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Notice of Determination - Inyo County

To: Office of Planning and Research
 1400 Tenth Street, Room 121
 Sacramento, CA 95914

From (Public Agency):

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

FILED

DEC 09 2014

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BY  DEPUTY

County Clerk
 County of Inyo
 P.O. Box F
 Independence, CA 93526

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: Munro Valley Solar, LLC – General Plan Amendment No. 2013-01, Renewable Energy Permit No. 2013-01, Tentative Parcel Map No. 404, Tentative Parcel Map No. 405. (State Clearinghouse No. 2013121062)

Project Applicant: Ecos Energy, 222 S 9th Street, Suite 1600, Minneapolis, MN, 55402

Project Location: APN 033-400-02 along the east side of Highway 395, approximately 1,400 feet north of Walker Creek Road; APN 033-060-19, approximately 4,500 feet east of Highway 395, south of Fall Road near Olancho; APN 033-460-08, approximately 3,000 feet east of Highway 395, south of Fall Road near Olancho.

Project Description: Munro Valley Solar is proposing to construct and operate a 4.0 megawatt alternating current solar photovoltaic generating facility ("Solar Facility") over two separate parcels located south of Olancho, California. Both parcels are located on private land in unincorporated Inyo County. The first parcel is 20.02 acres (APN: 033-400-02) and is located along the east side of Highway 395, approximately 1,400 feet north of Walker Creek Road. The second parcel consists of 160 acres (APN: 033-060-19), however the Solar Facility will only require 10.03 acres of the 160 acre parcel. The applicant applied for Tentative Parcel Map No. 404 to subdivide the 10.03 acres from the 160 acres, and the Tentative Parcel Map was conditionally approved by the Inyo County Planning Commission on September 24th, 2014. Tentative Parcel Map No. 405 subdivided the southern 40 acres from APN 033-460-08 to provide an access easement between the east and west solar facility sites. Tentative Parcel Map No. 405 was conditionally approved by the Inyo County Planning Commission on September 24th, 2014. General Plan Amendment No. 2013-01 would allow for construction of distributed generation solar photovoltaic facility and would apply only to APNs 033-400-02, the 10.03 acre subdivided portion of 033-060-19, and to all access and utility easements pertinent to the solar facility. Pursuant to Inyo County Code Title 21, the applicant elected to request a renewable energy permit, which was conditionally approved by the Inyo County Planning Commission September 24th, 2014.

On November 12, 2014, the Inyo County Board of Supervisors adopted Resolution Number 2014-54, "Certifying And Adopting the Mitigated Negative Declaration of Environmental Impact Concerning, and Making Certain Findings with Respect to and Approving, General Plan Amendment #2013-01/Munro Valley Solar, LLC" following a public hearing. Following review, public comment and discussion of the proposed Mitigated Negative Declaration, the Board enhanced the mitigation measures associated with the project's effects on cultural resources and aesthetics as identified in the Mitigated Negative Declaration, and specified that required archeological studies shall be undertaken prior to issuance of a building permit.

On December 9th, 2014 the Board of Supervisors approved a Resolution amending Resolution Number 2014-54 to make it consistent with the Board directions on November 12, 2014 on which Project approval was conditioned: inclusion of the enhanced mitigation measures described above with particularized findings. The Amended Resolution also included a provision adopting the Mitigation Monitoring Program in addition to the Renewable Energy Permit, which also includes provisions for monitoring. The Resolution also directed staff to withdraw the Notice of Determination (NOD) filed with the State Clearinghouse and submit an updated NOD to reflect adoption of the enhanced mitigation measures, and refile the updated NOD with the Inyo County Clerk Recorder.

Project Action: General Plan Amendment No. 2013-01, Renewable Energy Development Permit No. 2013-01, Tentative Parcel Map No. 404, Tentative Parcel Map No. 405

Project Contact Person: Elaine Kabala, Associate Planner, 760-878-0265

Lead Agency: Inyo County Planning Department

Summary: This is to advise that the Inyo County Board of Supervisors approved the above-described project on November 12, 2014, and has made the following determinations regarding the above-described project:

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
 No CEQA documents necessary for this application, pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A statement of Overriding Considerations [was was not] adopted for this project.
5. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final Negative Declaration with comments and responses and record of project approval is available to the General Public at offices of the Inyo County Planning Department, 168 N. Edwards Street, Independence, California.


Josh Hart, AICP

Director, Inyo County Planning Department

Title

December 9, 2014

Date

Date received for filing at OPR:

14-00054