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NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT AND INITIAL STUDY

PROJECT TITLE: Conditional Use Permit (CUP) #2019-11/Deep Springs College

PROJECT LOCATION: The project site is located in the Deep Springs Valley, at the Deep Springs College Campus, Inyo County; at 250 Deep Springs Ranch Road, off of California Highway 168. The nearest community is Big Pine, California, which lies 28 miles to the south-west of Deep Springs College. The project is on private land owned by Deep Springs College under LL Nunn, LLC. with an Assessor's Parcel Number of 016-170-02.

PROJECT DESCRIPTION: The property is currently zoned Open Space, 40 Acre Minimum (OS-40). While the college has been on this location for 102 years, educational facilities are not a Principal Permitted use under the OS-40 zoning. Therefore, the applicant is applying for a conditional use permit for the conditional use under the Inyo County Code of 18.12.040 C, "Public or quasi-public buildings and uses of recreational, religious, cultural or public service nature..." This will cover a proposed faculty triplex building, as well as bringing actual use of the campus into conformance with current Inyo County Code. The campus area is an approximately 14.4 acre area on the much larger 278 acre parcel.

FINDINGS:

- A. The proposed project is consistent with goals and objectives of the Inyo County General Plan.

The proposed project is not inconsistent with the goals and policies of the Rural Protection Designation (RP). Policy LU-2.95 states "This designation, which is applied to land or water areas that are essentially unimproved and planned to remain open in character, provides for the preservation of natural resources, the managed production of resources, low intensity agriculture including grazing, park and other low-intensity recreation, wildlife refuges, hunting and fishing preserves, greenbelts and similar compatible uses." While higher education is not listed in the designation, Deep Springs College is unique in its limited enrollment, and consequently relatively small footprint and in the incorporation of agriculture as part of the academic setting. It is an oasis in the otherwise unimproved Deep Springs Valley, and has shown itself to be compatible with the preservation of the rural nature of that valley in its 100 year plus history. Additionally, the continued operation of the College is consistent with Policy ED-2.3, Higher Education.

- B. The proposed project is consistent with the provisions of the Inyo County Zoning Ordinance.

One of the main purposes of this project is to bring the existing campus, as well as any future projects, in conformance with the Inyo County Code. While the college has been on this location for 102 years, educational facilities are not a Principal Permitted use under the OS-40 zoning. Therefore, the applicant is applying for a conditional use permit for the conditional use under the Inyo County Code of

18.12.040 C, "Public or quasi-public buildings and uses of recreational, religious, cultural or public service nature..." This will cover a proposed faculty triplex building, as well as bringing actual use of the campus into conformance with current Inyo County Code.

C. Potential adverse environmental impacts will not exceed thresholds of significance, either individually or cumulatively.

Based on the information provided by the applicant and staff's review, Conditional Use Permit 2019-11/Deep Springs College, and any subsequently permitted development will not have potential adverse environmental impacts that will exceed thresholds of significance, either individually or cumulatively.

D. Based upon the environmental evaluation of the proposed project, the Planning Department finds that the project does not have the potential to create a significant adverse impact on flora or fauna; natural, scenic and historic resources; the local economy; public health, safety, and welfare. This constitutes a Mitigated Negative Finding for the Mandatory Findings required by Section 15065 of the CEQA Guidelines.

Mitigation will be built into the project in the following ways:

- **Geology and Soils:** Because most of the project area is within a designated Alquist-Priolo Earthquake Fault Zone, a condition of approval will be included in the Conditional Use Permit that will require that future development shall demonstrate that it is within the scope of the existing Earthquake Fault-Rupture Hazard Evaluation prepared by Sierra Geotechnical Service, Inc, and dated December 16, 1996 or, if not covered by this report, shall be required a new Earthquake Fault-Rupture Hazard Evaluation that covers the area of any future proposed development, and shall be subject to the requirements of these reports.

The 30-day review period for this Negative Declaration expires on **December 27, 2019**. Inyo County is not required to respond to any comments received after this date.

Additional information is available from the Inyo County Planning Department. Please contact the Planning Department (760-878-0263) if you have any questions regarding this project.



Cathreen Richards
Director, Inyo County Planning Department



Date

INYO COUNTY PLANNING DEPARTMENT

CEQA APPENDIX G: INITIAL STUDY & ENVIRONMENTAL CHECKLIST FORM

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

9) The explanation of each issue should identify:

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



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INYO COUNTY PLANNING DEPARTMENT

APPENDIX G: CEQA INITIAL STUDY & ENVIRONMENTAL CHECKLIST FORM

- 1. Project title:** Conditional Use Permit #2019-11 Deep Springs College
- 2. Lead agency name and address:** Inyo County Planning Department, 168 N. Edwards St., P.O. Drawer L, Independence, CA 93526
- 3. Contact person and phone number:** Cathreen Richards, Planning Director, (760) 878-0447
- 4. Project location:** The project site is located in the Deep Springs Valley, at the Deep Springs College Campus, Inyo County; at 250 Deep Springs Ranch Road, off of California Highway 168. The nearest community is Big Pine, California, which lies 28 miles to the south-west of Deep Springs College. The project is on private land owned by Deep Springs College under LL Nunn, LLC. with an Assessor's Parcel Number of 016-170-02.
- 5. Project sponsor's name and address:** Padraic MacLeish, Deep Springs College, 250 Deep Springs Ranch Road, Big Pine, CA, 93513, Alt Address: HCR 72, Box 45001, Dyer NV, 89010-9803.
- 6. General Plan designation:** Rural Protection (RP) (Policy LU-2.95)
- 7. Zoning:** Current Zoning is Open Space with a 40-acre minimum (OS-40)
- 8. Description of project:** The property is currently zoned Open Space, 40 Acre Minimum (OS-40). While the college has been on this location for 102 years, educational facilities are not a Principal Permitted use under the OS-40 zoning. Therefore, the applicant is applying for a conditional use permit for the conditional use under the Inyo County Code of 18.12.040 C, "Public or quasi-public buildings and uses of recreational, religious, cultural or public service nature..." This will cover a proposed faculty triplex building, as well as bringing actual use of the campus into conformance with current Inyo County Code. The campus area is an approximately 14.4 acre area on the much larger 278 acre parcel.

9. Surrounding land uses and setting: Briefly describe the project’s surroundings:

The project area is surrounded by agricultural uses to the north, west and south (also part of the College). To the east, and surrounding the agricultural land is largely undisturbed high plains desert of the Deep Springs Valley floor which is also used for cattle grazing. The college is located near the north-east end of the valley floor.

Location:	Use:	Gen. Plan Designation	Zoning
Site	College Campus and Agriculture	Rural Protection (RP)	Open Space with a 40-acre minimum (OS-40)
North	Agriculture and Vacant Land	Rural Protection (RP)	Open Space with a 40-acre minimum (OS-40)
East	Vacant Land	Rural Protection (RP)	Open Space with a 40-acre minimum (OS-40)
South	Vacant Land	Rural Protection (RP)	Open Space with a 40-acre minimum (OS-40)
West	Agriculture and Vacant Land	Rural Protection (RP)	Open Space with a 40-acre minimum (OS-40)

10. Other public agencies whose approval is required: No other agency approvals are required for the Conditional Use Permit. The proposed development of a faculty triplex and any other future buildings will require approvals from the Inyo County Building and Safety Department, and the Inyo County Environmental Health Department.

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

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

In compliance with AB 52 and Public Resource Code Section 21080.3.1(b) as well as tribes identified as being local to Inyo County, were notified via a certified letter about the project and the opportunity for consultation on this project. The tribes notified were as follows: the Cabazon Band of Mission Indians, the Torres Martinez Desert Cahuilla Indians, the Twenty-Nine Palms Band of Mission Indians, the Big Pine Paiute Tribe, the Bishop Paiute Tribe, the Fort Independence Paiute Tribe, the Lone Pine Paiute Tribe, and the Timbisha Shoshone Tribe. None of the tribes contacted responded with a request for consultation.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)0238

On the basis of this initial evaluation:

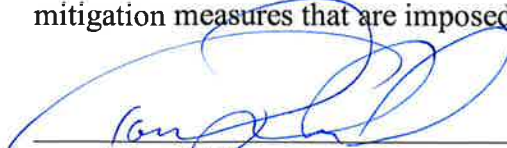
I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

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

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

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

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



 Tom Schaniel, Associate Planner
 Inyo County Planning Department

Nov. 25, 2019

 Date

INYO COUNTY PLANNING DEPARTMENT ENVIRONMENTAL CHECKLIST FORM

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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I. AESTHETICS -- Would the project:

a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the proposed project is a Conditional Use Permit to allow for an existing college to be brought into conformance with Inyo County Code and allow for limited expansion of the college within the existing college campus area. The college has been at this site for 102 years, and is removed from Highway 168 by ¾ of a mile, and surrounded by agricultural land. This project will have a negligible effect on the current vistas in Deep Springs Valley.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the campus area is already developed and is not part of a scenic resource. This project will have virtually no impact beyond what the existing campus currently has.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the campus area is already developed and will not degrade or change the existing visual character. This project will have virtually no impact beyond what the existing campus currently has.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed construction project of a triplex, that was the impetus of this project could create new exterior lighting sources, but this project is on the already existing campus, and compliance with the exterior lighting provisions of the California Green Code as any new buildings are introduced, or older buildings remodeled or replaced could result in a net reduction of light and glare.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including The Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology Provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

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

No, the project does not convert prime farmland, unique farmland, or farmland of Statewide importance to non-agricultural use.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No, while much of the project property is currently used for agriculture, that area will be unaffected by this project. This project is limited to a 14.4 acre campus area, which is currently used for a college campus and not for agriculture. There are no Williamson Act Contracts in Inyo County.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No, the proposed project site does not include forest land or timber land.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No, the proposed project site does not include forest land.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

No, while much of the project property is currently used for agriculture, that area will be unaffected by this project. This project is limited to a 14.4 acre campus area, which is currently used for a college campus and not for agriculture.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the project is a Conditional Use Permit to memorialize and existing use and allow for similar future uses. It will not conflict with an air quality plan.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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No, the project is a Conditional Use Permit to memorialize and existing use and allow for similar future uses. The project will not cause a violation of an air quality standard. Future development could reduce air quality during construction, but these air quality changes would be temporary in nature, not significant, and regulated by Inyo County Code. There is no existing or projected air quality violation in the project location, though the project is near the Owens Lake PM10 non-attainment area.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the project is a Conditional Use Permit to memorialize and existing use and allow for similar future uses which will not cause a net increase in air pollutants. Although there are portions of Inyo County within non-attainment areas for Federal and State PM10 (particulate matter 10 microns or less in diameter) ambient air quality standards, the primary source for this pollution is the Owens dry lake, located approximately 60-miles to the south of the project site. As a result of this distance, future development will not increase PM10 pollutants over existing levels.

d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the project is a Conditional Use Permit to memorialize and existing use and allow for similar future uses which will not expose sensitive receptors to substantial pollutant concentrations. Please also see III c) above.

e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the project is a Conditional Use Permit to memorialize and existing use and allow for similar future uses. The proposed use will not create objectionable odors and the only residents of the valley live on this campus.

IV. BIOLOGICAL RESOURCES: Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the project is a Conditional Use Permit to memorialize and existing use and allow for similar future uses. The entire project area is the existing campus and is already disturbed by development. Any future development will be infill or on the already disturbed periphery and the project is limited to this already disturbed campus area, and therefore no habitats will be modified.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No, there is no identified riparian habitat on the project site or in close proximity to the project site that would be affected by the project.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, there are no federally protected wetlands on the project site, or in close proximity to the project site that would be affected by the project.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the project is a Conditional Use Permit to memorialize and existing use and allow for similar future uses. The entire project area is the existing campus and is already disturbed by development. Any future development will be infill or on the already disturbed periphery and the project is limited to this already disturbed campus area, and therefore no migratory patterns or nursery sites will be affected by the project..

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the proposed project does not conflict with any local policies or ordinances to protect biological resources.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the area of the proposed project is not subject to a formal Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

V. CULTURAL RESOURCES: Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the project will not cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5. No historical resources have been identified in any records of the site or immediate surrounding area. It is possible that the campus itself could be recognized in the future as a historical site, but this project, which should allow for the utilization of the campus and the conformance with Inyo County Code should have no impact on this possibility.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the project will not cause a substantial adverse change in the significance of an archaeological resource as defined in Section 15064.5. No archaeological resources have been identified in any records of the site or immediate surrounding area. Local tribes and tribes that have notified Inyo County that County lands are within the geographic area that is traditionally and culturally associated with their tribe were notified about this project through the request for Tribal Consultation process. No tribes requested consultation

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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or reported cultural resources to staff, including archaeological resources that would be affected by this project. Should any archaeological or cultural resource be discovered on the site during any future development, work shall immediately desist and Inyo County staff immediately be notified per Chapter 9.52, Disturbance of Archaeological, Paleontological and Historical Features of the Inyo County Code. Therefore, future development, though beyond the scope of this project, can be conducted so as to not cause an adverse change in the significance of an archaeological resource if one is discovered, pursuant to Section 15064.5

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

No, the proposed project properties have no known paleontological resources or geologic features, so the proposed project will not directly or indirectly destroy a unique paleontological resource or geologic feature.

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

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

VI. GEOLOGY AND SOILS: Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

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

Virtually the entire project site is within an Alquist-Priolo Earthquake Fault Zone. Sierra Geotechnical Services, Inc. (SGSI) prepared a Earthquake Fault Rupture Hazard Evaluation of portions of the site on December 16, 1996. In a follow up letter dated July 8, 2019, about the proposal for the new faculty triplex, SGSI showed that the zone free of Fault Rupture Hazard could be shown to extend to the proposed Building site for the triplex, if the triplex location was modified, which has since been done and is reflected in current plans for the triplex. Other building sites that are in the projection of the fault free zone could be similarly addressed by a letter from SGSI indicating that the findings from the 1996 study also apply to these sites. Other sites that are outside of the already determined fault free zone would require their own Earthquake Fault Rupture Hazard Evaluation. A condition of approval for the Conditional Use Permit will be that the applicant must provide proper documentation that any future building site is either covered by the existing Earthquake Fault Rupture Hazard Evaluation or a new Earthquake Fault Rupture Hazard Evaluation.

ii) Strong seismic ground shaking?

Ground shaking may occur anywhere in the region, as it can in most of California. The California Building Code ensures that future structures shall be constructed to required seismic standards in order to withstand such shaking, and therefore this potential impact is considered less than significant.

iii) Seismic-related ground failure, including liquefaction?

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

iv) Landslides?

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

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

The project is located in the Deep Springs Valley where substantial erosion is unlikely. Future development will require compliance with the California Building Standards that require Best Management Practices be implemented to minimize erosion and keep all site materials from leaving the site, and therefore, this potential impact is considered less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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No, the project properties are not located on a geologic unit or soil that is unstable. Any future development would not result in any soil instability issues. Should, during development, any question arise about the quality of the soil, the developer should employ the services of a geotechnical engineer.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the proposed project is not located in an area with a known expansive soil type. Should, during development, any question arise about the quality of the soil, the developer should employ the services of a geotechnical engineer.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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No, the soils are not incapable of adequately supporting the use of septic tanks. Proposed and future development would require a County approved waste handling system, most likely in the form of an underground septic system. Septic systems are common in the area and the soils are capable of supporting such a system, though the system must be engineered and permitted by the Inyo County Environmental Health Department.

VII. GREENHOUSE GAS EMISSIONS:

Would the project:

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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No, the proposed Conditional Use Permit or any associated development would not generate greenhouse gasses that would have a significant impact on the environment. Any future development would have to comply with the California Green Code, which has provisions to limit the generation of any greenhouse gases.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the proposed project will not cause conflicts with a plan, policy or regulation adopted for the purpose of reducing greenhouse gasses.

VIII. HAZARDS AND HAZARDOUS MATERIALS:

Would the project:

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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No, the project is a Conditional Use Permit to memorialize and existing use and allow for similar future uses. The types of uses proposed are unlikely to incorporate the use of hazardous materials beyond typical levels seen in residential and educational uses, and these materials would be fully regulated both for transport and storage by the State of California and the County of Inyo.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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No, the proposed Conditional Use Permit and associated proposed and future development will not create a significant hazard to the public or environment through a reasonably foreseeable upset or accident that could result in the release of hazardous materials. The proposed and future development is highly unlikely to result in upset or accident conditions involving the release of hazardous materials into the environment because any hazardous materials will be in small quantities, contained within a building and be subject to regulation from the State of California and the County of Inyo for proper storage.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the proposed project is not within one-quarter mile of an existing or proposed school (other than that it is itself a school), nor will it emit hazardous emissions, or handle acutely hazardous materials, substances or waste.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the proposed project is not located on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the proposed project is not located within an airport land use plan or within two miles of a public airport or a public use airport.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the proposed project is not within the vicinity of a private airstrip.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the proposed project will not physically interfere with an adopted emergency plan or emergency evacuation plan.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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No, the risk of loss, injury or death involving wildland fires is minimal for this project. Land surrounding the project site is agricultural and then sparsely vegetated desert scrub. Future development of the site will be subject to the California Building Standards which include Wildland-Urban Interface building requirements as well as requirements for a defensible space around any development. The risk of loss, injury or death involving wildland fires is less than significant at this site, and any potential risk is further mitigated by compliance with California Building Standards.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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IX. HYDROLOGY AND WATER QUALITY: Would the project:

a) Violate any water quality standards or waste discharge requirements?

No, the proposed Conditional Use Permit and associated proposed and future development will not violate any water quality standards or waste discharge requirements. Any future development is also extremely unlikely to violate water quality standards and waste discharge requirements, and would be regulated by permitting through Inyo County and possibly the State of California for compliance with these standards and requirements.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

No, the proposed Conditional Use Permit and associated proposed and future development will not have any effect on local groundwater. Potential development of the site will probably utilize ground water, but not in any quantity beyond what is already allowed for residential and agricultural uses under current zoning, nor in an amount that would perceptibly impact the local groundwater table.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

No drainage patterns should be altered by the proposed Conditional Use Permit and associated proposed and future development. Other than rare storm related run-off situations, no water passes over or through the site, and the site is at on the valley floor, where run-off is largely spread-out. Permitting for future development, in compliance with the California Building Standards, will require that development to consider run-off patterns and ensure that any development does not impede or contribute to future run-off, and that erosion or siltation is not allowed to leave the property. Since the project is limited to the existing disturbed campus area, changes to drainage patterns are unlikely.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site?

No drainage patterns should be altered by this project, as the project area is already a developed site with the development beginning 102 years ago.

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

No, the project is not part of an existing or planned storm water drainage system. Any development of the project will require California Building Standards compliant Best Management Practices for erosion and sediment control, which will look at any impacts of development on runoff.

f) Otherwise substantially degrade water quality?

No, the proposed project is not anticipated to have any impact on water quality.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? <i>No, the proposed project, is not within a 100-year flood hazard area.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? <i>No, the proposed project, is not within a 100-year flood hazard area.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? <i>No, the proposed project site is not in an area subject to flooding due to the failure of a levee or dam.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? <i>No, the proposed project site is not in an area subject inundation from seiches, tsunamis, or mudflows.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X. LAND USE AND PLANNING: Would the project:

a) Physically divide an established community? <i>No, the project is a Conditional Use Permit to memorialize and existing use and allow for similar future uses. The campus is the only community in the Deep Springs Valley, and this project is bringing the existing use into conformance with Inyo County Code.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? <i>No, the project is a Conditional Use Permit to memorialize and existing use and allow for similar future uses. The project is to bring the current use into better compliance with County Code and to allow any future similar uses to be allowed under this Conditional Use Permit.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? <i>No, the proposed project will not conflict with any habitat conservation plan or natural community conservation plan.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XI. MINERAL RESOURCES: Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? <i>No, neither the Conditional Use Permit, nor any subsequent allowed development, will result in the loss of availability of a known mineral resource.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? <i>No, the project is not delineated as a locally-important mineral resource in the general plan or any other land use plan.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XII. NOISE: Would the project result in the:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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No, neither the Conditional Use Permit, nor any subsequent allowed development, will result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Some noise may be produced during construction of facilities allowed under the Conditional Use Permit, but this construction will be subject to local, State and Federal codes, limited in duration, and will only affect the residents at the campus, the only residents of the valley.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, neither the Conditional Use Permit, nor any subsequent allowed development, will result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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No, neither the Conditional Use Permit, nor any subsequent allowed development, will result in a permanent increase in ambient noise levels. Ambient noise levels shall be similar to current noise levels of the existing campus.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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While future development could, at construction of new structures, result in a temporary increase in ambient noise levels, construction noise is already regulated by Inyo County Code and will be of minimal impact because of the property's lack of proximity to other developed areas and will be for a limited duration.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the proposed project is not located within an airport land use plan or within two miles of a public or public use airport.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the proposed project is not within the vicinity of a private airstrip.

XIII. POPULATION AND HOUSING -- Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the project is limited to the existing campus and no major growth is anticipated or allowed by the proposed Conditional Use Permit. While projects may allow for a limited amount of staff to stay longer on campus, or provide more student educational facilities, there is no plan to increase the enrollment of the college.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the only currently planned development is to add faculty housing, in part to replace housing that was eliminated in an earlier on-campus renovation.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the proposed project will not displace people, or create a situation where replacement housing will be necessary.

XIV. PUBLIC SERVICES: Would the project:

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

Fire protection?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No new fire protection services will be required beyond the current needs of the college.

Police protection?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No new police protection services will be required beyond the current needs of the college.

Schools?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No new school service will be required beyond the current needs of the college, and the college is itself a school.

Parks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No new parks will be required.

Other public facilities?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, neither the Conditional Use Permit, nor any subsequent allowed development, will create a need for additional public services.

XV. RECREATION: Would the project:

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, neither the Conditional Use Permit, nor any subsequent allowed development, will increase the use of existing recreational facilities. No portion of this project anticipates any change in the level of service required.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, neither the Conditional Use Permit, nor any subsequent allowed development, will include, nor will it cause a need for, an increase in parks or other recreational facilities that might have an adverse physical effect on the environment.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVI. TRANSPORTATION/TRAFFIC -- Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the project is a Conditional Use Permit to memorialize and existing use and allow for similar future uses. No measurable increase in traffic is anticipated by either proposed or future development, as no development is anticipated or proposed to increase the student body of the college.

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, the project is a Conditional Use Permit to memorialize and existing use and allow for similar future uses. No measurable increase in traffic is anticipated by either proposed or future development, as no development is anticipated or proposed to increase the student body of the college, therefore no level of service shall be changed (or exceeded) as a result of this project.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, neither the Conditional Use Permit, nor any subsequent allowed development, will result in changes to air traffic patterns or increased traffic that could result in substantial safety risks.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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No, neither the Conditional Use Permit, nor any subsequent allowed development, will result in any design features for transportation that increase hazard.

e) Result in inadequate emergency access?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, neither the Conditional Use Permit, nor any subsequent allowed development would change emergency access.

f) Result in inadequate parking capacity?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, neither the Conditional Use Permit, nor any subsequent allowed development, will result in inadequate parking capacity. Future development may require parking, but this parking must be designed in as part of the project and be in compliance with the parking development standards in the Zoning title of the Inyo County Code and land for parking is plentifully available in the project area.

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, neither the Conditional Use Permit, nor any subsequent allowed development will significantly increase traffic, and therefore, they will not affect public transit, bicycle or pedestrian facilities. Because of the extremely remote nature of the project location, few alternative transportation opportunities exist, but those that do would be unchanged by this project.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVII. TRIBAL CULTURAL RESOURCES -- Would the project:

Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

No, the proposed project does not encompass a resource eligible for listing in the California Register of Historical Resources, or in a local register or historical resources as defined in Public Resource Code section 5020.1(k).

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

No, the proposed project does not encompass a resource determined by the lead agency to be significant pursuant to criteria set forth in subdivision (c) of the Public Resource Code section 5024.1.

XVIII UTILITIES AND SERVICE SYSTEMS --

Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Any proposed or future development allowed by the Conditional Use Permit would require its own waste management system, most likely a septic system that would need to be properly designed and permitted by the Inyo County Environmental Health Department.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

No, neither the Conditional Use Permit, nor any subsequent allowed development would result in the construction of new or expanded water or wastewater treatment facilities. Water would be supplied by a well and wastewater would have to be planned for, most likely in the form of a septic system that would need to be properly designed and permitted by the Inyo County Environmental Health Department.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

No, neither the Conditional Use Permit, nor any subsequent allowed development will require new or the expansion of current storm water drainage facilities.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

The proposed project site has existing rights to groundwater and groundwater usage will not be significantly changed by any subsequent allowed development.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, neither the Conditional Use Permit, nor any subsequent allowed development will require any determination from a wastewater treatment provider. Any future development would require that wastewater was planned for, most likely a septic system that would need to be properly designed and permitted by the Inyo County Environmental Health Department.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Any proposed or future development allowed by the Conditional Use Permit will not require changes to the current solid waste capacity to accommodate it. Solid waste needs for the project will be serviced by the Big Pine Transfer Station, part of the Inyo County Integrated Waste Management system. Impacts from future development would be minimal and consistent with the existing transfer station system.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Any proposed or future development allowed by the Conditional Use Permit will comply with the related solid waste requirements.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE:

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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No, the project is a Conditional Use Permit to memorialize and existing use and allow for similar future uses. The entire project area is the existing campus and is already disturbed by development. Any future development will be infill or on the already disturbed periphery and the project is limited to this already disturbed campus area, and therefore no habitats, animal communities, changes in ranges or examples of historic periods will be modified or degraded by this project. Any expansion beyond this area is beyond the scope of this conditional use permit and would require separate permitting, which in turn would require an updated environmental analysis.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, neither the Conditional Use Permit, nor any subsequent allowed development will have impacts that are individually limited, but cumulatively considerable. The project inherently limits the area of development to the area that is already considered the campus and is already disturbed, keeping any impacts in line with current existing impacts, many of which have been in place for over 100 years.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No, neither the Conditional Use Permit, nor any subsequent allowed development has any known environmental effects which will cause substantial adverse effects on human beings either directly or indirectly.