure 4: Mono County Unemployment

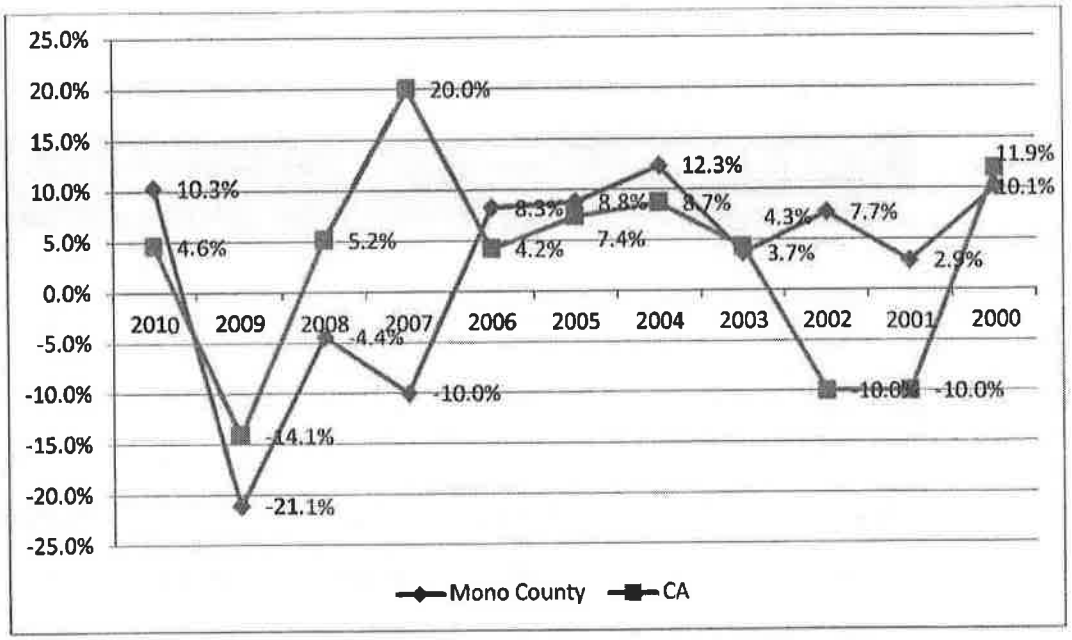


Source: State of California Economic Development Department

Retail Sales

Retail sales for Mono County fell between 2006 and 2009, though they have since increased. In 2010, the most recent year data is available, retail sales had rebounded by 10.3%. **The pattern of retail sales changes was very similar to the state of California as a whole as can be seen below.**

Figure 5: Retail Sales % Change Mono County vs. State of California



Source: State of California, Department of Finance

When compared with other counties that border Mono County, between the years 2000 and 2010 Mono County lost a small percentage of its retail sales "share" as did Alpine County, Inyo County and Tuolumne County. In contrast, Madera County and Mariposa County increased their share of retail sales during the same time frame.

Table 5: Selected County Retail Sales Share

	2010	Pct	2000	Pct	Change
Alpine	$22,658	0.93%	$23,301	1.17%	-0.25%
Inyo	$306,049	12.51%	$258,717	13.02%	-0.51%
Madera	$1,201,908	49.13%	$880,970	44.34%	4.79%
Mariposa	$163,850	6.70%	$127,257	6.41%	0.29%
Mono	$222,128	9.08%	$195,758	9.85%	-0.77%
Tuolumne	$529,833	21.66%	$500,759	25.20%	-3.55%
	$2,446,426	100.00%	$1,986,762	100.00%	0.00%

Source: State of California, Department of Finance

Military

Mono County is also home to a key military base, the Mountain Warfare Training Center (MWTC) located on Highway 108. The area provides one of the most unique locations for mountain warfare training in the United States and hosts military visitors not only from the United States Armed Forces but armed forces from a variety of countries. **The economic impact of this facility is estimated to be $79 million, with 77% occurring in Mono County.** The facility also has 591 employees and generates over $1.2 million in state and local taxes.

Table 6: Summary of Economic and Employment Benefits Attributed to MWTC

Impact Metric	Mono County	Carson City	Douglas County	Lyon County	Study Area
Total contribution	$61,471,865	$4,096,259	$9,507,939	$4,856,275	$79,932,338
Value added to regional productivity	$44,015,624	$2,630,576	$5,820,579	$2,916,819	$55,383,598
Payroll of all jobs	$30,118,987	$1,314,994	$2,530,929	$1,238,756	$35,203,666
Employment	591	36	86	49	762
Taxes	$3,154,856	$553,335	$1,269,215	$679,924	$5,657,330
Federal taxes	$1,932,061	$278,051	$644,443	$341,341	$3,195,896
State/Local taxes	$1,222,795	$275,284	$624,772	$338,583	$2,461,434

Source: The Impacts of the Marine Corps Mountain Warfare Training Center

Summary

Mono County can be seen as having two separate clusters within the county. Population is focused in two distinct segments, with those under 35 years representing 47% of the population and those in the 45-64 segment representing 29.8%. Likewise household income is also segmented, with 38% of residents with a household income above $75,000 and 30% having a household income under $30,000.

In terms of education, 30% of residents have a bachelor's degree or above while 23% indicated they have some level of college, 22% indicated they have a high school diploma or equivalent and 14% percent indicated they have no high school diploma or equivalent. Fully 36% of residents either have not graduated from high school or have only a high school diploma or equivalent, suggesting a need for skills training and supplemental education.

With regard to employment, **fully 62% of residents are employed in the tourism or related industry,** or related professional services. This high concentration makes it incumbent upon the county to maintain and strengthen the tourism sector and encourage additional travel spending.

Mono County has followed the business cycle, with unemployment climbing from 4.4% in 2006 to 10.3% in 2010. Since 2010, unemployment has decreased but has failed to reach pre-recession levels.

Retail sales have climbed from $195 million in 2000 to $222 million in 2010, **representing an increase of 14%**. During this time Mono County's share of retail sales has fallen slightly, by -.77% when compared to other neighboring counties.

Overall Mono County exhibits several characteristics, including the following:

1. A traditional recreation-based, tourism-dominated economy that follows the business cycle and employs a younger part of the local market that is attracted by the available recreational lifestyle, with lower household income levels. Additionally, this sector contains a smaller, higher paid level of senior managers and owners.

2. A professional services sector of the market that exists primarily as a result of tourism activities that employ higher paid employees and owners.

3. A social/government sector that that includes federal, state and local government employment.

As noted, the tourism sector is dominant in Mono County and as such needs to be strengthened. Leveraging the industry and taking advantage of the quality of life the area affords is instrumental in attracting new business.

Photo: Flickr user jasonrjonas http://www.flickr.com/photos/jasonrjonas/

Part 3 – Mono County Community Perspectives

Mono County Area Plans

Over the past decade Mono County has conducted a number of community area plans within the county. Each of these plans was designed to identify key issues impacting their community. These plans include the following: June Lake Economic Issues and Conditions, Mono Basin Community Plan, Bridgeport/Antelope Valley Economic Development Element, Benton Community Vision and Chalfant Community Vision. A summary of economic issues from each of these plans is below.

Table 7: Mono County Area Plans Economic Issues Summary

Benton	• Recreation access – maintain and increase access to recreation • Parcel sizes as a limiting factor • Large lots where they can keep and raise animals • Retain recreation and access to lands
Chalfant	• Support existing agricultural policies • Lot sizes cannot support economically viable agriculture • Protect and enhance environmental, cultural and historic resources • Provide strategic access to public open space
Antelope Valley	• Expand and improve tourist-oriented recreation facilities • Visitor center • Expand and diversify the tourist base to provide for the needs of multiple groups while retaining the character of the area and protecting its resources.
Bridgeport	• Main street revitalization • Preserve fisheries • Develop network of bike trails • Maintain existing USFS and BLM roads
Mono Basin	• Develop a more diversified economy • Enhance and support existing tourism-related economy • Support a sufficient bed base • Diversify and promote recreation opportunities during shoulder season and winter • Keep public roads open • Promote collaboration to enhance tourism • Keep up-to-date airport planning documents
June Lake	• Establish and document the community vision • Use financial tools and incentives (tax increment financing, municipal bonds, federal and state grants, county assistance, including tax abatements) • Continual work on community issues (affordable housing, infrastructure and education)

Source: June Lake Economic Issues and Conditions, Mono Basin Community Plan, Bridgeport/Antelope Valley Economic Development Element, Benton Community Vision and Chalfant Community Vision

As can be seen in Table 7, there are number of themes that were identified within these plans, including access, tourism, recreation and planning. **The primary themes revolve around tourism and recreation, the largest part of the Mono County employment base**. Within tourism and recreation there are a number of important issues, including access to public lands, expanding and improving recreation facilities, visitor centers, expanding and diversifying the tourist base, bike trails, maintaining existing bike trails, supporting the tourism industry, collaborating to enhance tourism, and preserving fisheries.

Many of these issues and suggestions are critical to strengthening the tourism segment of the economy.

Community Profiles

Table 8 on page 21 provides summary community level data within Mono County. As can be seen there are distinct differences within the county. The overall Gross Regional Product (GRP) for Mono County is estimated to be approximately $783 million.

Summary Findings:

- The primary source of Gross Regional Product contribution is **driven by the tourism sector of the economy.**
- The **Town of Mammoth Lakes is the largest contributor to the Gross Regional Product** revenues of Mono County at 77%, or approximately $604 million. Bridgeport is the second largest contributor and accounted for 7.1% of the area's Gross Regional Product, followed by June Lake at 5.9%, Lee Vining at 4.3%, Coleville at 4.19%, and Benton and Topaz at less than 1%.
- Of the $179 million of GRP that is generated in the unincorporated part of the county, **fully 95% is generated in the four largest areas mentioned above.**
- Within the unincorporated area (not including Mammoth Lakes), tourism employment in the top three categories is detailed below.

Sector	Employment	% of Total County
Food services and drinking places	360	22.40%
Hotels and motels, including casino hotels	531	41.40%
Amusement parks, arcades, and gambling industries	128	33.20%

Source: IMPLAN Planning, SMG
Note: Amusement parks, arcades, and gambling industries include recreation industry employment.

- It is also worth noting that in terms of productivity as measured by Gross Revenue per Square Mile, **both Mammoth and June Lake far exceed the remainder of the county.** Mammoth generates $1.4 million per square mile and June generates approximately $65,000 in gross regional product per square mile. The remainder of the communities throughout the county generate between $22,000 and $53,000 in gross regional product per square mile.

- It should be noted that the four largest areas in the unincorporated part of the county, including Bridgeport, June Lake, Lee Vining and Coleville, **are all heavily dependent upon seasonal tourism.** While all have strong recreation-based economic elements, there are nuanced differences that currently help to define each region, as each has a slightly different appeal, as illustrated below.

Area	Primary Positioning Elements
Bridgeport	Gateway to Bodie
June Lake	Ski resort
Lee Vining	Yosemite gateway/Mono Lake
Coleville	Walker River gateway/Outdoor fun

From a strategic perspective, it will be critical for these **areas to be as competitive as possible within their niche** so as to strengthen and enhance tourism employment, which is the primary source of employment in the area.

Table 8: Community Summary

	Mono County	Bridgeport	Benton	Coleville	June	Lee Vining	Mammoth	Topaz
Gross Regional Product	$783,548,834	$55,977,874	$6,762,475	$32,811,458	$46,828,898	$33,676,905	$604,075,761	$3,415,375
Percent of Total	100%	7.14%	0.86%	4.19%	5.98%	4.30%	77.09%	0.44%
Total Personal Income	$581,054,400	$30,004,350	$12,404,780	$56,829,140	$28,347,390	$20,107,390	$428,435,300	$4,926,088
Percent of Total	100%	5%	2%	10%	5%	3%	74%	1%
Land Area (Sq miles)	3045	1398	305	210	72	631	406	30
Percent of Total	100%	46%	10%	7%	2%	21%	13%	1%
Gross Regional Product/Acre	$257,323	$40,041	$22,172	$156,245	$650,401	$53,371	$1,487,871	$113,846
Population	14,309	739	305	1,399	698	495	10,551	121
Percent of Total	100%	5%	2%	10%	5%	3%	74%	1%
Households	5,901	305	126	577	288	204	4,351	50
Percent of Total	100%	5%	2%	10%	5%	3%	74%	1%
Median Age	37.2	46	47	36	41	37.7	34	45

Source: IMPLAN Planning, SMG

Regional Employment, Labor Income and Output

Table 9 below identifies the top ten industry sectors for employment in Mono County. **Tourism-related sectors account for a substantial level of employment**, followed closely by real estate, another industry sector dependent upon tourism.

Table 9: Mono County Regional Employment, Labor Income and Output

Mono County

Top Ten Industries

Sector	Description	Employment	Labor Income	Output
413	Food services and drinking places	1,607	$38,069,970	$96,573,540
411	Hotels and motels, including casino hotels	1,282	$46,483,080	$148,303,600
360	Real estate establishments	727	$11,485,430	$120,199,800
438	* Employment and payroll only (state & local govt, education)	694	$47,121,480	$53,748,600
437	* Employment and payroll only (state & local govt, non-education)	547	$48,013,640	$54,589,580
409	Amusement parks, arcades, and gambling industries	385	$13,632,430	$38,479,140
440	* Employment and payroll only (federal govt, military)	303	$38,558,040	$51,833,730
328	Retail Stores - Sporting goods, hobby, book and music	217	$5,930,475	$11,444,300
425	Civic, social, professional, and similar organizations	202	$6,844,635	$9,281,137
412	Other accommodations	198	$5,773,874	$16,203,660

Source: IMPLAN Planning, SMG

Note: Amusement parks, arcades, and gambling industries include recreation industry employment.

Regional Profiles

The following tables are regional profiles within Mono County.

Table 10: Benton Regional Employment, Labor Income and Output

Benton

Top Ten Industries

Sector	Description	Employment	Labor Income	Output
438	* Employment and payroll only (state & local govt, education)	15	$1,005,985	$1,147,465
335	Transport by truck	13	$431,351	$1,521,385
10	All other crop farming	4	$347,232	$2,719,610
437	* Employment and payroll only (state & local govt, non-education)	4	$363,740	$413,558
38	Construction of other new residential structures	4	$197,509	$437,372
37	Construction of new residential permanent site single- and multi-family	2	$110,624	$324,455
440	* Employment and payroll only (federal govt, military)	2	$292,106	$392,680
36	Construction of other new nonresidential structures	2	$90,421	$218,774
14	Animal production, except cattle and poultry and eggs	2	$12,885	$429,350
39	Maintenance and repair construction of nonresidential structures	2	$78,118	$171,428

Source: IMPLAN Planning, SMG

Table 11: Bridgeport Regional Employment, Labor Income and Output

Bridgeport

Top Ten Industries

Sector	Description	Employment	Labor Income	Output
413	Food services and drinking places	249	$5,907,410	$14,985,550
411	Hotels and motels, including casino hotels	188	$6,802,401	$21,702,970
324	Retail Stores - Food and beverage	47	$1,861,523	$3,248,073
412	Other accommodations	46	$1,332,432	$3,739,306
369	Architectural, engineering, and related services	44	$1,302,747	$3,302,769
409	Amusement parks, arcades, and gambling industries	43	$1,514,714	$4,275,460
437	* Employment and payroll only (state & local govt, non-education)	37	$3,273,657	$3,722,017
438	* Employment and payroll only (state & local govt, education)	36	$2,433,248	$2,775,458
440	* Employment and payroll only (federal govt, military)	21	$2,628,957	$3,534,118
328	Retail Stores - Sporting goods, hobby, book and music	14	$370,655	$715,269

Source: IMPLAN Planning, SMG

Note: Amusement parks, arcades, and gambling industries include recreation industry employment.

Table 12: Coleville Regional Employment, Labor Income and Output

Coleville

Top Ten Industries

Sector	Description	Employment	Labor Income	Output
438	* Employment and payroll only (state & local govt, education)	68	$4,608,645	$5,256,800
409	Amusement parks, arcades, and gambling industries	43	$1,514,714	$4,275,460
411	Hotels and motels, including casino hotels	31	$1,133,734	$3,617,162
413	Food services and drinking places	28	$656,379	$1,665,061
38	Construction of other new residential structures	18	$904,835	$2,003,701
331	Retail Nonstores - Direct and electronic sales	17	$376,698	$1,837,294
10	All other crop farming	15	$1,190,510	$9,324,377
400	Individual and family services	14	$241,368	$419,965
437	* Employment and payroll only (state & local govt, non-education)	13	$1,182,154	$1,344,062
410	Other amusement and recreation industries	13	$141,272	$563,153

Source: IMPLAN Planning, SMG

Note: Amusement parks, arcades, and gambling industries include recreation industry employment.

Table 13: June Regional Employment, Labor Income and Output

June

Top Ten Industries

Sector	Description	Employment	Labor Income	Output
411	Hotels and motels, including casino hotels	156	$5,668,668	$18,085,810
412	Other accommodations	46	$1,332,432	$3,739,306
409	Amusement parks, arcades, and gambling industries	43	$1,514,714	$4,275,460
360	Real estate establishments	40	$626,478	$6,556,351
437	* Employment and payroll only (state & local govt, non-education)	35	$3,091,788	$3,515,238
438	* Employment and payroll only (state & local govt, education)	34	$2,298,875	$2,622,186
440	* Employment and payroll only (federal govt, military)	20	$2,482,904	$3,337,778
383	Travel arrangement and reservation services	16	$613,185	$2,203,656
51	Confectionery manufacturing from purchased chocolate	15	$551,822	$5,446,515
369	Architectural, engineering, and related services	15	$434,249	$1,100,923

Source: IMPLAN Planning, SMG

Note: Amusement parks, arcades, and gambling industries include recreation industry employment.

Table 14: Lee Vining Regional Employment, Labor Income and Output

Lee Vining

Sector	Description	Employment	Labor Income	Output
411	Hotels and motels, including casino hotels	156	$5,668,668	$18,0[illegible]
413	Food services and drinking places	83	$1,969,137	$4,995,183
437	* Employment and payroll only (state & local govt, non-education)	27	$2,364,308	$2,688,124
438	* Employment and payroll only (state & local govt, education)	24	$1,630,639	$1,859,971
324	Retail Stores - Food and beverage	23	$930,762	$1,624,037
412	Other accommodations	23	$666,216	$1,869,653
440	* Employment and payroll only (federal govt, military)	15	$1,898,691	$2,552,419
400	Individual and family services	14	$241,368	$419,965
328	Retail Stores - Sporting goods, hobby, book and music	14	$370,655	$715,269
326	Retail Stores - Gasoline stations	10	$321,318	$1,219,449

Source: IMPLAN Planning, SMG

Note: Amusement parks, arcades, and gambling industries include recreation industry employment.

Table 15: Mammoth Lakes Regional Employment, Labor Income and Output

Mammoth Lakes

Top Ten Industries

Sector	Description	Employment	Labor Income	Output
413	Food services and drinking places	1,247	$29,537,050	$74,927,750
411	Hotels and motels, including casino hotels	751	$27,209,600	$86,811,890
360	Real estate establishments	674	$10,650,130	$111,458,000
438	* Employment and payroll only (state & local govt, education)	512	$34,744,600	$39,631,050
437	* Employment and payroll only (state & local govt, non-education)	430	$37,738,000	$42,906,580
409	Amusement parks, arcades, and gambling industries	257	$9,088,284	$25,652,760
440	* Employment and payroll only (federal govt, military)	238	$30,306,040	$40,740,530
425	Civic, social, professional, and similar organizations	202	$6,844,635	$9,281,137
328	Retail Stores - Sporting goods, hobby, book and music	176	$4,818,511	$9,298,496
388	Services to buildings and dwellings	172	$4,452,867	$9,773,827

Source: IMPLAN Planning, SMG

Note: Amusement parks, arcades, and gambling industries include recreation industry employment.

Table 16: Topaz Regional Employment, Labor Income and Output

Topaz

Top Ten Industries

Sector	Description	Employment	Labor Income	Output
10	All other crop farming	7	$545,650	$4,273,673
438	* Employment and payroll only (state & local govt, education)	6	$399,489	$455,672
14	Animal production, except cattle and poultry and eggs	3	$20,248	$674,693
11	Cattle ranching and farming	2	$2,090	$934,994
38	Construction of other new residential structures	2	$78,433	$173,686
37	Construction of new residential permanent site single- and multi-family	1	$43,930	$128,845
6	Greenhouse, nursery, and floriculture production	1	$144,745	$452,520
3	Vegetable and melon farming		$102,009	$388,854
13	Poultry and egg production		$39,299	$953,545
4	Fruit farming		$46,582	$149,377

Source: IMPLAN Planning, SMG

Summary

The regional profiles identify characteristics within the county in terms of the size of the local economy and the similarities and differences within the county. Employment in the four core unincorporated areas, including Coleville, Bridgeport, Lee Vining and June, have a much higher number of people employed and a larger percentage of employment in tourism-related industries. Benton and Topaz in contrast, have much smaller employment that is not tourism based.

Part 4 – Strategic Challenges and Opportunities

There are a wide variety of challenges and opportunities that face Mono County. The following are strategic level challenges that confront the county from an economic development perspective. There are also unique opportunities that are available to take advantage of at this particular moment in time. Below is a summary of both those challenges and opportunities.

Challenges

- **Mono County is a remote location with limited access from major population bases**

Analysis:
Located on the eastern side of California, Mono County's location creates significant challenges from an economic development perspective. Tourism, which is the largest part of the economy, is dependent primarily on the Southern California market, which is located approximately 300-400 miles away via Highway 395. As such, Mono County is disadvantaged when compared to other Southern California-proximate competitor destinations.

The county generates visitation to a lesser extent from Northern California. It is at a geographic disadvantage, as there are many competitive destinations, both in the Sierra as well as the coast, that are much easier to access. Seasonal accessibility is considered a deterrent for access from Northern California, as winter routes do take longer to travel.

Beyond tourism, the location is also challenging for those businesses that need closer access to markets or air service to access geographically dispersed markets.

- **National and state economic uncertainty**

Analysis:
Slowly, recession is giving way to an improved economic picture. As can be seen below, economic indicators for both the national and state economy are showing signs of improvement. However, many believe that economic trends are changing. As such, an economy based on tourism is always challenged **given that travel spending is often discretionary spending** and subject to consumers' changing needs.

Table 17: Key California Economic Indicators

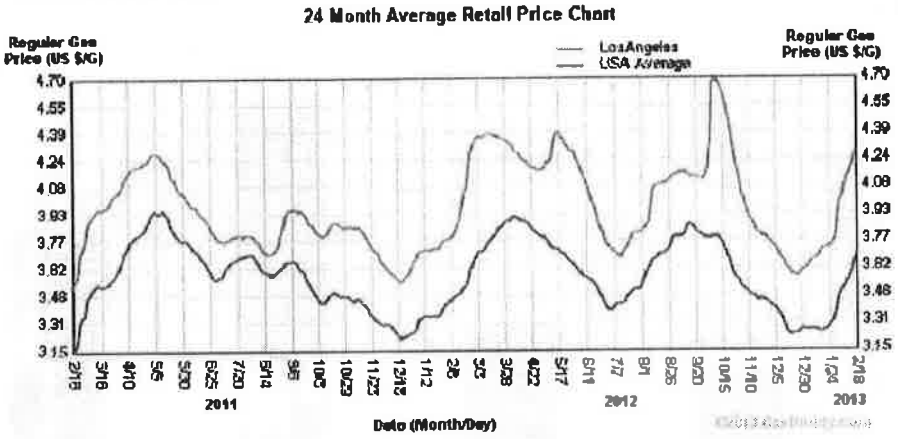
	2011	2012	2013	2014
U.S Gross Domestic Product	1.7	2.2	2.4	3.4
Unemployment CA	11.8%	10.9%	10.4%	9.5%
Unemployment U.S.	9.0	8.2	7.9	7.3
Personal Income Growth CA	6.0	4.9	3.4	5.4
Personal Income Growth U.S.	5.1	3.7	4.2	5.0
Consumer Price Index CA	2.6	2.0	2.0	2.2
Consumer Price Index US	3.2	2.1	2.0	2.1

Source: State of California, Department of Commerce

In addition, the lack of consistent economic growth constrains many businesses and/or organizations for increased job hiring.

One additional important economic issue that has been an ongoing concern is the price of fuel, **which can impact the travel decisions of price sensitive consumers.** The price of gas in the primary Southern California feeder market is significantly higher than the U.S. average. It is not known at this time if this issue will be of short-term concern or if the issue presents a longer-term threat to destination travel.

Figure 6: Gas Prices



Source: Gas Buddy.com

Should gas prices continue to increase, it could be a concern for Mono County given its reliance on tourism and auto travel to access the region.

- **Lack of qualified work force**

Analysis:
Finding qualified workers is challenging and Mono County is not alone in this issue. A recently completed survey by the Gallup organization found that "In spite of the slow economy and associated high unemployment rate, 53% of U.S. small-business owners in January reported finding it very (23%) or somewhat difficult (30%) to find the qualified employees they need."[3]

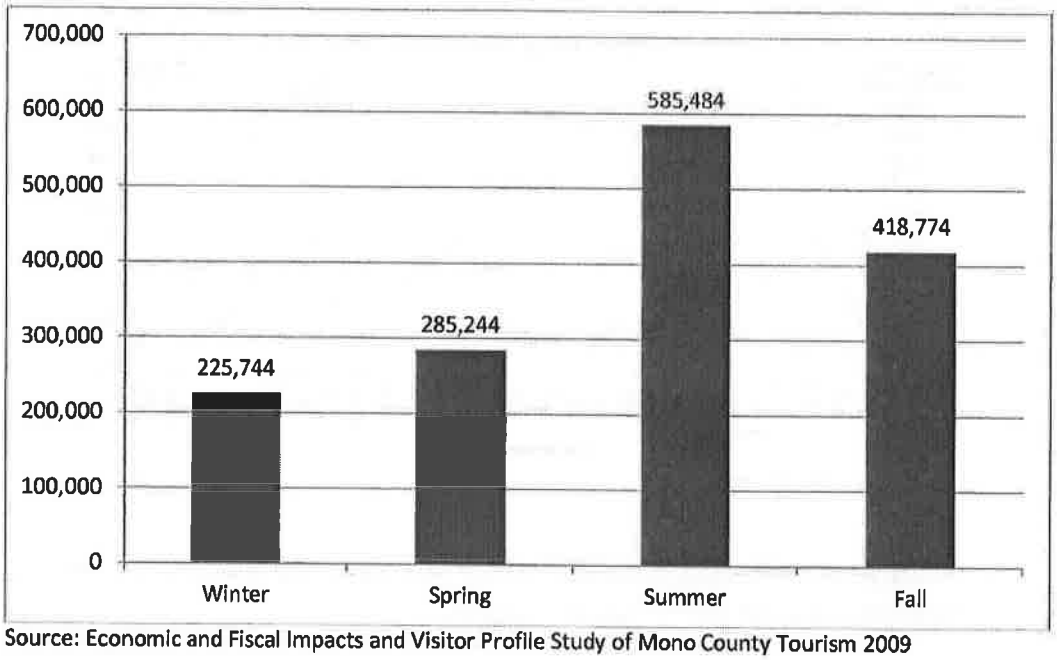
It is also important to remember that a large portion of employment within Mono County, approximately 38%, is generated by the tourism-related sector (see previous section in this report). Also recall that approximately 36% of residents indicated they have a high school diploma or equivalent or less. As such, with limited training programs available, **local potential employees may not in fact have the skills needed for local employment.**

[3] Jacobe, Dennis, "U.S. Small Businesses Struggle to Find Qualified Employees", Gallup Economy, February 13, 2013, http://www.gallup.com/poll/160532/small-businesses-struggle-find-qualified-employees.aspx

- **Seasonal mindset**

Analysis:
One of the key challenges in any tourism-based economy is the seasonality and the seasonal mindset. While sustainable year-round employment may be a desired goal of the county, it may not in fact be the desired goal of employees or employers. The overall seasonality of Mono County can be seen below.

Figure 7: Mono County Seasonality (Visitors by Season)



Source: Economic and Fiscal Impacts and Visitor Profile Study of Mono County Tourism 2009

Within this overall seasonality trend, there are many local businesses that are open year-round. There are also many that operate seasonally, either open during the summer and winter season or just the non-winter months. In some cases many of the commercial businesses in Walker, Bridgeport and Lee Vining are not open on a year-round basis. Many of these businesses close for several reasons. The most prominent reason is a lack of demand, as tourism slows significantly during the winter months. Additionally, there are several businesses that close seasonally because it has become part of their lifestyle. **Given this dynamic, it is challenging to provide services and employment on a sustainable year-round basis.**

- **Tourism funding is limited**

  Analysis:
  It is a given that **tourism is the primary economic driver within Mono County.** That said, there is limited funding for tourism promotion within the county's current economic development budget allocation.

  Currently the county allocates approximately $200,000 for tourism promotion funding on an annual basis. This equates to $56 per available lodging unit in the unincorporated areas of the county. In contrast Santa Barbara allocates $756 per available lodging unit and South Lake Tahoe allocates $333 per available lodging unit[4]. **These examples, while much bigger destinations, both compete for the Mono County visitor in Southern and Northern California.**

- **Public land ownership**

  Analysis:
  One of the biggest obstacles facing Mono County from a traditional economic development perspective is **the fact that over 95% of the land is publicly owned**. This compares with 90% in Inyo County and 85% in Alpine County. [5] Public ownership includes the Bureau of Land Management, United States Forest Service, National Park Service, and California State Parks. Given the lack of land available for traditional private development, economic development strategies for Mono County are significantly limited. Beyond tourism, land use is limited to ranching, farming, and some energy development. **Given the regulatory and permitting process, the opportunity for further development is extremely narrow.**

Opportunities

- **Highway 395 Scenic Byway Designation**

  Analysis:
  Perhaps one of the biggest opportunities for Mono County is the potential for a National Scenic Byway designation for Highway 395. **National Scenic Byway** is a road designation recognized by the United States Department of Transportation for containing one of six identified "intrinsic qualities": archeological, cultural, historic, natural, recreational, and/or scenic. The program was established by Congress in 1991 to preserve and protect the nation's scenic but often less-traveled roads and promote tourism and economic development. The National Scenic Byways Program (NSBP) is administered by the Federal Highway Administration (FHWA).[6]

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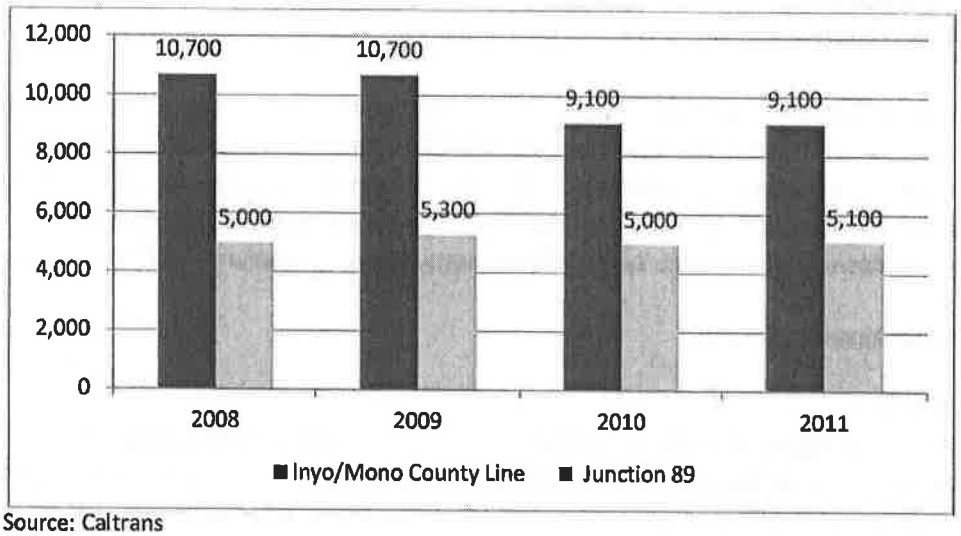
[4] Strategic Marketing Group
[5] Wikipedia, http://en.wikipedia.org/wiki/Alpine_County,_California
[6] Wikipedia, http://en.wikipedia.org/wiki/National_Scenic_Byway

Table 18 below identifies current traffic levels on Highway 395. The potential exists to increase visitation to Mono County with the addition of the National Scenic Byway designation.

Figure 8: Highway 395 Average Annual Daily Traffic



Source: Caltrans

- **Increased focus on outdoor recreation**

Analysis:
More and more consumers are participating in outdoor recreation. According to the recently published Outdoor Recreation Economy Report, **outdoor recreation spending is approximately $646 billion in the United States and generates 6.1 million American jobs.** Of that $646 billion, fully $524 billion was spent on trips and travel-related spending.[7]

Given that Mono County has significant opportunities to provide outdoor recreation to consumers, **the market opportunity to attract visitors for recreational experiences is substantial.**

- **June Lake ski resort closing**

Analysis:
While the June Lake community has experienced a significant economic impact as a result of the closing of June Lake Ski Resort for the 2012-13 winter season (though it will be reopening for the 2013/14 season), it presents an opportunity to potentially rethink the future strategic direction of the area. As was mentioned previously, June Lake is one of the largest communities in the

[7] The Outdoor Recreation Economy Report, Outdoor Industry Association, http://www.outdoorindustry.org/images/researchfiles/OIA_OutdoorRecEconomyReport2012.pdf

unincorporated areas of Mono County in terms of Gross Regional Product. As such its economic future is critical to the local economy.

The ski and snowboard market has been essentially flat for the past 20 years, generating approximately 50-55 million skier days. **Thus any growth has to come at the expense of another resort. This type of market share change can be very costly.** Looking ahead, projections for the industry are challenging in that under the best scenarios growth will be below current levels.[8] Should Mammoth Mountain ever be sold there is no guarantee a new owner would operate June Mountain. So it's important for the June Lake community and the county to begin the process of envisioning a new future and **repositioning the area beyond ski and snowboarding.**

- **Economic development as a higher priority**

  Analysis:
  Historically, economic development has not been seen as a high priority within Mono County, and the reasons for this are varied. Given the challenges of the recession and its impact on the local economy, along with a Board of Supervisors that has expressed an interest in making economic development a higher priority, it effectively positions the county to take better advantage of this opportunity.

- **Air service**

  Analysis:
  Though Mono County hosts three airports, including Bridgeport, Lee Vining and Mammoth, historically these airports have provided just general aviation services. Over the past three years the Town of Mammoth Lakes and Mammoth Mountain Ski Area have developed commercial service to the area. **Deplanements have grown to over 10,000,** with air service serving both Southern and Northern California and through other markets via connections in those markets. The growth and stability of this service offers important access for tourists, as well as those business owners who need access and find driving to Reno-Tahoe International Airport too far and time-consuming. The potential for increased services, combined with the potential of Digital 395 (see below), **provide a unique opportunity to attract small businesses and telecommuting individuals** looking for a high quality of life that Mono County can provide.

- **Digital 395**

  Analysis:
  The Digital 395 Middle Mile project goal is to construct a 583-mile fiber network that primarily follows U.S. Highway 395, the primary transportation corridor between Southern and Northern California through Mono County. The new service will provide upgraded internet access to a large area that includes two military bases (one in Mono County), 26,000 households and 2,500

[8] Nate Frisco, RRC Associates, Presentation at "The Gathering," Denver 2013

businesses, along with 47 K-12 schools, 13 libraries, two community colleges, two universities, 15 healthcare facilities and 104 government offices. The Sierra Nevada Aquatic Research Lab, the White Mountain Research Station and the California Institute of Technology Owens Valley Radio Observatory will also benefit.[9]

The project will potentially upgrade internet access through the unincorporated areas of Mono County via the Last Mile providers. Improved internet access for both traditional brick and mortar businesses, as well as digital businesses, can serve Mono County's economic development interest by **not only helping existing businesses streamline business processes and reach a wider marketplace, but to also serve to attract those independent and telecommuting service providers that can live anywhere.**

- **Regional approach to economic development**

Analysis:
In addition to taking a sector approach to economic development (tourism, professional services, etc.), Mono County has an opportunity to collaborate both locally and regionally (Including Inyo County, the Town of Mammoth Lakes, Bishop and Native American tribes).

Mono County can take advantage and promote its assets, including its geographic location, natural setting and recreational opportunities, and work with other partners throughout the eastern side of the Sierra in leveraging resources, such as staff and funding.

Mono County can pursue regional approaches to economic development across the eastern slope that allows the county to focus on the unique needs of each region. The approaches should also be large enough to leverage opportunities to promote new jobs and spur economic growth. A regional approach offers an important opportunity to engage local stakeholders. **By considering economic development on a regional level and working with local businesses, chambers of commerce, economic development, education and workforce entities, Mono County and its partners can develop a strategy that encompasses specific retention, expansion and growth models for each community.**

[9] Digital395.com

Part 5 – Economic Development Strategy Goal and Objectives

Economic Development Strategy Goal

Develop a more diverse and sustainable year-round economy by strengthening select economic sectors and by pursuing business retention, expansion and attraction in Mono County.

Economic Development Strategy Objectives

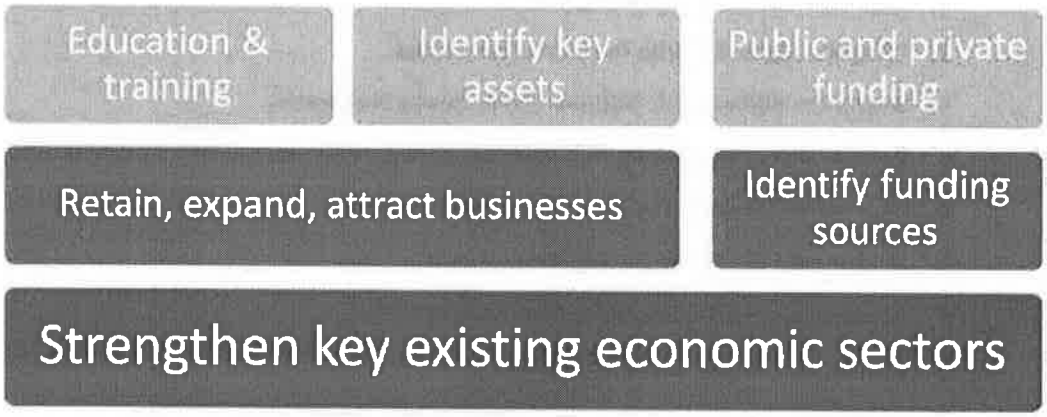
1. Make economic development a priority throughout the county.
2. Expand tourism and marketing efforts.
3. Integrate Digital 395 into the local communities.
4. Secure the Highway 395 National Scenic Byway designation.
5. Provide education, training and resources to help retain and expand current businesses.
6. Be a catalyst for business idea sharing and networking.
7. Review ways to reduce the regulatory burden.
8. Develop regional food systems over the long term.
9. Develop targeted business attraction.
10. Identify funding sources to support the economic development strategy.
11. Develop a regional economic development corporation.

Photo: Flickr user Keith Skelton Photo http://www.flickr.com/photos/keithskeltonphoto/

Part 6 – Economic Development Strategy Platform

In an effort to implement the Mono County goals and objectives, the following strategic platform has been developed. **This platform is a framework with which to view the implementation of specific strategies and how they work together**. The overall strategy contains three important elements, including strengthening the existing economic sectors, retaining and expanding existing businesses, and attracting new businesses. The figure below provides a visual framework with which to view the strategic objectives that support the overall goal.

Mono County EDS Strategic Platform



The framework is based on the following elements:

1. **Strengthening the existing economic sectors** – As was identified previously, the two largest elements of the Mono County economy were tourism and professional services. Therefore, it is essential to strengthen those economic sectors and solidify the base of the Mono County economy.

   It is important to understand the relationship between these two economic sectors within the Mono County economy. **The anchor is tourism, which attracts visitors and visitor spending.** This spending spurs employment and helps to generate real estate sales, which in turn generates professional services employment.

It's worthy to note that there are a variety of other factors, including quality of life, education quality, technology availability, regulation, etc., that help provide a strong environment for economic development.

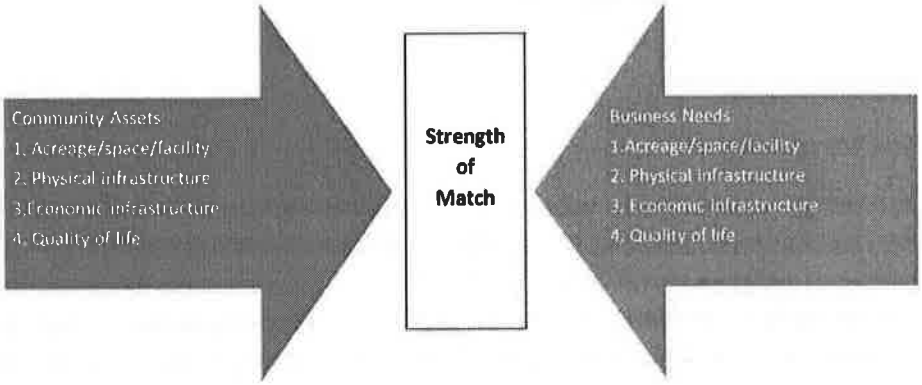
2. **Retain, expand, attract businesses –** A second critical element of the economic development strategy is the need to retain, expand and attract businesses.

   A. **Retaining and expanding business**

   This includes providing services that assist existing businesses to both retain and help them through a variety of education and training programs, such as loan programs, skill building programs, and functional expertise (marketing, accounting, finance).

   B. **Business attraction**

   This consists of identifying the resources the county can offer and use them to target specific business segments in order to attract those segments. The key is to match the resources of the county with the needs of potential businesses.

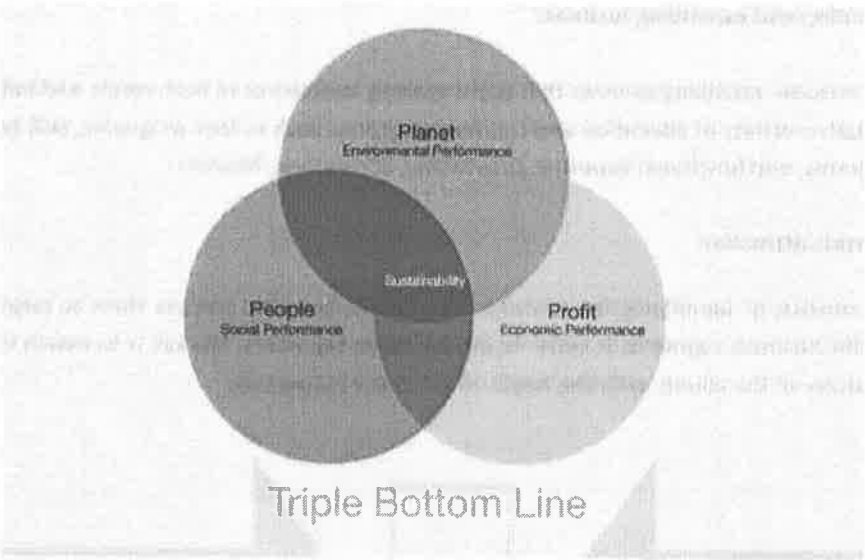


3. **Identifying funding sources** – Underlying these efforts is the need for funding. Funding sources include general fund investment, grant programs and private sector contributions.

What is a sustainable economy?

The foundation of the EDS platform is sustainability. In a sustainable economy **individuals live and do business in a way that complements the economy, the environment and the local community**. This approach seeks a balance between the areas that provide long-term sustainability.

Sustainable Economy Elements



Source: Carbon Design.com

By focusing on sustainability, businesses tend to be **more efficient, innovative and competitive,** both regionally and nationally. Because Mono County is so resource reliant, Mono County businesses and government have long reinforced their commitment to sustainability and should continue to do so. Achieving a sustainable economy also depends on the county's commitment to continued research and planning, which serves as the underpinning for an informed county policy development.

Part 7 – Economic Development Strategies

It should be noted the following strategies and action step recommendations reflect the comprehensive approach that was developed in the economic development strategy platform in the previous section. Mono County will ultimately have to decide which are of the highest priority and the funding needed for each priority. The report includes specific discussion on funding sources and the appendix section includes a list of those sources.

Strengthening Key Existing Sectors

Strategy 1 – Economic development and growth needs to be a priority with the Mono County supervisors. Their overall county leadership in this area is essential.

Analysis:

It is important for county leadership to demonstrate that it is developing senior level relationships with outside state and federal agencies, private sector businesses, and state and federal level elected officials.

The county supervisors or their designees must be advocates for the county's economy and support those efforts that further the interest of the local economy. When agencies outside the county unilaterally make decisions—such as closing facilities early or not dealing with transportation/road issues in a timely manner—that will impact the local economy without consulting the county, it sends a clear message of non-engagement. **Interviews across a number of convened stakeholder groups indicated frustration that the county had failed to step in with a number of similar type situations involving a variety of outside organizations and agencies.**

County supervisors need to take the lead in making economic development a priority and provide overall direction for the organization. Supervisors must also be advocates for the county economy when dealing with other agencies that work within Mono County. Finally, the county supervisors must take the lead in identifying opportunities with potential economic development partners.

Action Steps:

1.1 Make economic development a priority with the new Chief Administrative Officer.

1.2 Instill the importance of economic development across all departments within Mono County, creating a more entrepreneurial culture.

1.3 Identify key agency leaders (National Park Service, U.S. Forest Service, Bureau of Land Management, and Caltrans) and proactively seek out ongoing relationships in an effort **to educate them about the importance of economic development in Mono County and the potential impacts of their policy decisions.**

1.4 Host an annual meeting with senior agency leaders identifying priority issues related to economic development.

1.5 Reach out to regional partners to develop cooperative strategies to improve economic development for the county.

1.6 Use recommendations from existing community-based plans to begin implementing prioritized projects that enhance and expand the recreation product that drives the tourism economy throughout Mono County. This includes working across jurisdictional boundaries to develop connected, year-round accessible trail systems, expanded staging and parking areas, branded signage, and wayfinding systems throughout the respective communities.

Measurement:

- ✓ Develop a target agency contact report and assign to appropriate county supervisors and staff. Develop a plan for ongoing contact and discussion.
- ✓ Develop annual summit target dates, invitation list, agenda and content.
- ✓ Develop a capital improvement plan that includes the prioritized facility and infrastructure needs within each community and track implementation and construction schedules.

Strategy 2 – Expanding efforts in tourism and marketing is critical given that tourism and its component elements currently provide the largest number of jobs within the county.

Analysis:

Despite the importance of tourism to Mono County, promotional funding needed to generate tourism demand is somewhat limited. One way to increase the available funding for tourism promotion is by the formation of a Tourism Business Improvement District (TBID) that can be combined with existing public funding. Currently tourism generates approximately $451 million in travel spending throughout the county.[10] Of that it is estimated that 41% or $184 million is generated in the unincorporated areas of the county.[11] **Every $95,000 in travel spending creates one job**. As such it is imperative to consider how to increase travel spending in the county. If travel spending can be increased by 25% over the next 10 years it would add approximately 1,100 jobs.[12] In addition there would be additional tax receipts that would flow through to federal, state and local government.

It is essential that Mono County focus on increasing demand through more aggressive promotion and continual product improvement, which will enhance visitor travel spending. As the example below illustrates, the incremental gains from increasing occupancy can be seen. Using data from the Economic and Fiscal Impacts and Visitor Profile of Mono County Tourism for FY 2008, which estimated occupancy at 51% and average Daily Revenue at $48, with lodging revenue at $31M,the following scenarios projected at 3%-10% show the potential for increased revenue and Transient Occupancy Tax.

	Base Scenario	3% Secenario	5% Scenario	7% Scenario	10% Scenario
Rooms	3543	3543	3543	3543	3543
Occupancy	51%	54%	56%	58%	61%
Average Daily Rate	$48	$48	$48	$48	$48
Estimated Revenue	$31,657,414	$33,519,614	$34,761,082	$36,002,549	$37,864,750
Incremental Change		$1,862,201	$3,103,668	$4,345,135	$6,207,336
TOT Rate		12%	12%	12%	12%
Incremental Tax Revenue		$223,464.10	$372,440.16	$521,416.22	$744,880.32

There is an opportunity for Mono County to take advantage of a number of trends and opportunities in an effort to increase visitation and travel spending.

[10] Visit California, Economic Impact of Tourism 2013
[11] Ibid Economic and Fiscal Impacts and Visitor Profile of Mono County Tourism for FY 2008
[12] SMG Estimates

Action Steps:

2.1 Funding – Perhaps one of the most crucial steps needed to strengthen the tourism economic sector is to increase funding for tourism promotion. This increase can happen in one of several ways, including increased funding from Mono County and an assessment for private sector funding through the formation of a Tourism Business Improvement District (TBID). A TBID is a self-assessment that lodging owners can impose on their businesses, with all the assessed monies going to tourism promotion. Currently there are over 70 TBIDs in California and they have become a primary source of tourism funding throughout the state. Specific estimates of what a TBID could generate are beyond the scope of this project. However, an estimate based on data from Strategic Marketing Group could see in excess of $1 million generated based on a collected $2 per occupied night (3,543 rooms x 365 x 51% annual occupancy x$2 per occupied room =$1,285,551). These funds could then be programmed to effectively promote the county and generate increased demand.

It should be noted there are some expected upfront costs in the implementation of the TBID, such as approximately $30,000-$50,000 in legal/consultant fees. However, these costs are minimal compared with the potential TBID funds that could be generated. The TBID is typically voted on every 5 years and assures the organization is responsive to the needs of the lodging industry. Given that funding is voted on periodically, there is the potential that it could voted down, though that is highly unlikely as TBIDs through California continue to be renewed without issue.

We recommend the county fund the TBID start-up costs and be paid back out of collected funds. Should the TBID not be successful, the county will have to determine internally the source of hese funds.

2.2 Develop *Visit Mono County* – With TBID funding it is recommended **that tourism promotion be spun out from county government into a separate *Visit Mono County* organization.** The new organization would be funded by TBID and county dollars, with a board representing the unincorporated part of the county. This approach of having a separate organization outside of the government entity totally focused on tourism promotion was recently successfully implemented by the Town of Mammoth Lakes.

It is recommended that *Visit Mono County* absorb the functions that are currently being implemented by Mono County Tourism, including all tourism promotion activities, as well as film commission activities. The priorities should be established by the new board of directors.

It is recommended the TBID process (above) include a transition plan that includes board of director membership, bylaws, banking organizational policy, staffing, proposed marketing activities, and an operational budget. The new organization can expect typical overhead and

operational costs. The figure below is used to illustrate potential budget scenarios and included funding at the $1 per occupied night level and $2 per occupied night level.

	Scenario 1 $1/Per Night	% of Total	Scenario 2 $2/Per night	% of Total
Revenue:	$642,771	100%	$1,285,551	100%
Expenses:				
Administration:				
Wages	$134,982	21%	$257,110	20%
Overhead	$64,277	10%	$128,555	10%
Marketing:				
Advertising	$192,831	30%	$385,665	30%
Photo/Video	$12,855	2%	$25,711	2%
Sales (Trade Shows)	$19,283	3%	$38,567	3%
Website/Maintenance	$32,139	5%	$64,278	5%
Public Relations	$38,566	6%	$77,133	6%
Visitor Information	$19,283	3%	$38,567	3%
Collateral	$12,855	2%	$38,567	3%
Interactive	$64,277	10%	$128,555	10%
Training	$6,428	1%	$12,856	1%
TBID Collections	$6,428	1%	$12,856	1%
Research	$12,855	2%	$25,711	2%
Other	$25,711	4%	$51,422	4%
Total	$642,771	100%	$1,285,551	100%

There is also the potential to expand tourism promotion efforts regionally to include Mono and Inyo County. It is recommended Mono County consider approaching Inyo County with a proposal.

2.3 Set up educational meetings with the local lodging community about TBIDs. These would help business owners understand the benefits of TBIDs, as well as the implementation process. Such meetings would help ensure stakeholder buy-in.

2.4 Retain an outside consultant to develop funding options and a marketing plan outlining goals, objectives, strategies, action plans and measurement.

Case Study: Mendocino TBID

There are over 70 Tourism Business Improvement Districts (TBIDs) in California to fund tourism promotion, and they exist in all county and/or city situations. Visit Mendocino, located on California's North Coast, promotes the county using funds from a TBID and from the county. This is a great example of a highly rural county using a mix of TBID and county funding to promote tourism.

www.visitmendocino.com

2.5 Outdoor recreation – As previously mentioned in this report, national spending on outdoor recreation is in excess of $650 billion annually. With additional tourism funding, Mono County will be well positioned to attract a greater share of that spending. Past research indicated visitors participate in a wide variety of recreational activities while in Mono County. In a recently completed survey of Mono County visitors, over 80% indicated they participated in a recreation activity while visiting the county,[13] as illustrated in the table below.

[13] SMG Survey of Highway 395 Travelers

Table 18: Activity Participation within the County

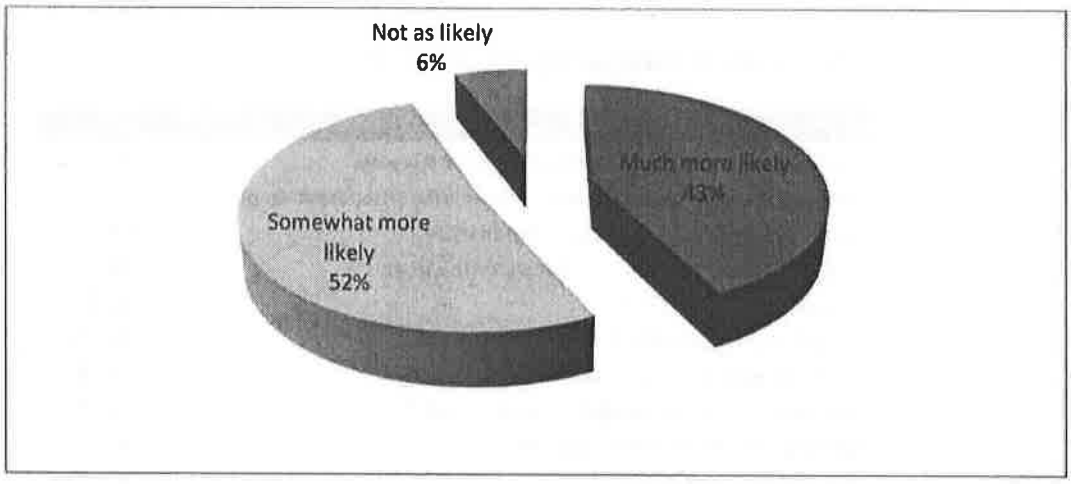
Activity	
Stopped to enjoy scenic views/vistas of the area	86.8%
Stopped in communities and explored what they have to offer	58.4%
Experienced the local culture and history	50.5%
Learned about the natural history of the area	56.4%
Visited a local museum	37.4%
Stopped to view wildlife, bird watching, etc.	60.0%
Participated in outdoor recreation activities	80.7%
Shopped for locally made crafts or artwork	28.3%
Participated in an interpretive tour	12.4%
Shopped for souvenirs	38.4%
Attended a special event, performance, festival, etc.	14.5%
Shopped for locally grown fruits, vegetables or other foods	20.7%
Attended demonstrations, workshops, ranger talks or instruction	8.7%
Stopped to dine in coffee shops, restaurants or cafes	86.2%
Spent one or more nights in a hotel/motel/campground	71.5%
Stopped at medical facilities	2.6%
Stopped to attend a church/religious service/place of worship	5.6%

Mono County should develop additional focus on the promotion of outdoor recreation, including video and photo assets that depict available activities.

2.6 National Scenic Byway – A major program that is currently being developed is a national scenic byway designation for Highway 395. **The goal is to increase demand for Mono County with the designation.** The national scenic byway designation can be influential in travelers' decisions to select one route of travel over another. In a survey of Highway 395 travelers who visited Mono County, **fully 42.7% indicated they were much more likely to use a route that was a national scenic byway[14].**

Figure 9: Likelihood of Choosing a Travel Route if a National Scenic Byway

[14] Ibid



If the national scenic byway designation is secured, Mono County needs to effectively market Highway 395 as outlined in the Marketing Plan Element (MPE) of the Corridor Management Plan.

2.7 Capacity Development – Should Mono County receive increased funding for tourism, it is important to implement capacity-building programs that will enhance its capabilities to promote the unincorporated tourism magnets of Coleville, Bridgeport, Lee Vining, and June, including the following:

- **Website** – As part of the core tourism marketing strategy, the development of a website is critical to educating and influencing potential visitors to visit Highway 395 and Mono County. A website is the most effective way to provide education on the scenic assets, local communities and culture, recreational opportunities and information on environmental stewardship that can effectively influence visitors to the area.
- **Mobile site** – With more and more consumers shifting to mobile devices, including smart phones and tablets, it will be critical to take advantage of this trend and develop a mobile site to educate and influence travelers. **In many cases responsive website design will allow a website to be easily viewed on a mobile device, eliminating the need to build a mobile-specific website.**
- **Destination promotion** – This will require the use of increased promotional funding to create awareness for the destination, including public relations/website content development, advertising and sales efforts.

2.8 June Lake – As was mentioned earlier in this report, **the closure of June Mountain presents a unique opportunity to consider a repositioning of the area beyond ski and**

snowboarding. June Lake generates approximately $46 million in Gross Regional Product, the third highest in the county behind Mammoth Lakes and Bridgeport. Opportunity exists to reinvent June Lake in a way that can attract more visitors that spend more. The important question should be **how to increase Gross Regional Product within the sustainability framework** and develop a plan to achieve those goals.

It is recommended **the county create a tourism development process and plan to energize the community to review the opportunity for increasing Gross Revenue Product over the next 20 years** by effectively positioning June Lake beyond ski. The potential is there for June Lake to become a higher-end niche resort by taking advantage of its natural assets in an effort to generate increased visitor spending.

2.9 Promote air service – As noted previously, Mammoth Lakes has been implementing air service from both Northern and Southern California. **Mono County should continue to promote this service to potential visitors.** Additionally, the air service, combined with improved internet access provided through Digital 395, can help local businesses become more effective in promoting their products and services, as well as potentially attracting new businesses to Mono County.

Measurement:

- ✓ Develop and implement TBID process.
- ✓ Increase outdoor recreation marketing and messaging. Review in periodic visitor profile studies.
- ✓ Implement National Scenic Byway designation, review with periodic travel impact studies of those utilizing Highway 395.
- ✓ Implement June Lake tourism strategic plan, measure long-term Gross Regional Product.
- ✓ Measure air access deplanements and impact in the unincorporated county.

Strategy 3 – Digital 395 strategies must be integrated into the local communities throughout the county.

Analysis:

While the potential of with Digital 395 is a unique opportunity for the county as a whole, it is critical for local communities to capitalize on these efforts. The connection to provide improved internet access is critical to reach a global market no matter the economic sector. This access is also essential to attract individuals that can live in Mono County and connect their work globally. The county is developing a Last Mile Provider plan which will identify infrastructure needs and possible policy recommendations for the supervisors to consider. County officials should support the training and education programs being developed by the Eastern Sierra Regional Broadband Coalition and help introduce those programs into communities throughout the county.

Action Steps:

3.1 Monitor the completion of Digital 395 (tentatively July 31, 2013) for completion.

3.2 Integrate the benefits of Digital 395 into Mono County Economic Development communications. This increased infrastructure can be a key asset to the professional services part of local business. It's also a key issue when potential businesses look to locate in Mono County.

3.3 Stakeholder/small business training on how best to take advantage of Digital 395.

3.4 Integrate Digital 395 into the strategy to attract new business (tech companies, telecommuters, etc.)

3.5 Work with local chambers of commerce to make them aware of Digital 395 benefits and how existing new businesses can take advantage it.

3.6 Develop and implement services based on the Last Mile Provider Plan.

Measurement:

- ✓ Measure the potential number of internet subscriptions vs. actual number of Digital 395 subscriptions.
- ✓ Develop ongoing technology needs and uses survey with the local business community to understand how to build on Digital 395.

Strategy 4 – The development of a Corridor Management Plan and the National Scenic Byway Designation and is another opportunity related to Highway 395.

Analysis:

This designation will further increase awareness of Mono County and differentiate the area from its competitors. The designation provides a unique opportunity to showcase Mono County and its assets. It also facilitates increased partnerships in tourism and has the potential to further leverage promotional efforts in creating increased tourism spending, employment and tax revenues.

Action Steps:

4.1 Complete corridor management plan and submit for Scenic Byway designation.

4.2 Brand development – As has been discussed, the development of a National Scenic Byway brand is critical for creating awareness of the highway.

4.3 Website – As part of the core marketing strategy. the development of a website is critical to educating and influencing potential visitors to Highway 395 and Mono County. A website is the most effective way to provide education on the scenic assets, local communities and culture, recreational opportunities and information on environmental stewardship.

4.4 Mobile site – With more and more consumers shifting to mobile devices, including smart phones and tablets, it will be critical to take advantage of this trend and develop a mobile site to educate and influence travelers. **In many cases responsive website design will allow a website to be easily viewed in a mobile device, eliminating the need to build a mobile-specific website.**

4.5 Implement the marketing plan for the National Scenic Byway.

Measurement:

- ✓ Measure increased traffic volumes on Highway 395.
- ✓ Implement periodic user studies to determine awareness and travel impact of Highway 395 users.
- ✓ Implement periodic awareness and perception studies of travelers.

Retaining and Expanding Business

Strategy 5 –In order to improve the skill level of existing small businesses throughout the county and encourage and support the formation of other new small businesses, **the county should facilitate education and training for those businesses.**

Analysis:
Business resources, skills training, and mentoring programs can all provide important support to either retain or grow businesses in a very challenging local business environment. It is important to provide a range of services to improve the skill level of existing businesses in order to retain them or help them expand.

Action Steps:

5.1 **Develop a small business resource center** within the economic development office of the county to provide education, financing and training for small businesses. Specifically the small business resource center should consider offering the following services:

- Technical assistance – Assists communities in moving projects from the idea stage to reality. Provide technical assistance in the following areas: development feasibility studies, business attraction and retention plans, housing needs studies, marketing studies, social service needs assessments, technical assistance for specific businesses, and infrastructure needs assessments.
- Small business loans – Small business loans are available to help businesses create and retain jobs, while at the same time encouraging investment into low- to moderate-income communities. Small business loans are usually made to small businesses that experience capital access barriers. Through this program, a small business can establish a favorable credit history with a lender and obtain access to future loans on its own, independent of the program.
- Micro loans – Typically a microloan program provide loans up to $50,000 to help small businesses and certain not-for-profit childcare centers start up and expand.

5.2 Consider becoming a California Enterprise Zone – California's Enterprise Zone Program targets economically distressed areas throughout the state. Special state and local incentives encourage business investment and promote the creation of new jobs. The purpose of the program is **to provide tax incentives to businesses and allow private sector market forces to revive the local economy.**

5.3 Improve Economic Development Department efforts to market its services – It will be important for the county to effectively market the services it can provide to small businesses. Efforts to promote the services should include a wide variety of media, including the following:

- **Website** – Expand the county economic development section of the website to allow users to self-select information based on their needs. This could include the following sections: new business development, loan program, training programs, and so on Update the website with appropriate economic development content, including "how to" information, success stories, resource information, and more.
- **Newsletter** – Develop a quarterly newsletter that is sent to businesses throughout the county with ongoing information about the county's services. Include news, upcoming training and relevant events, "how to" information, and success stories.
- **Public relations** – Consider developing press releases for local media, as well as provide guest columns with information on services, new trends, and other relevant information.
- **Advertising** – Where appropriate, consider advertising about county services.
- **Public presentations** – Develop and give regular presentations on county economic development services at the chambers and service clubs to inform about the county services.

5.4 Work with the chambers of commerce and the college to develop specific topics pertinent to small business in the county. Topics could include finance, accounting, taxes and marketing.

Measurement:

- ✓ Measure the number of client contacts obtained at the resource center.
- ✓ Survey resource center clients to determine effectiveness and satisfaction levels.
- ✓ Form a California Enterprise Zone.
- ✓ Track economic development marketing efforts, including number of inquiries and website users.

Strategy 6 – Create a networking environment within Mono County.

Analysis:

Given the dispersed nature of Mono County, an opportunity exists to increase incremental sales among local Mono County businesses. Key to developing a healthy local economy is the opportunity to bring different economic sectors together to share ideas, learn new skills and identify new opportunities.

Networking is vital in creating growth for local businesses; making new contacts, identifying potential sales leads and generally marketing local brands and products to a wider audience.

Networking also adds value to local businesses by being able to project a local brand within Mono County.

Action Steps:

6.1 Develop an annual Mono County Business Expo and invite businesses and the public to showcase their products and services.

Measurement:

- ✓ Track Business Expo participants and attendees.
- ✓ Track event growth over time.

Strategy 7 – Review ways to reduce the county regulatory burden/process.

Analysis:

In order to support the local economy, Mono County supervisors should proactively set up a process to review local regulatory ordinances. The goal is to identify those that can be modified or eliminated so as to not reduce or hamper local economic activity **but to enable it.** Given the fragmented nature of the county, consideration should be given to look **at ways to customize regulation (where possible) to local communities** instead of just relying on a one-size-fits-all approach.

Action Steps:

7.1 Task the County regulatory department to review county ordinances with a view of **their impact on economic development efforts.**

7.2 Identify ways to streamline the approval process within the county. It's important to note that streamlining should not just focus on the cost (fees should be competitive) but also to reduce the length of time of the approval process.

7.3 Review the potential for adopting place-based planning throughout the county to best tailor ordinances to better service the local communities. Place-based planning is a way to shape the future of Mono County by concentrating on the look and feel of the different areas, along with their form and their character, instead of focusing only on conventional categories of land use.

Measurement:

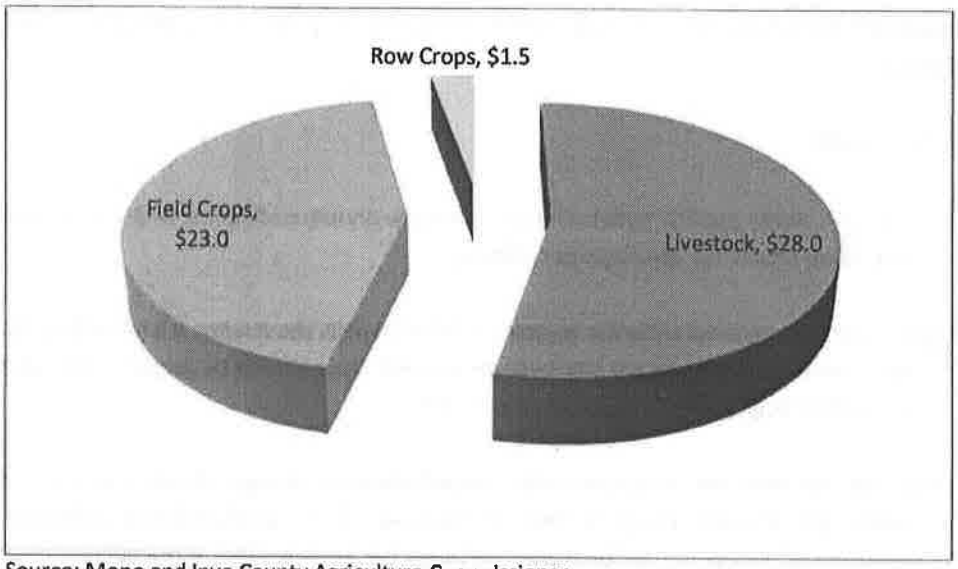
- ✓ Conduct regular reviews of the ordinances and track the number of recommended changes vs. actual changes.
- ✓ Follow-up survey of applicants and developers to assess the process and whether specific changes have been helpful.

Strategy 8 – Buy local | Regional food systems

Analysis:

Currently Mono County ranching and agriculture includes livestock, row crops (alfalfa, hay) and field crops (garlic, potatoes). The value of these crops can be seen below.

Figure 10: Mono County Livestock and Crop Values (Millions)



Source: Mono and Inyo County Agriculture Commissioner

Mono County agriculture and livestock sales occur using a business-to-business model, with production being shipped outside the county. Today, more consumers want to know where their food is coming from. They are also more aware of how livestock is being raised, including its living conditions and what it is being fed, since both these factors influence nutrition as well as taste. As the popularity of the "Buy Local" trend continues to grow, there may be a point in the future that the economic incentives will be strong enough for local ranchers and farmers to also adopt a business-to-consumers marketing model. According to the USDA, "direct-to-consumer marketing amounted to $1.2 billion in current dollar sales in 2007, compared with $551 million in 1997.[15] Visitors to Mono County could provide a natural market for local producers.

A strong ranching and agricultural sector also helps to maintain the ambiance and feel of Mono County.

[15] Wikipedia, http://en.wikipedia.org/wiki/Local_food

Action steps:

8.1 Continue to monitor and liaise with the agriculture and ranching community to understand their needs, as well as to educate them on the **increasing value of the business-to-consumer market model.**

8.2 Work with the agriculture and livestock producers to **develop a co-brand for their products** that would include their individual ranch or farm brand and the county brand.

8.3 Investigate how a buy local program could work within Mono County **through different distribution channels,** including restaurants, farmers markets and farm visits. Work with the USDA Rural Development office to consider the development of a regional food distribution channel in the Eastern Sierra that includes Inyo and Alpine Counties, along with South Lake Tahoe. Small food hub systems are beginning to develop and the USDA has resources to fund infrastructure needs for regional systems.

8.4 In association with the Environmental Health Division, work to convert existing county community centers into commercial kitchens in order to lease space to local owners wanting to grow their food preparation businesses. The county could lease the space to interested businesses while providing commercial grade facilities for baking, canning, and preserving of products to be sold and distributed on a local basis.

Measurement:

- ✓ Continue to monitor the value of Mono County agriculture.
- ✓ Track the growth of businesses in the food distribution sector.

Business Attraction

Strategy 9 – Develop a targeted approach to attracting businesses to Mono County.

Analysis:

The advent of Digital 395, combined with the natural environment and quality of life, creates an opportunity to identify specific businesses that could potentially be attracted and motivated to move and relocate to Mono County.

Business attraction and recruitment in rural communities is vital to develop a sustainable economy. As such **business attraction is an important job creation strategy for Mono County**. As was previously mentioned, business attraction is about **how the resources of the region match with the prospective business.** Mono County has some specific limitations given the amount of public land ownership, which in many cases leaves very little land available for traditional business attraction and development. Therefore, Mono County must focus on clearly defining its niche and working to attract businesses that are complementary to the county.

It is important to keep in mind **business retention and entrepreneurship programs are the most cost-effective economic development investment**. Mono County should concentrate on serving the economic base businesses that are already in place and developing a culture that supports new business ideas. These basic elements can be developed without overly taxing resources. **Perhaps one of the best strategies for business attraction is to create and sustain quality communities, but also communicate that you have them.**

Action Steps:

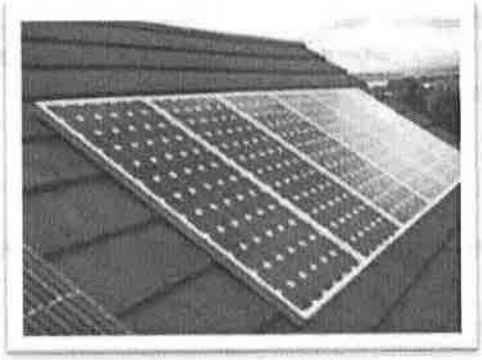
9.1 In an effort to attract new businesses to the area, it is essential to inventory the assets the region can offer. In addition, the county needs to understand the needs of target businesses. Specific inventory elements include the following:

- Acreage/space/facilities
- Physical infrastructure
- Economic infrastructure
- Quality of life – schools, health care services, social services

9.2 Based on the collected information, the county should identify potential business attraction target segments (also consistent with rural community character). Given the limitations of the region, potential opportunities for attraction include the following:

- Businesses that are related to current clusters, including tourism/recreation, professional services, education, and, to a lesser degree, healthcare and agriculture.
- Businesses that are unrelated but want to take advantage of the lifestyle.
- Retail to add to or upgrade current retail offerings.
- Independents, namely those individuals who can work wherever they like.

Case Study: Business Attraction
Wholesale Solar



Wholesale Solar, located in Mt. Shasta, California, is a small solar panel manufacturer that ships all over the world.

The owners indicated they chose Mt. Shasta for lifestyle reasons after visiting the area. They currently employ 38 people and are employee owned.

www.wholesalesolar.com

9.3 Develop the appropriate marketing tools, including a business attraction toolkit with the following types of information.

- Description of Mono County
- Pertinent demographic data
- Quality of life elements (recreation, culture, etc.)
- Schools and district information
- Business support components
- Digital information

9.4 Develop a targeted marketing approach to business recruitment utilizing local resources:

- Upgrade Mono County's website to welcome new business development inquiries and include appropriate information. Include a way for an inquiry to contact appropriate staff for assistance.
- Educate the local business community and engage them to help bring the message to potential businesses to relocate to Mono County.
- Work through targeted clusters in Mono County to identify potential related leads for business recruitment
- Reach out to Mono County visitors with a message "Relocate Your Business" to Mono County.

Measurement:

✓ Track the number of new business contacts and the number of conversions.

Part 8 – Funding Sources

The following are potential state and federal sources that can be considered to help fund specific economic development projects.

State Funding Programs

The three primary types of state funding programs are Community Development Block Grants, the Rural Economic Development Infrastructure Program (REDIP), and the Small Business Loan Guarantee Program. They are detailed in the Appendix.

Federal Funding Programs

There are several types of federal programs to assist with economic development and growth. Two types of federal programs are Microloans and the USDA Rural Development Grant Assistance Program. Additional federal funding programs are detailed in the Appendix.

Tourism Funding

As was mentioned, one key source of potential tourism funding is the formation of a Tourism Business Improvement District. Complete information can be found at www.Civitas.com.

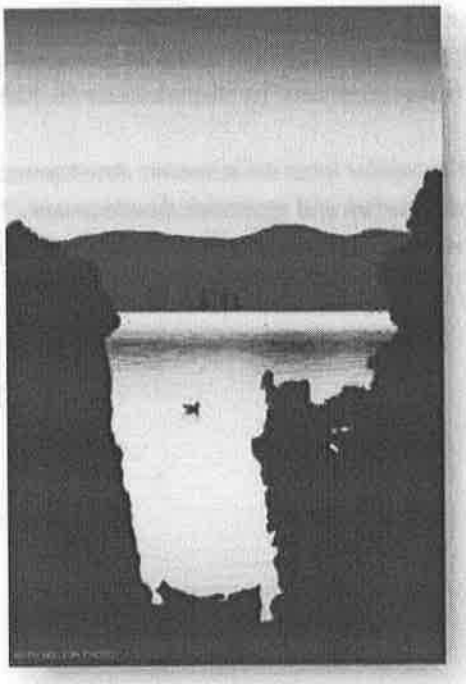


Photo: Flickr user Keith Skelton, http://www.flickr.com/photos/keithskeltonphoto/

Part 9 – Organization

When reviewing the proposed economic development strategies, it is important to consider the best structure with which to implement these and future efforts. SMG has identified three potential economic develop structures, which include the following:

1. Maintain economic development within the current county economic development structure.
2. Develop a Mono County Economic Development Corporation.
3. Develop a regional Eastern Sierra Economic Development Corporation.

Option 1 – Maintain economic development within the current economic development structure.

This option assumes that the economic development strategy will be implemented by the economic development department within Mono County.

Pros:

- **County maintains control of the economic development strategy,** with its employees providing implementation

Cons:

- The current county economic development department **does not have enough capacity** as it currently exists to implement the economic development strategy. At a minimum, the implementation would be stretched out over a long timeline unless the county makes additional funding available for staff and resources.

- There is not a singular focus on economic development, as **the current department includes both tourism and economic development.** This would change if tourism promotion were spun out into a free-standing organization with TBID and county funding.

Option 2 – Develop a Mono County Economic Development Corporation.

This option includes the formation of a separate Economic Development Corporation (EDC) for Mono County. Currently there is an Economic Development Corporation for Bridgeport, and steps could be taken to make this county-wide. (An **economic development corporation** is an organization common in the United States, usually a 501(c)(3) non-profit whose mission is to promote economic development within a specific geographical area.) Within California there are over 150 Economic Development Corporations.

Pros:

- An EDC would be **singularly focused on countywide economic development issues.**
- This format **would engage the private sector** in support of economic development.
- It could provide the organization with resources **for pursuing grants and other outside funding to leverage county funding.**

Cons:

- **It would require start-up time** to build the organization infrastructure.
- **It is not clear if the private sector support is there** to support and engage the organization.

Option 3 – Develop a regional Eastern Sierra Economic Development Corporation.

This option would include the formation of an economic develop corporation as identified in Option 2, but one that would encompass the Eastern Sierra. Potential partners could include Inyo County, Mammoth, Bishop and the local Native American tribes. The final configuration of partners would depend on receptivity and ability to fund its share of costs.

Pros:

- **There are very similar needs across the Eastern Sierra** region, including remote location, public ownership and natural assets.
- **It would reduce duplication of efforts** and create greater economies of scale with overhead costs.
- A regional approach would **significantly increase the leverage of county funding** with other funding partners.

- A regional approach could **create an opportunity for outside grants** and funding by working together instead of competing with each other.
- It would have a much **bigger area to attract private sector businesses.**
- It could **facilitate more support for other regional projects.**

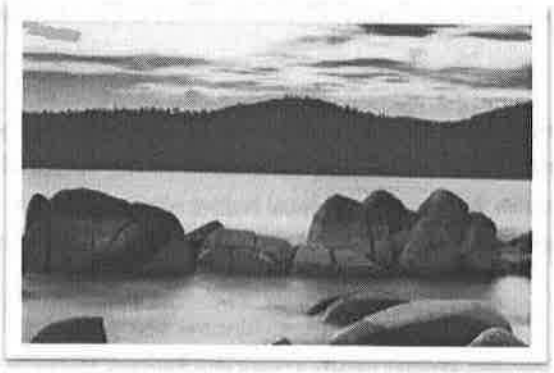
Cons:

- Mono County would have **less control.**
- **It will require start-up time,** including organization of funding, and organizational and infrastructure development

Recommendation:

SMG recommends the county consider **the formation of a regional EDC.** Many communities have used a regional approach to this, and given the potential partners' limited asset base and similarity of needs, a regional approach makes sense to consider.

Case Study: Regional Development
Lake Tahoe Prosperity Center



The Lake Tahoe Prosperity Center is a regional solution to economic development. The organization includes two states, four counties and an incorporated city all working together to provide regional economic solutions. Their efforts are focused on economic development, infrastructure improvements and capital generation.

www.tahoeprosperity.org

Case Study: Regional Economic Development Approach

The Roanoke Regional Partnership was founded in August 1983. It includes both the public and private sectors—including multiple governments—that come together to help advance the greater region. This approach allows the region to speak with one voice and serve as a one-stop shop for companies seeking to locate or expand in the region.

www.roanoke.org

Part 10 – Potential Public and Private Sector Participation

Below are a number of potential public and private sector projects that have been identified within the Economic Development Strategy.

- **Tourism Business Improvement District (TBID)**

  As has been previously identified in the Economic Development Strategy, **the TBID is a critical tourism promotion funding strategy that needs to be presented to and then championed by the private sector lodging properties.** Mono County can initially take the lead in presenting the concept, but the lodging industry must champion the TBID formation process. Working together, the public and private sector can implement a critical new funding strategy.

- **Joint Agriculture and Ranching Brand**

  Mono County can work with the agriculture and ranching sector **to develop a Mono County brand that could be used to co-brand with individual producers** in the promotion of their products. Such a co-brand would help to develop a further point of brand differentiation with other counties.

- **Business Networking**

  The county, working together with the local business community, can implement business networking programs designed to expose different products and services to businesses and residents alike. **Mono County should work with local chambers of commerce and businesses to shape these activities.**

- **Business Attraction**

  Mono County and local businesses need to work together **in an effort to attract new business to Mono County**. Mono County should develop a relationship with key businesses to identify potential ancillary businesses to Mono County. Additionally, Mono County needs to implement a communication program through local tourism-related businesses letting visitors know that Mono County is "Open for Business" by touting the area's assets. Such communication should help build awareness for those who have an interest in moving their business or starting a business in Mono County.

- **Review Ordinances**

  Mono County should engage local businesses to assist in a review of county ordinances and approval processes **in order to make county policies and ordinances more business-friendly** and more fully support economic development.

- **National Scenic Byway Designation**

  The National Scenic Byway designation provides an excellent opportunity to engage both the public and private sector. While Mono County effectively is a part of the promotion of the Scenic Byway **there is ample opportunity for the private sector to support the designation,** including the formation of a Scenic Byway management board. This could engage private sector participants, as well as private sector entities already working to market the Scenic Byway, by promoting its awareness and use through their own marketing efforts.

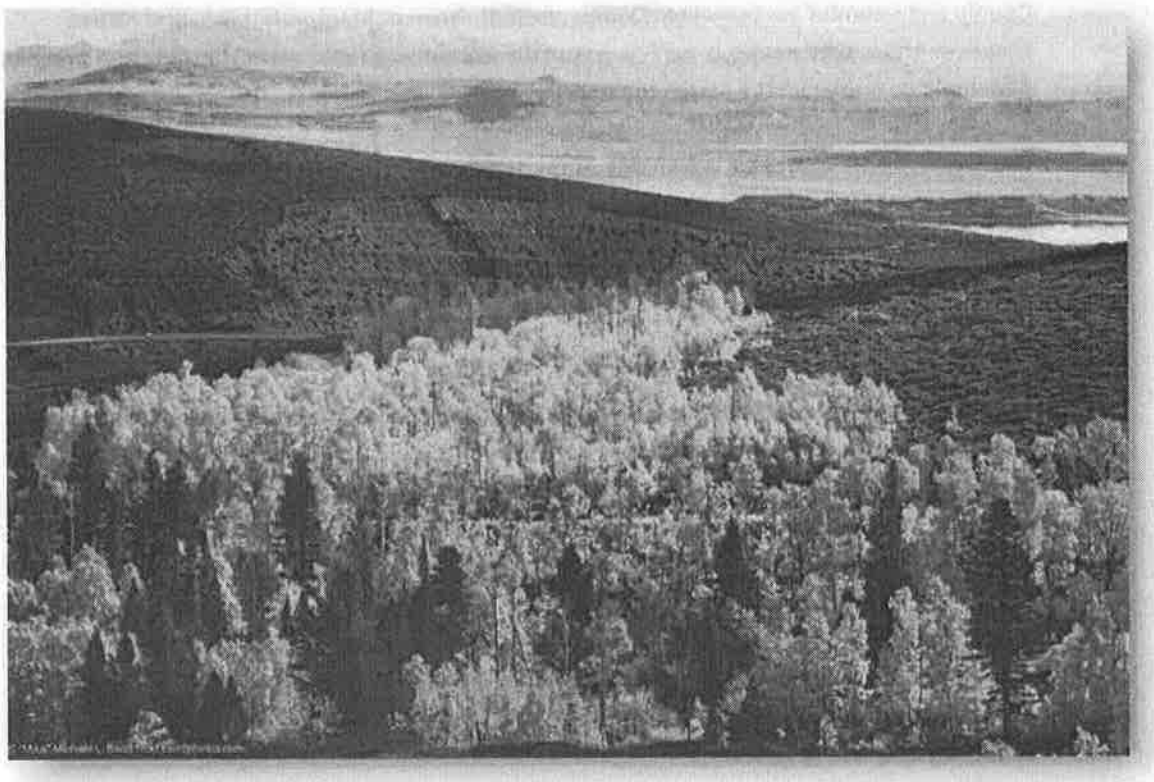


Photo: Flickr user mikebaird http://www.flickr.com/photos/mikebaird/

Part 11 – Strategic Projects, Programs and Activities

The following is a summary of county-wide strategic projects, programs and economic development activities that are either proposed or potentially being prepared for implementation.

Strategic Projects

- **Region-Wide Economic Development Corporation**

  The formation of a region-wide economic development corporation would provide Mono County and potential partners Inyo County, Bishop, Town of Mammoth Lakes and Native American tribes **with a unique vehicle to pursue economic development funding and programs** that could be implemented across the region.

  This regional approach takes advantage of the similarity of the partners involved. It also provides a unique opportunity for leveraging the financial participation of not just the partners but also the funding that could be acquired through the economic development corporation.

- **Digital 395**

  The Digital 395 project offers Mono County a unique opportunity **to provide the technology capacity to improve the internet accessibility for businesses, residents and visitors alike.** Digital 395 also offers the potential to attract new business to Mono County by providing high-quality connection and bandwidth that will enable businesses to conduct and transact activities from Mono County's remote location.

  Digital 395 also provides regional benefit, as it has been implemented in Inyo County and could be considered in a regional approach to economic development.

- **Scenic Byway Designation**

  The addition of the Scenic Byway designation can be **a strong boost to Mono County's tourism promotion.** The addition of this designation fully differentiates Highway 395 from other north–south routes (including Highway 99 and Highway 5) by emphasizing its intrinsic values.

- **Tourism Business Improvement District (TBID)**

  The formation of a TBID would be a strategic change in the funding and organizational operation of tourism promotion for Mono County. **Funding developed by the TBID would allow Mono County to reduce its investment in tourism promotion and use those funds for other economic development investments, providing a strategic opportunity for the county.**

Programs

- **Business Resource Center**

  The formation of a business resource center can be an important and ongoing program designed to offer small businesses a variety of services **to assist them in improving and/or growing their business operations.**

- **Buy Local Agriculture and Ranching**

  This potential long-term project can help co-brand Mono County with individual agriculture and livestock producers, as well as encourage local county residents to support their community.

- **Business Attraction**

  Mono County business attraction is an ongoing program through existing businesses and organizations both working to attract new business to the county.

Economic Development Activities

- **Networking**

  Networking activities are designed to periodically connect the different economic sectors to each other, as well as introduce local residents to the businesses operating throughout the county. The objective is to both sell products and services, as well create potential synergies for businesses to work cooperatively together.

- **Regulatory Review**

  A periodic regulatory review of county ordinances and procedures offers an opportunity for the county to seek private sector input on the challenges and unintended consequences of such ordinances.

Appendix

Appendix 1: California Block Grants

The three primary types of block grants are Economic Development Allocation Enterprise Fund, Economic Development Allocation Over the Counter, and Planning And Technical Assistance Allocation.

The following descriptions of California Development Block Grants come from the Community Development Block Grant (CDBG) Program, as described on the California Community Economic Revitalization Team website[16]:

Economic Development Allocation Enterprise Fund: Grants of up to $500,000 are available to capitalize local revolving loan funds to provide loans to businesses to promote business expansion and result in the creation and/or retention of permanent private sector jobs. Lending criteria is determined at the local level. Program operators can tailor loan terms and conditions to meet the financial needs of each business. Loan assistance and public infrastructure improvements must result in jobs being created or retained.

Economic Development Allocation Over the Counter: Grants of up to $500,000 to capitalize a local business loan or finance a public infrastructure project which will promote business expansion and result in the creation and/or retention of permanent private sector jobs. Eligible uses of funds include business loans and grants to cities and towns. Business loans can be made for the following purposes: a) purchase of land and existing improvements, b) construction and rehabilitation of buildings and leasehold improvements, c) purchase of equipment, inventory, furniture, fixtures, materials and supplies, and d) working capital. Grants to cities and counties can be provided for publicly owned infrastructure improvements and business incubators.

Planning and Technical Assistance Allocation (P/TA): P/TA grants are available for both General and Economic Development activities. Grants are intended to help communities move projects from the idea stage to reality. A total of $70,000 is available annually to each eligible community - $35,000 on the economic development side and $35,000 on the general side. Typical activities/projects include the following: business development feasibility studies, business attraction and retention plans, housing needs studies, marketing studies, social service needs assessments, technical assistance for specific businesses, and infrastructure needs assessments.

[16] California Community Development Block Grant (CDBG) Program, http://ceres.ca.gov/cert/grants/block.html

Appendix 2: Rural Economic Development Infrastructure Program (REDIP)

The following description of the Rural Economic Development Infrastructure Programs comes from the description provided by California Community Economic Revitalization Team on its website[17].

Program Description: The purpose of REDIP is to provide financing for the construction, improvement or expansion of public infrastructure with the intent of creating jobs in rural cities and counties with an unemployment rate either equal to or above the State's average unemployment rate. The funds can be used for publicly owned infrastructure required for the construction or operation of a private development. In most cases that means that the construction or use permit for the private development contain a requirement that the project be completed. Eligible infrastructure projects include the construction, rehabilitation, alteration, expansion, or improvement, including but not limited to: Sewer and water facilities (including expansion of central plant capacity); Street storm drains, bridges, railroad spurs, utility connections; Wastewater treatment plants and collection lines; Water treatment plants and distribution lines; Roads, street, highways, and related improvements (e.g. curbs, gutters, sidewalks); Other public facilities or other infrastructure improvements necessary for industrial or commercial activity.

Private development is acceptable when a private company requires the infrastructure in order to undertake a project that will retain or create employment. The development can be a new facility or remodeling of an existing one. Housing is not an eligible private development. Except for public owned development sites, the company providing the private development must provide a binding commitment letter as part of the application. In some cases, an industrial park, incubator or other area providing a unique development space may be eligible.

Eligible Communities:(1) The following counties and cities within the counties: Alpine, Butte, Calaveras, Colusa, Del Norte, Glenn, Humboldt, Imperial, Inyo, Kern, Kings, Lake, Lassen, Madera, Mariposa, Mendocino, Merced, Modoc, Mono, Monterey, Plumas, San Benito, San Joaquin, Shasta, Sierra, Siskiyou, Stanislaus, Sutter, Tehama, Trinity, Tulare, Tuolumne, Yuba. (2) A county or city with a project outside of an urbanized area (an area with a population density of at least 1,000 persons per square mile) anywhere in California. (3) Any city with a population less than 100,000 located in the following counties: Amador, Fresno, Napa, Riverside, San Bernardino, San Luis Obispo, Santa Barbara, Santa Cruz, Solano, Sonoma, Ventura, Yolo.

Funding Information: Loan amount maximum of $1 million at 6.5% interest rate amortized over 15 years. Unless the community has lease obligations currently rated by Standard & Poor's Rating Group, the source of repayment must be a water enterprise fund, a sewer enterprise fund or, if the borrower is a redevelopment agency, a tax increment fund. A water or sewer enterprise fund cannot be used to repay a loan used to build roadways. Funding is available on a continuous basis until all funds - bond proceeds and other available funds - are committed, at which time it is estimated that another revenue bond will be sold.

[17] Rural Economic Development Infrastructure Program (REDIP), http://ceres.ca.gov/cert/grants/tcredip.html

Appendix 3: Small Business Loan Guarantee Program

The following description of the California Small Business Loan Guarantee Program comes from the California Governor's Office of Business and Economic Development website[18].

The California Small Business Loan Guarantee Program (SBLGP) is administered by the Business, Transportation and Housing Agency in partnership with the Governor's Office of Business and Economic Development (GO-Biz) and works to help businesses create and retain jobs, while at the same time encouraging investment into low- to moderate-income communities. Business size eligibility for the SBLGP generally follows the U.S. Small Business Administration 7(a) program guidelines.

The SBLGP provides loans to small businesses that experience capital access barriers. Through this program, a small business can establish a favorable credit history with a lender and obtain access to future loans on its own, independent of the program.

Qualifying small businesses owners may apply for an SBLGP loan by contacting a Financial Development Corporation (FDC).

[18] California Governor's Office of Business and Economic Development , Small Business Loan Guarantee Program http://business.ca.gov/Programs/SmallBusiness/SmallBusinessLoanGuaranteeProgram.aspx

Appendix 4: Federal Programs

The following descriptions of federal programs come from the Small Business Administration website[19].

1. Microloan Program[20]

The Microloan program provides loans up to $50,000 to help small businesses and certain not-for-profit childcare centers start up and expand. The average microloan is about $13,000.

The U.S. Small Business Administration provides funds to specially designated intermediary lenders, which are nonprofit community-based organizations with experience in lending as well as management and technical assistance. These intermediaries administer the Microloan program for eligible borrowers.

Eligibility Requirements
Each intermediary lender has its own lending and credit requirements. Generally, intermediaries require some type of collateral as well as the personal guarantee of the business owner.

Use of Microloan Proceeds
Microloans can be used for:

- Working capital
- Inventory or supplies
- Furniture or fixtures
- Machinery or equipment

Proceeds from an SBA microloan cannot be used to pay existing debts or to purchase real estate.

Repayment Terms, Interest Rates, and Fees
Loan repayment terms vary according to several factors:

- Loan amount
- Planned use of funds
- Requirements determined by the intermediary lender
- Needs of the small business borrower

The maximum repayment term allowed for an SBA microloan is six years. Interest rates vary, depending on the intermediary lender and costs to the intermediary from the U.S. Treasury. Generally, these rates will be between 8 and 13 percent.

[19] U.S. Small Business Association, SBA Loan Programs, http://www.sba.gov/content/microloan-program
[20] Ibid

2. USDA Rural Development Grant Assistance

USDA provides a wide variety of grants. Program assistance is provided in many ways, including direct or guaranteed loans, grants, technical assistance, research and educational materials.

RURAL BUSINESS ENTERPRISE GRANTS (RBEG) PROGRAM

The RBEG program provides grants for rural projects that finance and facilitate development of small and emerging rural businesses help fund distance learning networks, and help fund employment related adult education programs. To assist with business development, RBEGs may fund a broad array of activities.

How much are the grants?

There is no maximum level of grant funding. However, smaller projects are given higher priority. Generally grants range $10,000 up to $500,000.

Who is eligible?

Rural public entities (towns, communities, State agencies, and authorities), Indian tribes and rural private non-profit corporations are eligible to apply for funding. At least 51 percent of the outstanding interest in any project must have membership or be owned by U.S. citizens or resident aliens

What types of projects are eligible?

The RBEG program is a broad based program that reaches to the core of rural development in a number of ways. Examples of eligible fund use include: Acquisition or development of land, easements, or rights of way; construction, conversion, renovation, of buildings, plants, machinery, equipment, access streets and roads, parking areas, utilities; pollution control and abatement; capitalization of revolving loan funds including funds that will make loans for start ups and working capital; training and technical assistance; distance adult learning for job training and advancement; rural transportation improvement; and project planning. Any project funded under the RBEG program should benefit small and emerging private businesses in rural areas. Small and emerging private businesses are those that will employ 50 or fewer new employees and have less than $1 million in projected gross revenues.

RURAL BUSINESS OPPORTUNITY GRANTS (RBOG) PROGRAM

The primary objective of the RBOG program is to promote sustainable economic development in rural communities with exceptional needs. Grants are awarded on a competitive basis.

Who is eligible?

Public bodies, nonprofit corporations, Indian tribes, institutions of higher education, and rural cooperatives are eligible to apply.

What types of projects are eligible?

Grant funds must be used for projects in rural areas and they can be used for:

- Community economic development
- Technology-based economic development
- Feasibility studies and business plans
- Leadership and entrepreneur training
- Rural business incubators
- Long-term business strategic planning

COMMUNITY CONNECT GRANTS

The Community Connect program serves rural communities where broadband service is least likely to be available, but where it can make a tremendous difference in the quality of life for citizens. The projects funded by these grants will help rural residents tap into the enormous potential of the Internet.

Eligibility

The following entities are eligible for funding:

- Incorporated Organizations;
- Indian Tribes or Tribal Organizations, as defined in 25 U.S.C. 450b(e);
- State or local units of government; or
- Cooperatives, private corporations or limited liability companies organized on a for-profit or not-for-profit basis.

Fund Uses

Grant funds may be used to finance the following:

- The construction, acquisition, or leasing of facilities, including spectrum, land or buildings, used to deploy service at the Broadband Grant Speed to all residential and business customers located within the Proposed Funded Service Area (PFSA) and all participating Critical Community Facilities, including funding for up to 10 Computer Access Points to be used in the Community Center. Buildings constructed with grant funds must reside on property owned by the awardee. Leasing costs will only be covered through the advance of funds period included in the award documents;
- The improvement, expansion, construction, or acquisition of a Community Center and provision of Computer Access Points. Grant funds for the Community Center will be limited to 10% of the requested grant amount. If a community center is constructed with grant funds, the center must reside on property owned by the awardee; and
- The cost of providing the necessary bandwidth for service free of charge to the Critical Community Facilities for 2 years.

COMMENTS TO THE INYO COUNTY BOARD OF SUPERVISORS

Workshop on the Renewable Energy General Plan Amendment, March 18, 2014

Ilene Mandelbaum, PO Box 89, Lee Vining, Ca

I am a 30 year resident of Lee Vining, in Mono County, California. The direction that Inyo County takes with respect to renewable energy development will have important ramifications for your neighbors to the north in Mono County.

Mono County residents have strong connections to Inyo County. We visit our friends and relatives in your communities. We frequent your restaurants, coffee shops, stores, markets and art galleries. We commute to jobs and educational opportunities and obtain medical and professional services here. We look forward to your annual cultural events and festivals.

In winter and spring we escape from the cold to your deserts and in summer to your mountain peaks. Your charming towns and iconic scenic vistas are ingrained in our memories of decades of travel down and up the HWY 395 corridor.

This same corridor carries another essential linkage between Inyo and Mono Counties—tourists! Car-loads and camper-loads of tourists make the journey up from Southern California through both our counties, to vacation in our towns and backyards. Many visitors come year after year and view the journey as a special pilgrimage, with favorite stops along the way.

Tourism, as the largest part of our economy, is dependent on this Southern California market. Last year the Mono County Planning and Economic Development Departments along with the Tourism and Film Commission, undertook a study to understand the economic strengths of Mono County and devise an Economic Development Strategy "that utilizes Mono County's natural assets in a sustainable way in order to grow the economic opportunities and enhance the quality of life for the county's residents and visitors while stewarding the natural environment", Mono County Economic Development Strategy, 2014, www.monocounty.ca.gov/documents_sub/economic, go to eds_draft_7_1_13.pdf).

The data collected showed that fully 62% of Mono County residents are employed in tourism or related services. In a visitor survey, over 86% stated they stopped to see the scenic views and vistas of the area, over 86% stopped to dine in local coffee shops and restaurants, more than 80% participated in outdoor recreation activities, and 56% learned about the natural history of the area (Table 18, pg. 43.)

The report explains: our anchor is tourism, which attracts visitors and visitor spending. This spending spurs employment and helps to generate real estate sales, which in turn helps to generate professional services employment.

Strategic objectives include: retaining and expanding existing businesses, improving the region's recreation-based infrastructure, expand tourism marketing, and diversifying the economy in a sustainable manner that complements the environment and local community.

One proposed action, out of many, is to pursue a Highway 395 National Scenic Byway Designation and a Corridor Management Plan. Mono County is in the first round of grant funding for this process and is already investing in Main Street Improvement Programs in various communities. The report also recognizes the high value of our ranching and agricultural sector in maintaining the ambiance and feel of Mono County. It proposes developing both the local and visitor consumer market for a "Buy Local" Regional Food System to support county agriculture and strengthen the Mono County "brand."

Inyo County is now faced with choices that will either embrace a viable future based on the strengths of our valuable assets, or one that will turn abruptly into uncharted territory-- a future that could jeopardize the essential character of our region and the unique communities rooted here. Perhaps it's time to step back and define the fundamental policies that will ensure that the right priorities will be identified and wise choices will be made.

Inyo County does have standing in the management decisions made for both City of Los Angeles and federal lands. It is the responsibility of the County in your General Plan to detail and commemorate the values that are at stake for your constituents so that they will be recognized and upheld in the state and federal environmental processes.

I believe that Mono County is moving in a positive direction because it has listened to its constituents and has supported a community-by-community visioning process that has helped build awareness of our common values and a consensus for the future. As your neighbors we want you to remember that your decisions affect us and our shared assets, too, and that the Eastern Sierra environment and its communities will benefit if we all work together.

Thank you.

Inyo County Board of Supervisors

March 18, 2014

My name is Julie Fought. I live outside of Lone Pine. I operate an eco tourist destination with vacation cabins, eco farm tours, including home raised meat lambs, laying hens, year round vegetable production, and a bio mass soil project. Our guests experience land stewardship to the best of our abilities. Our tourist based enterprise puts us in the center of Inyo County's number one industry. Because of my experience building my own responsible land use enterprise that capitalizes on tourist dollars, I feel that attracting tourist dollars through land stewardship projects offers a wide range of revenue opportunities for Inyo County. This includes my dream of Inyo County "Doing Renewables Right!"

Because I see this amazing land around us through the eyes of our visitors, I take in their world view on a daily basis. But we of Inyo County are here, busy trying to maintain our way of life, our economic viability, our day to day needs. The landscape around us often gets taken for granted. And so does our power to plan our own future.

Owens Valley lives every day the 100 year loss of water to the "greater good." We do our best to mitigate, monitor, and mandate,. But we are unable to wholly pursue what we know is right. Money is needed to bring to court entities that overrun our best efforts to enforce past decisions and agreements. And this frustrating, even demoralizing position we are in, has no foreseeable end.

When the people, the farmers, ranchers and business people of Owens Valley were told that the aqueduct would supply more water to Southern California than ever needed, they were told a very short sighted truth. Let us please look at the long view. Let us not make the same mistake twice. Let us engage our intelligence and our dignity to demand more of ourselves. And let's take advantage of our engaged citizens, and the wider world who are watching, to make long view decisions about economic development, job creation, and sustainable, resilient communities here in Inyo County.

I say no to any Renewable Development planning that includes wide-open undisturbed lands. I say yes to Innovative Planning for generating electricity in and around our Built Environment. Opinions about how to do that vary widely amongst us opposed to the REGPA. And opinions vary about whether to involve corporate utilities, or to own our own resources and put an end to the antiquated model of extraction. But we are all here to help plan a community based future. We are all here to help our county meet its vision for 2020.

Thank you,

Julie Fought
DeLaCour Ranch

Center for Biological Diversity

Range of Light Group, Toiyabe Chapter, Sierra Club

PO Box 1973
Mammoth Lakes, CA 93546
Via email and USPS

February 19, 2014

Planning Commission
c/o Inyo County Planning Department
168 North Edwards Street
Post Office Drawer L
Independence, California 93526

RE: GPA 2013-02/ Renewable Energy General Plan Amendment

Dear Commissioners,

These comments are submitted on behalf of the Center for Biological Diversity's 675,000 staff, members and on-line activists in California and throughout the United States, and the Sierra Club's 2.1 million members and supporters in the U.S., including the Range of Light Group's 380 members in Inyo and Mono counties, regarding pre-scoping issues for the GPA 2013-02/ Renewable Energy General Plan Amendment.

The development of renewable energy is a critical component of efforts to reduce greenhouse gas emissions, avoid the worst consequences of global warming, and to assist California in meeting its climate goals. The Center for Biological Diversity (the "Center") and the Sierra Club strongly support the development of renewable energy production, and particularly support planning efforts to ensure that projects are sited appropriately to protect wildlife and other natural resources. Like all types of development, renewable energy projects should be thoughtfully planned to minimize impacts to the environment. In particular, renewable energy generation and transmission projects should avoid impacts to sensitive plant and animal species and habitats

We strongly support Inyo County seeking and acquiring state funding to implement effective renewable energy planning in the County. The Desert Renewable Energy Conservation Plan (DRECP) provides a unique opportunity to effectively plan for both renewable energy and conservation at a landscape level in parts of Inyo County. We thank the County for their active involvement in the DRECP process to date. We believe the DRECP will play a valuable role in identifying those lands most appropriate for renewable energy development and those actions most important for protecting sensitive plant and animals and their habitat. Further coordination with the DRECP will provide a cohesive strategy for Inyo County's unique resources.

The preferred Renewable Energy Development Areas (REDAs) appear to be very similar to the "overlay" areas from 2011. We attach our original comments on the overlay areas from 2011 which identify issues in these currently proposed REDAs (Attachment 1 (Center comments) and Attachment 2 (Sierra Club comments)).

Although we are pleased to see the County develop an Environmental Impact Report (EIR), we are concerned that the County is beginning this process relying on an outdated proposal that is unrealistic and ignores information provided to the Planning Department in response to the outreach to the community and stakeholders, in which we participated. For example, we, the community and other stakeholders expressed overwhelming support for excluding Areas of Critical Environmental Concern, Desert Wildlife Management Areas, Wilderness Areas, Sensitive Species Habitat, Cultural and Historical Resources, and Scenic Resources[1] as part of the Draft Exclusion Areas; but these areas remain within the proposed development areas. In addition, public input identified other key resources to be avoided including the Old Spanish Trail and visual impacts to it, viewsheds, Manzanar historic landscape viewshed, open lands that surround Tribal Land, Wildlife corridors including avian and insect migration corridors, BLM Wilderness Study Areas, and Seeps and springs[2]; but the proposal does not reflect this input either. Additionally the popular draft Inclusion Criteria included existing transmission, degraded lands, brownfields and mines[3]; none of which are addressed in the proposal. In the Policy Concepts, the overwhelming community/stakeholder input supported "The proximity to existing transmission corridors to export energy without the development of new transmission lines should be a key consideration of the location of renewable energy facilities"[4].

Rather than addressing this input, the preferred REDAs overstep existing transmission identifying hundreds of miles of new transmission and fail to identify degraded lands, brownfields and mines. We have concerns that including this overly broad set of areas within the range of alternatives considered by the County will essentially flaw this process from the outset, and waste County resources that would be more effectively spent analyzing those areas *without* protective land use designations, known habitat and known occurrences of special status species or other key resources. Including these areas with known resource conflicts are likely to lead to permitting complexity, project delays and controversy, making them unattractive locations for development. We *strongly* urge the County to start with a more realistic set of REDAs as a basis for the preferred alternative for the environmental review rather than a "straw man" proposal which will not provide a useful basis for CEQA review and will require extensive analysis in the EIR. The currently proposed "less intensive" alternative could be improved to be a more realistic starting point to identify the preferred REDAs and moving forward in the CEQA process. We do not support the recommendation to start with the preferred alternative as currently defined, which is unrealistic and will waste

[1] REGPA Planning Commission Staff Report February 262014 at pdf pg. 5-6
[2] IBID
[3] REGPA Planning Commission Staff Report February 262014 at pdf pg. 4-5
[4] REGPA Planning Commission Staff Report February 262014 at pdf pg. 26

valuable County and administrative resources, and fundamentally designate areas which are unrealistic for development.

The preferred REDAs and even the REDAs of the "less intensive" alternative include significant areas identified by the community and stakeholders as exclusion areas. For example, the Pearsonville, Rose Valley, Darwin/Centennial Flats, Trona REDAs under the "less intensive" alternative include significant portions of the Mohave Ground Squirrel Conservation Area designated by the BLM in the West Mojave Plan. This Conservation area has an admissible 1% development cap[5], which even the "less intensive" REDAs appear to fully surpass.

Portions of the Laws and Owens Valley REDAs contain irrigated lands and groundwater dependent vegetation that are protected by the Inyo-Los Angeles Long Term Water Agreement. Additionally, portions of the Owens Valley and Owens Lake REDA's are within the Lower Owens River Project area, an important mitigation area for impacts due to the Second Los Angeles Aqueduct and a project provided for in the Inyo-Los Angeles Long Term Water Agreement and the 1997 Memorandum of Understanding (MOU) that allowed that agreement to be implemented. Sierra Club is a party to the 1997 MOU, as are Inyo County, LADWP and others. It appears that renewable energy development would conflict with these existing commitments to environmental protection in portions of these Owens Valley REDAs.

Phasing of the REDAs appears to be an appropriate approach, based on on-going renewable energy technological improvements, efforts to increase energy efficiency and reduce energy consumption, and increasing distributed energy generation at the site of consumption. It is likely that the new clean energy economy will use all of these and more solutions.

Language in the Draft Policy Concepts is confusing. For example, "Solar and wind energy facility location should be limited to areas with a renewable energy land use designation overlay or in an appropriate zoning district"[6]. The proposal should include clear definitions and differences between "renewable energy land use designation overlay" and "appropriate zoning district".

Language in the "New Land Use Implementation" stating "The County shall consider seeking compensation for the loss of revenues from potential renewable energy facilities that are not developed due to possible impacts on military readiness, special status species, and aesthetics, and/or other barriers to development of appropriate renewable energy facilities. Methods of compensation include but are not limited to Payment-in-lieu of Taxes (PILT) or similar programs"[7] is confusing. First, if a proposed site would have such impacts it is not an "appropriate" site for development. Second, it appears antithetical to the community/stakeholder feedback (15 in support, 1 needs more information, none opposed) which indicates that "Disturbance to critical habitats of plants

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[5] http://www.blm.gov/ca/pdfs/cdd_pdfs/wemo_pdfs/plan/wemo/Vol-1-Chapter1_Bookmarks.pdf
[6] REGPA Planning Commission Staff Report February 262014 at pdf pg. 26
[7] REGPA Planning Commission Staff Report February 262014 at pdf pg. 39

and animals, and to important historical and cultural sites and landscapes, should be minimized"[8]. While we are sensitive to the County's desire for additional revenue, the REDAs need to be designed to appropriately accommodate renewable energy development – they should not include inappropriate areas for development simply to support a later claim that the County should be compensated for "lost" revenue.

Although we are pleased to see the County recommend prioritizing Development Focus Areas within the DRECP, we would not recommend including BLM Solar Energy Program variance lands within this category. Variance lands have *not* necessarily been vetted as optimal for renewable energy facility development.[9]

Additional issues that need to be analyzed and addressed:

- Minimal water usage: water usage is addressed but language is not adequate. Excessive water usage should disqualify a project even if they are minimizing water usage to the extent possible – especially given current and likely future problems with ground water availability and draw down in much of Inyo County.
- In general, preference should given to the least disruptive technology even if not most profitable. Technology will change so the REGPA and associated maps, etc. should have a mechanism for ongoing adaptive revision based on new/additional information and technology (not just wait for possible overall revision of REGPA at some possible future date).
- Cultural resources especially as related to tribes and as raised by tribal representative on the November call who asked for development of a cultural resources overlap (exclusion) map. The response that this would be addressed at specific project level is inadequate as the whole purpose of the REGPA is to save county and developers time and money by indicating areas that are not suitable for renewable energy development.
- Cumulative effects: at the webinar last week questions were raised about the MW cap per REGPA, how this cap was arrived at, MW vs. acreage cap, etc. Josh Hart (county planner) gave a partial answer but these issues need to be clarified. In general an acreage cap is preferable.
- Small scale projects outside of the REDA's will not be allowed. Roof top, etc. is allowed, but only if used by the homeowner, etc. generating the power. This definition impedes smaller renewable energy projects. Under this definition, a homeowners association would not seem to be able to have a roof top or local solar panel facility supplying multiple users. There is no reason that roof top should essentially be limited to individual users. Small scale co-op projects are being now developed in some states. For example, a commercial park would potentially have significant rooftop area which could be used to supply power to all entities in the commercial park. The limitation to roof top as written needs to be reconsidered.
- Item 8, p. 43, of county report: "Encourage mitigation for renewable energy projects to be located in Wilderness." Given the restrictions of what can legally be

[8] REGPA Planning Commission Staff Report February 262014 at pdf pg. 26
[9] REGPA Planning Commission Staff Report February 262014 at pdf pg. 46

done in wilderness, this proposal is inappropriate and an issue that is outside the County's jurisdiction.

- p. 43, reclamation planning: The REGPA should require adequate bonding requirements.
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- One of the suggestions submitted to the November process was that renewable energy shouldn't be considered simply in terms of yes (available for RE) and no. Rather appropriate levels of intensity should be incorporated – e.g., an area might be suitable for some low intensity development but for not for high.
- Another draft policy concept (p. 126 of pdf cited in prior comment): "The County should promote or encourage the use of public lands for renewable energy development over private lands to the maximum extent feasible." In responses to the November meetings this draft policy concept received 5 yes (agree), 2 maybe, & 11 "no's". It was pointed out that if the county is concerned about tax revenue, it gets assured tax revenue only from development on private land, and that the REGPA should not disadvantage private landowners. As written, this draft policy concept could be weighed against other criteria in order to downgrade them (conservation, etc.).
- p. 125 of the pdf draft policy concept says "The capacity to generate enough energy to make renewable energy financially feasible should be a key consideration of which areas are suitable for renewable energy development." While financial viability is important this criteria should not outweigh other considerations. It is also subjective and difficult to substantiate, particularly as energy demand and technologies are shifting and fairly hard to predict into the future. November responses were 5 yes (agree), 2 maybe, and 5 "no". Comments included: "Many other policy considerations should precede this. Financially feasible but also in accordance with the character of surroundings adding design assessments. Independent analysis of what constitutes "financially feasible." needs to be included.
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- p. 118 of the pdf, draft policy concept says: Another concern concerns draft policy concepts for wind power - both whether the national and other maps used to indicate potential wind projects were sufficiently up to date (both as to data and as to current wind technology), and also that the draft policy criteria did not reference impacts to avian species (relevant also for solar tower projects).
- Cumulative effects shall be considered: current proposed project, other approved projects, and proposed future projects. MW (or acreage) caps for REDAs do not fully address cumulative effects.

In moving forward with renewable energy planning, we encourage the County to begin with a realistic initial proposal and alternatives for the REGPA. The County should more accurately address the community/stakeholder perspectives as well as addressing the established environmental protections in the Inyo-Los Angeles Long Term Water Agreement and 1997 MOU, and existing regulations for species conservation on public lands in the initial proposal.

We appreciate the opportunity to comment on this pre-scoping phase of the REGPA, and look forward to working with the County to develop a reasonable planning strategy to implement renewable energy in Inyo County while protecting its world class resources from degradation.

Sincerely,

Ileene Anderson
Center for Biological Diversity

Sarah Friedman
Senior Campaign Representative,
Sierra Club, Beyond Coal Campaign

/s/
Mark Bagley
Sierra Club Range of Light Group,
Owens River Watershed Conservation
Chair

Malcolm Clark
Range of Light Group
Toiyabe Chapter, Sierra Club chair

cc: via email
Karen Douglas, California Energy Commission, KLdougla@energy.ca.gov
James Kenna, Bureau of Land Management; jkenna@blm.gov

Center for Biological Diversity

Range of Light Group, Toiyabe Chapter, Sierra Club

PO Box 1973
Mammoth Lakes, CA 93546
Via email and USPS

February 19, 2014

Planning Commission
c/o Inyo County Planning Department
168 North Edwards Street
Post Office Drawer L
Independence, California 93526

RE: GPA 2013-02/ Renewable Energy General Plan Amendment

Dear Commissioners,

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March 17, 2014

To the Inyo County Planning Department,
the Inyo County Planning Commission,
and
the Inyo County Board of Supervisors:

This is not my first letter to you, nor, I suspect, shall it be my last. My previous letter of February 26th described in their own words the painters, writers, photographers, composers, and others whose lives have been extraordinarily impacted by the breathtaking open spaces of Inyo County and the Owens Valley. The works of these artists were inspired by the landscape just beyond this room, and they continue to bring world-wide renown to our county, spurring countless people to visit this remote part of California. I need mention only the photography of Ansel Adams to make this point. These visitors, of course, then proceed to empty their pockets to the benefit of our local economy.

Since publishing this letter, I have been informed that "The past — however beautiful that past may have been — has little bearing on the needs of today and tomorrow." I trust that the main point of this dissenter's argument—namely that we ought to *ignore* our history as we progress into our future—holds no weight in the mind of any individual in this room, especially since we live in the Owens Valley where our history—whether of Los Angeles water extraction or Manzanar War Relocation Center—is influential and known world-wide.

That said, beauty *does* matter today. We hardly require history to demonstrate the impact our County's stunning, open landscapes have on people all around the world. Because of time constraints, I'll only share a couple of examples: *Lonely Planet* selected the Eastern Sierra as one of the "Top 10 US Travel Destinations for 2013," calling the landscape just outside this room, "the secret California dream: ...the overlooked flank of the Sierra Nevada range, with other-worldly natural attractions and surprises." In 2010, *New York Times* travel writer Vanessa Gregory featured us in her article, "Rugged Country, Rugged History in California's Owens Valley." She wrote, "the Owens Valley...shelters marvels," and she called "the spirit of the Owens Valley" "beautiful and lonely." While researching her article she stopped and shopped at businesses like Elevation in Lone Pine, the Still Life Cafe in Independence, and Black Sheep Coffee in Bishop, and she encouraged her readers to do the same.

These businesses, too, often grow in the the Owens Valley and Inyo County *because* of the qualities described in these travel articles. Ms. Gregory quotes Mr. Petron of the excellent Still Life Cafe as saying, "I was attracted to the desert because of the space." *National Geographic* photographer Galen Rowell, founder of Mountain Light Gallery in Bishop, called the Eastern Sierra "My favorite place on earth," and made this the title of his June 2001 article in *Outdoor Photographer* about moving to Bishop. (By the way, he also wrote, "my parents took me on a *life-changing* journey into this deepest valley in America the summer I turned eleven." On that trip, Galen Rowell saw alpenglow for the first time—something he would later photograph with great success for many years.)

If it's not clear by now, the open landscapes of Inyo County and the Owens Valley beckon visitors with their beauty, and some of these visitors become permanent residents who open new businesses. All spend their money in our our towns *because* they are here to see what's just outside these walls. And if anyone here thinks the business of ecotourism—the kind of tourism we offer here in Inyo County—is not profitable, then I'd like you very carefully to consider this quote from 4th District Supervisor Mark Tillemans' candidate statement, printed in the *Inyo Register*, April 19, 2012:

"One of my primary goals as Supervisor is to seek positive economic development opportunities, while preserving the place we call home." He continues, "A recent report from the National Park Service's 'America's Great Outdoors' initiative shows that outdoor recreation is *a $135 billion industry*, and domestic tourism holds the greatest potential for job growth of any industry within the United States. Inyo County has some of the most valuable natural resources anywhere, and further developing ecotourism while remaining vigilant about preservation can make our communities stronger, healthier and more sustainable."

Please make our communities stronger, healthier, and more sustainable. Develop Inyo County's ecotourism potential and preserve the place we call home by saying ***no*** to industrial-sized energy developments in inappropriate locations like the Owens Valley.

Thank you,

Rose Masters

rosemary.star@gmail.com

Are You In Favor of Solar Renewable Energy?

There is a very important fundamental difference between industrial-scale centralized power generating and a distributed generating system made up of many small point of use (POU) installations. Industrial-scale generating plants were developed when the costs of transporting fuel and integrating different generating technologies into populated areas far exceeded the cost of developing transmission and distribution grids. These economies of scale began to fail in the late 1960s and, by the start of the 21st century, central plants could arguably no longer deliver competitively cheap and reliable electricity to more remote customers, because the grid cost more than the plants. Nearly all power failures originated in the grid. Thus, the grid had become the main driver of power costs for remote customers. Efficiency gains no longer come from increasing generating capacity, but from smaller units located closer to sites of demand. The development of inexpensive photovoltaic cells, that convert solar energy directly into electricity, have made POU installations cost effective. L. A. is a remote customer for energy generated in Inyo County. A recent UCLA study concluded that L. A. County could power half of California with rooftop sola (links to references below).

http://www.kcet.org/news/rewire/solar/photovoltaic-pv/study-las-rooftop-solar-potential-an-untapped-job-creator.html

Los Angeles Solar and Efficiency Report: Atlas of Investment Potential for LA County

http://en.wikipedia.org/wiki/Distributed_generation

NRG Power, which has been a major player in large-scale solar, has said that smaller photovoltaic (PV) solar panel installations are the future of the industry as it shifts away from large solar farms. David Crane, chief executive officer of NRG, said, " What really gets me excited in the morning is that there are 50 million American buildings that should have solar PV on them." Crane remarked at an energy summit in New York last spring that the trend to larger solar plants was "idiotic" (links to references below).

www.latimes.com/local/la-me-ivanpah-technology-20140302,0,7705685.story#ixzz2vOP8I5kU

http://www.reuters.com/article/2014/02/13/solar-ivanpah-idUSL2N0LI1D420140213

When someone asks you, if you support solar energy, ask them if they are referring to large-scale solar plants or distributed point of use (POU) solar installations. An industrial-scale solar plant requires thousands of acres of land and major power lines. It supplies power for a utility company to sell to their customers in the same fashion as any other type of central plant such as hydro electric, coal, gas or geothermal. There are currently no large-scale solar plants in Inyo County. Distributed POU systems consist of many small photovoltaic installations on or around existing buildings. There are numerous POU installations in our County. Examples of small installations are the solar panels at the BLM Fire Station south of Olancha, on the roof and south side of Joseph's Market in Lone Pine, over the parking lot south of the Court House in Independence and over the parking lot south of the Big Pine High School. Many homes in the valley have small installations, which are usually placed out of sight. A POU solar installation supplies power directly at the point of use. Generally, it is connected to the grid, and the excess power is fed into the grid for use by the utility company. A POU installation uses existing power lines. A POU would be limited to a maximum of 20 MW since systems larger than this would be connected at sub-transmission or transmission system voltages.

What size solar installation would you approve for our County? Please read the previous paragraph again. This is not about size. It's about function. It's about 19th-century technology which depends on centralized power plants versus 21st-century technology which uses smaller POU installations.

This is about generating power on site, when needed, where needed -- distributed installations cogenerating with the centralized system. This is happening right now. It took 2 days to install solar on my sister's roof. There were no installation or equipment charges. The equipment is leased and maintained for a monthly fee of 50 or 60 dollars for 20 years. Her net savings in cost of electricity is up to 30% and she can run her A/C all day long all summer long without raising her electric bill. She began saving money and adding power to the grid the day her system was installed. There are now kiosks in Home Depot and Best Buy where you can order a POU solar installation for your home. I was told by Mark Boggess of SolarCity that in 6 months to a year his company will be installing POU solar in Inyo County. SolarCity is already installing in Ridgecrest.

The California Energy Commission (CEC) in the "Distributed Generation and Cogeneration Policy Roadmap for California, Staff Report" defines a 2020 policy vision for distributed generation and cogeneration for California. There are numerous other CEC documents concerning distributed generation and cogeneration. California is moving toward distributed generation and this involves major changes in how energy is procured, generated and delivered to end-use customers.

https://www.google.com/search?q=CEC+distributed+generation&ie=utf-8&oe=utf-8&aq=t&rls=org.mozilla:en-US:official&client=firefox-a&channel=sb

Do we support renewable energy? Yes! Are we in favor of producing more renewable solar energy in Inyo County? Yes! Do we want our County to be a showcase of how to do things right? Yes! Do we want to team up with DWP to make Inyo County a showcase for 21st-century technology? Yes! We support the development of distributed POU solar renewable power generation in our County and in L. A..

Why the U.S. Power Grid's Days Are Numbered

There are 3,200 utilities that make up the U.S. electrical grid, the largest machine in the world. These power companies sell $400 billion worth of electricity a year, mostly derived from burning fossil fuels in centralized stations and distributed over 2.7 million miles of power lines. Regulators set rates; utilities get guaranteed returns; investors get sure-thing dividends. It's a model that hasn't changed much since Thomas Edison invented the light bulb. And it's doomed to obsolescence.

That's the opinion of David Crane, chief executive officer of NRG Energy, a wholesale power company based in Princeton, N.J. What's afoot is a confluence of green energy and computer technology, deregulation, cheap natural gas, and political pressure that, as Crane starkly frames it, poses "a mortal threat to the existing utility system." He says that in about the time it has taken cell phones to supplant land lines in most U.S. homes, the grid will become increasingly irrelevant as customers move toward decentralized homegrown green energy. Rooftop solar, in particular, is turning tens of thousands of businesses and households into power producers. Such distributed generation, to use the industry's term for power produced outside the grid, is certain to grow.

http://www.businessweek.com/articles/2013-08-22/homegrown-green-energy-is-making-power-utilities-irrelevant

From: philipana <philipana@aol.com>
To: PhilipAna <PhilipAna@aol.com>
Subject: Board of Supervisors REGPA workshop comment
Date: Tue, Mar 18, 2014 10:12 am

Inyo Board of Supervisors March 18,2014

Dear Board Members,

While the contents and the specific issues of this REGPA are being discussed please also consider the issues of Public Input and Inclusion into the process and the eventual decision.

The oft written and spoken Background Inyo County statement that the 2011 REGPA was withdrawn due to financial inability to defend litigation (regarding the inclusion of a PEIR to the withdrawn 2011 REGPA) is the beginning of the difficulties with the issues of Public Inclusion into this 2013 REGPA. The simple fact remains that Inyo County Planning failed in their examination and due diligence to provide a necessary component to the proposed General Plan Amendment. It is easy to see how this has prejudiced the Inyo County Planning development of the current REGPA with regards to Community Organizations and Individuals who have taken an interest in the preservation of lands vs. stated Inyo County purposes such as "The MOU (March 2013 Inyo /CEC, a prerequisite to the CEC Grant) provides a frame work for a cooperative relationship between the CEC and Inyo County that focuses on the effective planning and promotion of renewable energy development ." Ah, "The promotion of renewable energy development "

Where and when was there ever a public process that allowed for this idea for Inyo County, "The promotion of renewable energy development." When and who made this decision for Inyo County?

On page 2 in the current REGPA Draft, the Background statement not only contains the wording " The promotion of renewable energy development " it also contains "These efforts include updating the General Plan with policies designed to facilitate the development of eligible renewable energy resources and will focus on solar and wind as geothermal and hydro-electric generation is already addressed in the County's General Plan and Zoning Guide." The statement has gone from promoting RE development to Facilitating the development in 2 easy sentences. Ah

So my reading of this statement leads to the conclusion that in fact that the REGPA is not actually an amendment to the General Plan . It is instead an addition of Solar and Wind Generation Components/Elements and there should be adequate education, development of public acceptance and support for such a change to the Plan. Is there not a process required to additions of componets /elements to the General plan? especially those that that would in themselves potentially change, effect and conflict with other aspects of the General Plan and also the character and usage of it's Inyo Lands . This is not just about the merits within the REGPA Issues . It is about the lack,the absence of Public Inclusion into the momentous changes to Inyo County that the approval of this proposed REGPA would provide. There needs to be simply, first and foremost a Public Inclusion process defining the Goals and Direction for a REGPA. Then a REGPA can be developed that is consistent with the will of your constituents. There can be no assumption that the People of Inyo County agree with the idea of "The promotion of renewable energy development" especially in the terms of Industrial Scale Development proposals. I am certain that most people in the County support the ideas of renewable energy that being roof top solar , parking structure solar and development of commercial scale generation in our current Industrial and appropriate Zones. This morning the poll for the SOVSRP on the Inyo Register web site

indicates , 19 % liking the project , 43 % hating the project , 32 % good project bad location, and 6% don't care . Not a lot of support , 75% disagreeing with the SOVSRP as proposed . I would think that's 75% disagreeing with the idea of Industrial Scale Solar Development in the Inyo. Folks need to be asked the simple question, "Where in Inyo County do you support a 2 square mile one million solar panel project?"

The future of Inyo County, is being addressed in this REGPA. The changes to the County that could occur from this REGPA process are momentous and significant enough for the idea that Public Inclusion should drive the timeline of the process and of the decision of the REGPA's approval. The CEC Grant to remedy the deficiencies of the 2011 REGPA does not need to force any decision, any timeline for Inyo County according to Eli Harland of the CEC. In Fact, an extension of the timelines and the March 2015 completion date could possibly be extended for the facilitation of Public Education , input of Public Comment and the Inclusion of the Public contribution.

There is heightened interest and awareness in the future of the Inyo that has come from the SOVSRP . It is most appropriate for the Community to be engaged with the County in the Vison and Goals for the future of the County. I know that you all appreciate our input , our participation in the process of our democracy and I hope that you, as our Board of Supervisors, as the Leaders of our County can find the path for the Inyo's future that we all can agree to and support. Thank You for this opportunity to address you all once again. Philip Anaya

To the INYO COUNTY BOARD OF SUPERVISORS March 18, 2014

"It is impossible to overestimate the value of wild mountains and mountain temples as places for people to grow in, recreation grounds for soul and body. They are the greatest of our natural resources" - a quote from John Muir.

We all know the story of Hetch Hetchy Valley, a valley called the TWIN of Yosemite Valley. It was a little smaller and more intimate, with only 1/4 to 1/2 mile across the valley floor which was bounded with wonderful granite walls, often resembling those in Yosemite and likewise having wonderful waterfalls.

Only 100 years after the US Congress authorized the building of O'Shaughnessy Dam, don't we all realize what a mistake that was.

Think how wonderful it would be to escape from the now over-crowed, over-developed Yosemite Valley to this twin valley, undeveloped, where we could walk in quiet contemplation.

The Army Corp of Engineers said there were several other sites that would have served as well to provide water to San Francisco. They choose the least expensive dam site. Considering the subsequent wealth of San Francisco, the difference in cost was but a pittance compared to what was lost.

We have a place so unique here in Owens Valley that the representative from the military said to the Planning Commission, quote: " There is no other place like it all of the United States." It is rare to have a valley with mountains rising directly from the valley floor to over 14,000 feet, as with Mt. Whitney and Mt. Williamson.

It is also rare to have such a beautiful valley relatively undeveloped, for which we can thank Los Angeles. The traveler feels he has stepped back in time and has the space to really experience nature.

The population of California has increased more than FIVE times in the last century. As the population, developed areas, and congestion continue to increase in California, think how fortunate these future generations would feel when coming to Owens Valley. It sets one in a really good mood for further adventures, hiking, fishing, skiing or what ever sport in the Eastern Sierra.

Inyo County and LADWP have signed agreements in the past to protect our viewshed. We need to think not just of our short term economic situation, but what we owe to future generations, and keep these agreements.

Some say developing SOLAR and WIND here is "Just progress". I say that PROGRESS is when we put renewable energy generation where it belongs, and we SAVE THIS LAST UNDEVELOPED VALLEY FOR OURSELVES AND FOR FUTURE GENERATIONS!

VOTE NO on REGPA!

Lorraine Masten
2678 Sierra Vista Way
Bishop, CA 93514

(760) 873-3186

To: Inyo County Board of Supervisors
COMMENTS ON REGPA
3/18/04

Wrong Side of the Highway

Over here you got your Sierra Nevada
Big mountains
forests leapin streams
meadows choked with wildflowers
Very pretty
We dont want no ugly
large scale mucho megawatt
power projects over here

Over there
on the other side of the highway
is a different story
Nothin but desert
scrubby plants
turnin all black
from lack of water
Nothin but sand
a few useless critters
broken down buildings
and a bunch of no account people
livin where nobody got no business
Nothin but open spaces
bare rock ranges
night skies brimmin over
with the light of galaxies

Go ahead scrape it all away
plant them shiny things lookin up
into the big blue sky
So what if a few birds get fried
and the tortoises have to be moved
once again to someplace outside
the military industrial wasteland

Never mind them visitors
who come from all over the world
in search of empty spaces
old ghost towns
in the middle of nowhere
traces of the First People
and wonderment
at how they survived

When the business dies down
cause theres nothin left to see
away from the lights
and the industry
When the cities have finally
come to their senses
and learned to conserve
and make what they need
on their own rooftops
When the hot wind blows
across the desert sands
a hundred maybe fifty years
from now
Nothin left
on the wrong side of the highway
but silent monoliths
surrounded by congregations
of cracked mirrors
Swarms of derelict panels
encrusted with alkaline dust
Regiments of towers
battered by wind
their blades lyin crumpled
at their feet
No bushes
no birds
no critters scurryin for cover
no vast reaches of natural land
all gone
parched and lifeless
Nothin to see
from the high eastern slopes
of the valuable Sierra
but the ruins
of an industrial renewable
sacrifice zone

Kathy Goss
Darwin, CA

National Public Lands News.com

941 E. Ridgecrest Boulevard

Ridgecrest, California 93555

760-375-3181

Talking Points

1. DRECP is a single-issue land-use planning effort focused on wind and solar and does not take into account other resources.

2. AN RMP EIS includes alternative management of the subject lands (more conservation level or less conservation level).

3. DRECP is a landscape regional planning effort. Forest Service tried that approach with the Sierra Nevada Forest Planning and The Four Southern California Forests Planning in the early 2000s. The Forest Service process did not work; the FS was sued and lost.

4. Amendments to each RMP in the region (California Desert Conservation Area Plan, Bishop, Coachella etc.) and County General Plans need to be completed before the DRECP, which includes many land-use plans in the affected areas.

5. DRECP does not take into account other planning decisions from the past.

6. Subject area crosses multi-BLM offices that have their own land-use plan and allocations that will be disrupted by a new layer of planning.

7. Will not work because it is not site-specific it will need EA's and EIS's in the future because the decisions that will come out of the DRECP are broad and regional in nature.

8. Many of the new solar projects are combining water rights with their projects. This a new fast track procedure to start allocating water away from indigenous, historic peoples and natural springs, aquifers and streams.

9. Many of these lands that are being looked at, have never been disturbed with regards to large scale industrial actions. California is in a drought and the dust from these projects are continually degrading not only the desert peoples quality of life, but many of the lands that are designated parks, reservations, highways and cities of the desert.

samnplnews@yahoo.com

NATIONAL PUBLIC LANDS NEWS.com
941 E Ridgecrest Blvd
Ridgecrest, California 93555
760-375-3181
http://www.nplnews.com

November 12, 2013

Inyo County Supervisors
Independence, California 93526

Dear Supervisors,

Since 1999 National Public Lands News, a non-profit organization dedicated to informing citizens about their public lands, has provided comments to BLM, NPS, US Forest Services and Kern, Inyo, Riverside and San Bernardino Counties regarding NEPA and CEQA documents.

The DRECP and other planning efforts are nothing but mini Resource Management Plans (RMP's) that BLM is supposed to complete every 15 years to allocate, administer and manage the resource within an area under their jurisdiction.

The difference is that the DRECP is a single issue-driven planning effort - not like RMP's, which address the entire resources in the subject area and are part of multi-use agency.

Planning only for desert tortoise (WEMO) or renewable energy (wind and solar) does not work because it does not take into account allocations and decisions made in the past RMP process regarding recreation, mineral, cultural and other resources in the area; in this case, the CDCA plan of 1980 and amendments.

Federal Land Policy Management Act (FLPMA) 94-579, Sec. 202. [43 U.S.C. 1712]

The Secretary shall, with public involvement and consistent with the terms and conditions of this Act, develop, maintain, and, when appropriate, revise land use plans which provide by tracts or areas for the use of the public lands. Land use plans shall be developed for the public lands regardless of whether such lands previously have been classified, withdrawn, set aside, or otherwise designated for one or more uses.

(c) Criteria for development and revision In the development and revision of land use plans, the Secretary shall -

> *(1) use and observe the principles of multiple use and sustained yield set forth in this and other applicable law;*
> *(2) use a <u>systematic interdisciplinary</u> approach to achieve integrated consideration of physical, biological, economic, and other sciences;*
> *(3) give priority to the designation and protection of areas of critical environmental concern;*

(4) rely, to the extent it is available, on the inventory of the public lands, their resources, and other values;
(5) consider present and potential uses of the public lands;
(6) consider the relative scarcity of the values involved and the availability of alternative means (including recycling) and sites for realization of those values;
(7) weigh long-term benefits to the public against short-term benefits;
(8) provide for compliance with applicable pollution control laws, including State and Federal air, water, noise, or other pollution standards or implementation plans

The California Desert Conservation Plan is considered a RMP along with all of its amendments. Chapter seven of this document clearly states the amendment process and notification of the public.

The 1980 California Desert Conservation Area Plan Amendment Process

FACTS

1. The CDCA Plan established a process for amending the 1980 Plan to assure consistency and evenhandedness in future management of the California Desert.

2. The CDCA Plan established criteria for how BLM will review and process Plan amendments

---

Plan Amendment may be initiated at any time by the BLM California District Manager, in response to new findings under the continuing monitoring, and revision procedures.

Individuals and public or private organizations desiring to have the Plan or any of its elements amended may submit requests for amendment to the District Manager of the BLM, California Desert District. The District Manager will respond in writing within 30 days, acknowledging receipt of the request and informing the applicant of the process to be followed in studying and deciding upon the amendment. Processes will be consistent with Bureau procedures.

The general categories of Plan amendments anticipated are described below:

***Category 1**- The proposed changes are less than significant EA -Level NEPA analysis (no EIS is required).*

i.e. NO significant changes to the goals and policies expressed in the Plan elements or in ACEC's or Special Areas.

***Category 2**-The proposed change, based on preliminary analysis, will require a <u>significant</u> change to a Plan element, goals, policies, or the process in that element.*

Will require an EIS.

***Category 3**- The proposed change is beyond BLM jurisdiction and requires legislation.*

Upon receipt of a request to consider a Plan amendment, the Desert District Manager shall decide:

(1) To consider the Plan amendment, in which case he shall determine the category of amendment to be assigned:

(2) Not to consider the Plan amendment, in which case shall notify the requestor stating the

reasons for his decision.

Any decision to consider or not to consider a Plan amendment is subject to protest to the State Director.

ANALYSIS OF PROPOSED AMENDMENTS

In analyzing any applicant's request for amending or changing the Plan, the BLM District Manager, Desert District, will:

(1) Determine if the request has been properly submitted and if any law or regulation prohibits granting the requested amendment.

(2) Determine if alternative locations within the CDCA are available which would meet the applicant's needs without requiring a change in the Plan's classification, or an amendment to any Plan element.

(3) Determine the environmental effects of granting and/or implementing the applicant's request.

(4) Consider the economic and social impacts of granting and/or implementing the applicant's request.

(5) Provide opportunities for and consideration of public comment on the proposed amendment, including input from the public and from Federal, State, and local government agencies.

(6) Evaluate the effect of the proposed amendment on BLM management's desert-wide obligation to achieve and maintain a balance between resource use and resource protection.

DECISION CRITERIA FOR APPROVAL OR DISAPPROVAL

Before submitting a recommendation for a Plan amendment, the BLM Desert District Manager must determine that the proposed amendment is in accordance with applicable laws and regulations and will provide for the immediate and future management, use, development, and protection of the public lands with the CDCA. The BLM Desert District Manager will base his rationale for such determination on the principles of multiple use, sustained yield, and maintenance of environmental quality, as required in the Federal Land Policy and Management Act of 1976.

PUBLIC NOTIFICATION

Notification of proposed amendments to or changes in the California Desert Plan will be published in the Federal Register. In addition, notices will also be published in a newspaper, or newspapers, of general circulation in the area which would be affected by the proposed amendment(s).

Further, a Plan amendment mailing list will be developed by the BLM and will include appropriate publications which publish material of interest to people concerned about public lands of the California Desert. All individuals, organizations, and other public agencies requesting notices of Plan amendment proposals or decisions will receive such notices. All notices and information will be published in this manner no later than 30 days prior to the first or subsequent public hearing, if one is to be held.

All county boards of supervisors and all city councils located where incorporated limits and spheres of influence encompass the land area which might be affected by a proposed amendment to the Plan will be notified of such application to amend no later than 30 days prior to any scheduled public hearings.

PUBLIC HEARINGS

Before the BLM Desert District Manager makes final decision(s) on proposed amendment(s), he may hold one or more public hearings to consider these proposals.

Source: 1980 CDCA Plan Ch 7

I would like to congratulate Inyo County on taking this initial step and ensuring that the public is listened to. The majority of the 'Public Meetings' the DRECP held were in Ontario. The majority of the meetings were not held in the CDCA and there was no notification unless you were on their list. In going to those meetings, the public had very little chance to speak, only the designated stakeholders that were being paid to be there. At one meeting there was a show of hands of the actual public and who was being paid to participate. It was sad to see that the public that had traveled in some instances, four hours at their own expense, had to watch the paid lobbyists perform.

Thank you for the opportunity to share our information with you,

Sophia Anne Merk (Sam)
Director, National Public Lands News.com
samnplnews@yahoo.com

cc: Governor Brown
Rep Cook, McCarthy, Raiz, Vargas
Senators Boxer and Feinstein
DRECP Karen Douglas
Kern and County San Bernardino Planning Department (Terri Rahhal)
Supervisors for Kern, Inyo, Los Angeles, Riverside, San Bernardino and San Diego Counties
BLM – Sally Jewel, Director
BLM – Jim Kenna, State Director
BLM – Terri Raml, CDCA District Manager
BLM – Area Managers, Bakersfield, Barstow, Bishop, El Centro, Needles, Palm Springs, Ridgecrest, Palm Springs
BLM – DAC
Chuck Bell

NATIONAL PUBLIC LANDS NEWS

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September 12, 2011

Mr. Jim Bartel, Field Supervisor
Carlsbad Fish and Wildlife Office
6010 Hidden Valley Rd., Suite 101
Carlsbad, CA 92011

Department of Interior
Bureau of Land Management
NEPA Coordinator
Sacramento, California 95814

California Energy Commission
Dockets Office
MS-4, Docket No. 09-RENEW E0-01, Scoping Comments
1516 Ninth St.
Sacramento CA 95814-5512

Re: Public Scoping for the Desert Renewable Energy Conservation Plan EIR/EIS

To whom it may concern:

I have been commenting on public land issues in the California Desert since 1970 as a citizen and recently as Vice-Chair of National Public Lands News (NPLNews is a non-profit public education organization).

NPLNews has been providing reliable and timely information about public lands to citizens since 1999.

The following constitutes our comments:

1. We are requesting an extension on this comment period, as the BLM/NREL Solar PEIS has not issued a formal ROD, which could possibly re-write this effort.
2. Who is the NEPA lead? Since federal lands are involved, it must be a federal agency with jurisdiction over the lands. It cannot be both the California Energy Commission (CEC) – since it is not a federal land management agency and does not have a legal mandate from the American people. The US Constitution (Article IV section 3) vests the power for disposition of the public lands to Congress.

Congress passed and the President signed the Federal Land Policy and Management Act in 1976 (FLPMA) and mandated the Secretary of the Interior the responsibility for management of the public lands. The mission of the Department of the Interior (and its agencies) is to manage, conserve and preserve the land and the resources under its jurisdiction.

Besides the lack of legal basis for the CEC to take the lead is the fact that the CEC is a permitting agency not an allocation and management agency. In other words it has a single mission and focused on issuing a permit while BLM has a multiple -use mandate directed by FLPMA to balance the use and the conservation of the resources.

It is more appropriate for the CEC to be a cooperative agency under NEPA since it does have a permitting component of the project.

3. There is a fundamental flaw in the process.

This is really a resource management planning (RMP) process not ONLY a NEPA process. It is a mega RMP since we are talking about a huge area. It will trigger land-use plan amendments to California Desert Plan (CDP).

In other words, the federal action involves millions of acres of public lands that are currently governed by their respective land use plan/RMP that speak for the disposition of those lands under the CDP, tribal and military jurisdictions.

The DRECP cannot possibly address all of the complex issues that will result if the federal action is implemented, since millions of acres are involved. The DRECP will not serve a practical purpose on the ground because it is structurally flawed from the outset.

DOI and DOE does not have a good track record in this area. In 2005-2006 the Wind PEIS was completed and after 4 years of field experience, it has been totally ineffective in managing wind energy Type II and Type III applications on public lands.

So what is the purpose of doing this DRECP? It seems to be just another regulatory burden on top of the many that businesses and citizens have to deal with? We are all overregulated already.

The US Constitution delegates the disposition of public lands to Congress not the Executive Branch (see my earlier comment). The administration should not allocate public land resources without congressional approval or without going thru the RMP amendment process with full disclosure.

In FLPMA, there is an entire section on the California Desert, which was to be managed as a single unit called the CDCA - in order to balance the conservation and use of the public lands. The California Desert Plan (CDCA Plan or Desert Plan) was completed in September of 1980 in conformance with the Congressional intent.

The Desert Plan outlined certain processes and procedures for all to follow in order to

keep with the letter and spirit of FLPMA.

For example, in the CDCA Plan of 1980, the 2nd management element was in regards to coordination with the Native Americans.

"Chapter 3 of the Desert Plan Native American Element"

Prominent features of the CDCA landscape, wildlife species, prehistoric and historic sites of occupation, worship, and 'domestic activities, and many plant and mineral resources are of traditional cultural value in the lives of the Desert's Native people. In some cases these resources have a religious value. Specific sites or regions may be important because of their role in ritual or the mythic origin of an ethnic group. These values will be considered in all CDCA land- use and management decisions. The outline for this element is as follows:

GOALS

The Native American Element addresses both the contemporary and traditional concerns of Native Americans and organized tribal governments. The Plan inventory has attempted to identify the full spectrum of Native American cultural values. The element deals with these values in two distinct contexts: those values associated with traditional heritage and religious concerns: and values and concerns which arise from the long-range goals and planning efforts of reservation governments in, or adjacent to the California Desert Conservation Area (CDCA). The goals of this program are to:

(1) Achieve the full consideration of Native American values in all land-use and management decisions. The BLM will seek to manage and protect these values, wherever possible and feasible. Guidance is provided through this element to insure that this management is consistent not only with the applicable legislation but also with the concerns and cultural values of the appropriate Native American group(s).

(2) Provide guidance for contact and consultation with tribal organizations and reservation governments as specified in the Memorandum of Agreement between BLM and the California State Native American Heritage Commission (NAHC). Inconsistencies in the manner and degree of involvement of these organizations in projects adjacent to Federal lands has often reflected an absence of effective channels of communication between the Federal Government and representative Native American government organizations.

This element seeks to correct these inadequacies within the CDCA by:

(1) identifying regional tribal governments, associations, and inter-tribal government organizations;

(2) identifying the National Environmental Policy Act notice responsibilities of the BLM and Native American Heritage Commission, relative to the Native American community and setting these forth in a Memorandum of Agreement (appendix VIII to the Proposed Plan, October 1980) ;

(3) providing an outline for contact procedures and the identification of ' "appropriate and informed" tribal groups.

During the Solar PEIS Barstow public meeting, the Chairman of the Chemeuvi Indian Tribe expressed his deep disappointment in the lack of consultation by the lead federal agencies with the affected tribes by the Solar PEIS. In the previous meeting held In Indian Wells, on February 8, 2011 the Native American Tribes that spoke out against this plan was not properly recorded under the clear intent of NEPA. To date, these comments have not been documented on the PEIS Website nor has final decisions been made in regards to this.

It is clear that the CEC, BLM and Fish & Wildlife Services did not conduct adequate consultation with the tribes in accordance with federal laws and regulations. The scoping meetings were held in Ontario and Sacramento without native representation.

Making the CEC lead gives a question that is not clearly addressed. I was not aware that the State of California, specifically the CEC, has the right to enter into agreements with other nations, such as Tribal.

Specifically, in the California Desert Conservation Area (where the Solar PEIS is proposing to designate SEZ areas), the BLM and NREL failed to comply with the letter and spirit of the Native American Element (Chapter 3) goals and objectives just as this DRECP is:

(1) Achieve the full consideration of Native American values in all land-use and management decisions. The BLM will seek to manage and protect these values, wherever possible and feasible. Guidance is provided through this element to insure that this management is consistent not only with the applicable legislation but also with the concerns and cultural values of the appropriate Native American group(s).

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between the Federal Government and representative Native American government organizations.

The CDCA Plan provides the overall guidance for federal land-use decisions. Chapter 7 of the CDCA Plan outlines the amendment process and how citizens, organizations and state and local government can bring land management issues to the BLM for inclusion in the consideration for periodic amendments to the CDCA Plan.

The California Desert Conservation Plan already has "land management zones" and other designations. The DRECP is regulatory initiative that qualifies as an amendment to the existing framework and therefore requires full disclosure and public ratification.

For example, the DRECP has ignored the possible impacts of the acquisition and protection of compensatory habitat. The DRECP only analyzes the effects on recreation directly where the projects are sited. Places that will be acquired and set aside as compensatory habitat will likely be restrictive or will likely be places that had considerable conservation opportunity. People who enjoy the desert for recreation regularly use those places. Those recreation activities may be motorized, motor dependent, or non-motor dependent. These are activities such as back-country touring, bicycling, camping, collecting and trapping, cultural site stewardship, educational enrichment, equestrian staging, gem and mineral collecting, hunting, model rocketry, even dog mushing and carting. Yes. There is general OHV driving, four-wheel drive touring, picnicking and photographs, rock climbing, solitude seeking, spiritual renewal. All of these activities have/can have a motor-dependent aspect to it."

Many of existing roads, trails and highways in the CDCA are subject to Revised statute 2477, which does not include a legal right of way to access and use.

Section of Highway 395 and 190 are examples of RS 2477 routes without a FLPMA right of way.

We have great concern that as these routes are acquired on a piece by piece, the designated motorized route network will be destroyed.

Regarding mineral resources under the DRECP: The compensation for lost mineral deposits has not been clearly addressed. Mineral deposits typically cannot be moved to compensate lands even if there was enough land for all the other compensation that will have to be dealt with. A complete socio-economics has not been evaluated for all the multiple uses that will be compromised in this DRECP.

Regarding the SEZ areas under the Solar PEIS, again, these are land-use designations under FLPMA and it is legal or appropriate to use the NEPA process to conduct and resource management land-use designation with a DRECP.

It is not clear if the DRECP affects PELT (Payment in Lieu of Taxes) and have the counties affected by these designations been consulted regarding that matter?

Not only are recreational, but water, socio-economics and other existing rights are left out entirely leaving the public sorely lacking in being informed, a clear violation of NEPA.

By limiting access to many of these SEZ zones, many wildlife areas will be severely impacted. Guzzlers, seeps, springs, etc. will no longer get the attention that they need for maintenance and repairs. These special areas cannot be moved.

The map that is on the website is not at a scale that the American Public can readily read and interpret whether mitigation is of significant distance to require additional review.

We could not find any mention of the appeals process. This should be better documented. The public cannot be expected to comment on an inadequate process. The CEC/BLM/F&W cannot just say that they will give their information to the final DRECP and then sign the ROD. They have already proven that they have excluded tribal commentaries at the Ontario and Sacramento Meeting. Will the general public commentaries be excluded at the end?

An alternative that was never mentioned in this DRECP was using private land roof-tops closer to the energy usage and not desecrating scenic vistas and precious water basins.

In closing, it is disappointing to see how the State and Federal government wastes precious taxpayer dollars on a flawed process. Providing each BLM field office the funds to amend their respective RMP and deal with the local issues as they are presented could have better spent the dollars. One-size fits all cookie cutter DRECP is misguided the wrong approach and above all does a disservice to the public lands. Americans deserve better from their government.

One item that should be closely inspected is the actual language of the BLM's Rights of Way Program:
Authority: 43 U.S.C. 1733, 1740, 1763, and 1764.
Source: 70 FR 21058, Apr. 22, 2005, unless otherwise noted.
Subpart 2801—General information
§ 2801.2 What is the objective of BLM's right-of-way program?

It is BLM's objective to grant rights-of-way under the regulations in this part to any qualified individual, business, or government entity and to direct and control the use of rights-of-way on public lands in a manner that:

(a) Protects the natural resources associated with public lands and adjacent lands, whether private or administered by a government entity;

(b) Prevents unnecessary or undue degradation to public lands;

(c) Promotes the use of rights-of-way in common considering engineering and technological compatibility, national security, and land use plans; and

(d) Coordinates, to the fullest extent possible, all BLM actions under the regulations in this part with state and local governments, interested individuals, and appropriate quasi-public entities.

Additional language that needs close inspection:

The NCCP Act states that the Department of Fish and Game must approve any NCCP (F&G Code §2820(a)). The NCCP Act also provides that the Department may enter into a planning agreement with any person or public entity, "in cooperation with a *local* agency that has land use permit authority over the activities proposed to be addressed in the plan." Section 2820(f) then allows the department discretion in providing regulatory assurances to plan participants (which apparently may be persons, public entities, etc.) Finally, Section 2835 provides that the department may authorize "by permit" "the taking of any covered species whose conservation and management is provided for in a natural community conservation plan approved by the department." However, a total take for the State of California needs to be imposed because each project has the reality of taking 1400 per project.

Regarding the May 4, 2011 draft DRECP Conservation Framework Strategy Report recognizes that "The plan area supports a diverse range of outdoor recreation activities and opportunities, including numerous non-motorized and motorized uses over large areas of public lands. Demand for recreation on desert lands in California, especially on BLM and other public lands, is increasing due to several factors and trends, including a growing appreciation of natural, cultural, aesthetic, and other values in desert landscapes, and saturation of other outdoor recreation areas closer to southern California urban centers."

The DRECP has the potential to have a significant impact on access to public land, both directly and indirectly, if the plan does not properly address several issues.
First, individual covered activities will create project footprints that will necessarily preclude the use of an area previously available for public use, including recreation. Not only will the project area no longer be accessible, it could also impact the recreational use of lands located nearby.

Projects could sever existing routes and block access to other areas and regions; thereby restricting connectivity and compounding the loss of access. Each individual project has the potential to result in some loss of access either directly or indirectly. Taken together the covered activities will contribute to a cumulative loss that must be minimized. To help prevent this from occurring, we recommends that the DRECP incorporate the potentially applicable mitigation measures found in the Solar Energy Development Draft

Programmatic Environmental Impact Statement Volume 1, Chapter 5, Section 5.5.3 that states:

Potentially Applicable Mitigation Measures
• Public access through or around solar facilities should be retained to permit continued use of public lands and non-BLM administered lands.
• Solar facilities should not be placed in areas of unique or important recreation resources.
• Replacement of access lost for OHV and other uses should be considered as part of the analysis of project-specific impacts. Any process for designating a replacement route would include the consideration of the designation criteria for routes as specified in 43 CFR 8342.1, and would be consistent with existing land use plans.

Any additional loss of access and recreational opportunity in the California deserts must be put into perspective. Over the last eight decades various management decisions, legislative actions and litigation have vastly limited the activities allowed on public lands. 25 million acres were congressionally designated the California Desert Conservation Area. In 1976, 25 percent was still private and 25 percent was now exclusively used by the military or designated as state and national parks (activities restricted to certain uses), leaving 50 percent for limited public use. In 1980 the Bureau of Land Management was directed to develop a management plan for the remaining 50 percent. The imbalance in the desert is favoring closed access at a ratio of 9:1 (9 acres closed for each one acre open) - not fair and balanced by any standard of measurement.

The roughly 12.5 percent of limited-use areas that remain today will be impacted by the DRECP and its implementation. The DRECP must also consider other forthcoming changes that have the potential to affect access and recreational opportunities. For example, the planned expansion of the Marine Corps Air Ground Combat Center Twenty-Nine Palms, California certainly has the potential to remove a large amount of land from public use.

The potential significant direct impacts to access and recreation exist, but indirect impacts are also possible. For example, if an activity results in the taking of a threatened species, it will increase pressure to identify mitigation necessary to offset the taking.

This mitigation should not become the responsibility of other multi-use stakeholders or occur at the expense of other uses. Simply stated, recreation and public access should be curtained or limited to accommodate the possible loss of species resulting from other activities.

The DRECP must fully examine recreation, access, and the relationship between the two. A disbursed motorized off-highway route network exists throughout the DRECP planning area and is utilized to pursue and support various activities. For this reason, data and specific information about the extensive recreational uses within the DRECP planning area is essential in developing the plan. The potential impact of the plan on recreation

cannot be overlooked and must be a consideration when developing the conservation plan.

We recommend that the development of the DRECP must include a process by which geographic information is gathered and inventoried for the decision making process.

Recreational activities have been occurring within the DRECP for generations. An examination of the areas where recreation occurs and the access required partaking in them must be a part of the DRECP planning process.

For myself and the National Public Land News,

Sophia Anne Merk, Chair

samnplnews@yahoo.com

PLANNING AND COMMUNITY
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DEVELOPMENT SERVICES AGENCY

Administrative Operations
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Roads

March 15, 2014 - Palm Springs Meeting

Bureau of Land Management
Desert Advisory Committee (DAC)

RE: Desert Renewable Energy Conservation Plan (DRECP) – Kern County Comments

Dear DAC Members,

Thank you for the opportunity to provide comments on the Desert Renewable Energy Conservation Plan (DRECP) and the participation of the Bureau of Land Management. Supervisor Scrivner, as a member of the DAC, has asked that I provide these comments in my role as the designated stakeholder from Kern County on the DRECP Stakeholder Committee.

As a designated representative of Kern County I have participated in the discussion and formulation of the DRECP since its beginnings in 2009. The Kern County Board of Supervisors has been briefed on the development of the DRECP and provided direction for our comments and positions on the DRECP concepts. Kern County leads California in renewable energy production projects both permitted and constructed at 8142 MW county-wide (wind and solar PV, including roof-top) with only a very small portion on BLM land.

Counties have been asked to become partners in the (DRECP) and permit holders for Incidental Take Permits and coverage for Special Species. While the DRECP was originally focused on public lands, it has proposed that areas on private land be included for consideration. Further the conservation strategy clearly includes private lands for conservation for specific species such as the Mohave Ground Squirrel and Desert Tortoise. As Solar PV and Wind energy projects on private land are exclusively the jurisdiction of local decision makers, it is important that the concerns and issues of counties be resolved in the formulation of the plan. This is a unique Natural Community Conservation Planning (NCCP) Program as it only provides coverage for one industry; renewable energy developers which provide a California wide benefit. Counties have many other constituent needs and limited land use in the desert after military and other federal/state owned lands as well as private conservation lands are eliminated from development potential. Therefore this NCCP conservation strategy should be uniquely designed as well to ensure the future development potential and economic growth for all county private lands.

energy developers have not indicated that the DRECP would be useful for projects on private land and our concerns remain for our users of Public lands.

We remain committed to our participation in the discussion and formulation of this new NCCP and promotion of renewable energy on private lands. Thank you for the opportunity to provide Kern County comments on the DRECP and BLM's participation.

Sincerely,

LORELEI H OVIATT, AICP, Director
Kern County Planning and Community Development Department

Cc: Supervisor Zack Scrivner 2nd District – Kern County

March 18, 2014
Supervisor Linda Arcularius, District 1
Inyo County Board of Supervisors
224 N Edwards St,
Independence, CA 92536

For several years I served on the board of Friends of the Eastern California Museum before Manzanar received any federal funding, and was chair when we formed Manzanar History Association. I own Coons Gallery and Spotted Dog Press in Bishop, and have published books about Eastern California since 1997. I am here today because we do not support the Renewable Energy General Plan Amendment (REGPA) in its current state.

Last November, when we first became aware of the Los Angeles Department of Water and Power's plans to build a 200mw solar photovoltaic facility across from Manzanar National Historic Site, we realized that the 1200-acre project would not only be visible from Manzanar, where the existing landscape is an important component of the site's history and, that segment of the US 395 corridor, but also from Mount Whitney and the front peaks and roadways along the eastern scarp.

Among the books we publish are: *Climbing Mt. Whitney* by Peter Croft, *Desert Summits* by hydrologist Andy Zdon, and *Death Valley to Yosemite Frontier Mining Camps and Ghost Towns*, comprising the books *Mines of the Eastern Sierra* and *Mines of Death Valley* by Mary DeDecker and L. Burr Belden. We believe that our readers, most of them visitors to Inyo County, will have their unique outdoor experiences negatively impacted by the visual presence of renewable projects throughout the expanded area now proposed in REGPA.

We think that large-scale industrial projects do not go hand-in-hand with tourism. Recreation, tourism and the visitor experience here in Inyo County will be negatively impacted by these projects, until Californians can accept that renewable industrial development will be an integral part of the view as seen from scenic pullouts along Whitney Portal Road and fishing spots on the Owens River. Maybe this is our future.

We understand that it is difficult to say no to these projects if they will bring a stable revenue source to the County, or when state law requires 33% of electricity come from renewable energy sources by 2020, when so much money and potential employee career paths are at stake, and when utility companies are knocking at the door.

Second to the Los Angeles Department of Water and Power, Coso Geothermal is the largest taxpayer to Inyo County. The beauty of Coso Geothermal, is that it's not visible from the routes used by most visitors and recreationists to our county. The only hint of its existence is a wisp of steam along the ridge of the Coso Mountains, as seen from Dunmovin' or the Coso Junction rest area. Low impact. Low visibility.

We hope the Inyo County Board of Supervisors looks beyond the renewable rush to the real gold, California's gold: its last remaining open spaces, its fauna, flora and the unique landscapes that are Inyo County and vote not to accept REGPA in its current state.

Thank you.

Wynne Benti
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