

Appendix B

MITIGATION MONITORING AND REPORTING PROGRAM

**INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT
PROGRAM ENVIRONMENTAL IMPACT REPORT**

Mitigation Monitoring and Reporting Program

Prepared for:

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The California Environmental Quality Act (CEQA), Public Resources Code Section 21081.6, requires that a Mitigation Monitoring and Reporting Program (MMRP) be established upon completing findings. CEQA stipulates that “the public agency shall adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.”

This MMRP has been developed in compliance with Section 21081.6 of CEQA. The County of Inyo (County) is the lead agency for the project under CEQA and will administer and implement the MMRP. The County is responsible for review of all monitoring reports, enforcement actions, and document disposition. The County will rely on information provided by the project site observers/monitors (e.g., construction manager, project manager, biologist, archaeologist, etc.) as accurate and up-to-date and will provide personnel to field check mitigation measure status, as required.

The mitigation measures in this MMRP are derived from the Program Environmental Impact Report (PEIR) for the proposed Renewable Energy General Plan Amendment (REGPA) project (proposed project) dated November 2014. To sufficiently track and document the status of mitigation measures for the proposed project, a mitigation matrix (Table 1) has been prepared and includes the following items:

- Mitigation Measure Number
- Mitigation Measure (text)
- Phase of Implementation / Mitigation Timing
- Frequency and/or Duration of Required Monitoring
- Enforcement or Reporting Agency / Action Notes
- Record Document Location

Mitigation measure timing has been noted in several specific timing increments, the most common being:

- During the design phase
- Prior to permit issuance
- During construction
- At completion of construction

Table 1
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Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
AESTHETICS				
<p>AES-1: Prepare visual studies that include existing views, scenic vistas, and visual resources and evaluate the potential impacts to existing visual resources.</p> <p>Site-specific visual studies shall be prepared to assess potential visual impacts for all proposed solar energy projects greater than 20 MW (utility scale) and for proposed solar energy projects that are distributed generation or community scale that have been determined by a County qualified planner to have the potential to impact visual resources within the individual SEDAs and the OVSA. The visual study shall include assessment of the existing visual environment, including existing views, scenic vistas, and visual resources, and evaluate the potential of the proposed solar energy project to adversely impact resources and degrade the visual character or quality of the site and its surroundings. The study shall include assessment of public views from key observation points, the locations of which shall be determined in consultation with County staff and, if applicable, other public agencies with jurisdiction over the project site (e.g., BLM). Visual simulations shall be prepared to conceptually depict post-development views from the identified key observation points.</p> <p>The analysis and results of the study shall be documented in a memorandum that will include: (1) an assessment of the existing visual environment, including existing views, scenic vistas, and visual resources and (2) an evaluation of the potential of the proposed solar energy project to adversely impact resources and degrade the visual character or quality of the site and its surroundings. Applicable recommendations from the project-specific visual analysis shall be incorporated into the associated individual project design to address identified potential visual impacts.</p>	Prior to approval and/or issuance of Major Use Permits	Prior to approval and/or issuance of Major Use Permits	Inyo County Planning Department, and/or other applicable agencies.	

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AESTHETICS (cont.)				
AES-2: Reduce potential effects of glare by preparing site-specific glare studies that inform project design. Site-specific glare studies shall be prepared for all proposed utility-scale, distributed generation, and community-scale solar energy projects within the individual SEDAs and the OVSA to assess potential glare impacts. Applicable results and recommendations from the project-specific glare study shall be incorporated into the associated individual project designs to address identified potential visual impacts.	Prior to approval and/or issuance of Major Use Permits	Prior to approval and/or issuance of Major Use Permits	Inyo County Planning Department	
AES-3: Minimize visual contrast using colors that blend with surrounding landscape and do not create excessive glare. The project applicant for future solar energy projects shall treat the surfaces of structures and buildings visible from public viewpoints so that (1) their colors minimize visual contrast by blending with the surrounding landscape and (2) their colors and finishes do not create excessive glare. Surface color treatments shall include painting or tinting in earth tone colors to blend in with the surroundings desert and mountains. Materials, coatings, or paints having little or no reflectivity shall be used.	Prior to / during construction	Prior to construction	Inyo County Planning Department and/or other applicable agencies.	
AES-4: Install natural screens to protect ground-level views into the project. Where existing screening topography and vegetation are absent or minimal, natural-looking earthwork landforms (such as berms or contour slopes), vegetative, or architectural screening shall be installed to screen ground-level views into the project site. The shape and height of the earthwork landforms shall be context sensitive and consider distance and viewing angle from nearby public viewpoints.	Prior to / during construction	Prior to construction	Inyo County Planning Department	

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AESTHETICS (cont.)				
AES-5: Prepare lighting plan that informs ways to reduce night lighting during construction and operation. The project applicant shall prepare a lighting plan for all proposed utility-scale, distributed generation, and community-scale solar energy projects within the individual SEDAs and the OVSA that documents how project lighting would be designed and installed to minimize night sky impacts during construction and operation. The lighting plan shall include, at minimum, the following lighting design parameters: <ul style="list-style-type: none"> • Lighting shall be of the minimum necessary brightness consistent with operational safety and security. • Lighting shall incorporate fixture hoods/shielding with light directed downward or toward the area to be illuminated. • Light fixtures that are visible from beyond the project boundary shall have cutoff angles that are sufficient to prevent lamps and reflectors from being visible beyond the project boundary, except where necessary for security. • Project lighting shall be kept off when not in use whenever feasible and consistent with safety and security. 	Prior to construction	Prior to construction	Inyo County Planning Department	
AES-6: Treat PV solar panel glass with anti-reflective coating. For proposed PV facilities, glass used to cover solar panels shall be treated with an anti-reflective coating to further decrease reflection and increase the transmission of light through the glass to the cells.	Prior to / during construction	Prior to construction	Inyo County Planning Department	
AES-7: Coordinate with the FAA when considering the use of audio visual warning systems. For projects requiring aircraft warning lights, the project applicant shall coordinate with the FAA to consider the use and installation of audio visual warning systems (AVWS) technology ¹ on tower structures. If the FAA denies a permit for the use of AVWS, the project applicant shall limit lighting to the minimum required to meet FAA safety requirements.	Prior to / during construction	Prior to construction	Inyo County Planning Department and/or other applicable agencies.	

¹ AVWS technology consists of all-weather, day and night, low-voltage, radar-based obstacle avoidance systems that activate lighting and audio signals to alert pilots of the presence of potential obstacles. The lights and audio warnings are inactive when there is no air traffic in the area of potential obstruction.

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AESTHETICS (cont.)				
<p>AES-8: Projects on federal land will comply with the respective federal agency's visual guidelines and policies.</p> <p>Solar energy projects proposed on federal land within individual SEDAs and the OVSA shall be coordinated with the federal agency that is responsible for the management of the land and shall comply with the respective federal agency's visual guidelines and policies.</p>	Prior to approval and/or issuance of Major Use Permits	Prior to approval and/or issuance of Major Use Permits	Inyo County Planning Department and/or other applicable agencies.	
<p>AES-9: The project will implement best management practices and measures during construction to reduce impacts to project site and surrounding area.</p> <p>The following measures shall be implemented during the construction period for solar energy projects:</p> <ul style="list-style-type: none"> • Construction boundaries and staging areas shall be clearly delineated and where appropriate fenced to prevent encroachment onto adjacent natural areas. • Construction staging and laydown areas visible from nearby roads, residences, and recreational areas shall be visually screened using temporary fencing. Fencing shall be of an appropriate design and color to visually blend with the site's surroundings. • Existing native vegetation shall be preserved to the greatest extent possible. • Project grading shall utilize undulating surface edges and contours that repeat the natural shapes, forms, textures, and lines of the surrounding landscape. • Exposed soils shall be restored to their original contour and vegetation. • Stockpiled topsoils shall be reapplied to disturbed surfaces. 	During construction	During construction	Inyo County Planning Department Inyo County Department of Public Works	

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AESTHETICS (cont.)				
<p>AES-10: Projects requiring overhead electrical transmission connections will consider design and installation techniques that reduce visual impacts.</p> <p>For projects that require overhead electrical transmission connections to existing transmission lines and for the potential off-site transmission corridor to serve the Charleston View SEDA, the following shall be considered in the design and alignment of the transmission line connections:</p> <ul style="list-style-type: none"> • Avoid placing transmission towers and structures along ridgelines, peaks, or other locations where skylining effects would occur such that they would silhouette against the sky. • Place transmission corridor connection alignments along edges of clearings or at transition areas (i.e., natural breaks in vegetation or topography). • Treat transmission towers and structures with color and surfaces to reduce visual contrast with the surrounding visual landscape. • Use of appropriate and context-sensitive transmission tower types (i.e., lattice structures compared to monopoles) to reduce visual contrast with the surrounding visual landscape. 	Prior to approval and/or issuance of Major Use Permits	Prior to approval and/or issuance of Major Use Permits	Inyo County Planning Department and/or other applicable agencies.	
AGRICULTURE AND FORESTRY RESOURCES				
<p>AG-1: Review development proposals for potential impacts to agricultural operations.</p> <p>The County Agricultural Commissioner shall be responsible for reviewing new development proposals adjacent to agricultural operations to ensure they do not significantly impact agricultural operations.</p>	Prior to approval and/or issuance of Major Use Permits	Prior to approval and/or issuance of Major Use Permits	Inyo County Agriculture Commissioner/ Planning Department/	

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AGRICULTURE AND FORESTRY RESOURCES (cont.)				
AG-2: Conduct site specific investigations for agricultural lands. <p>Site-specific agricultural resource investigations shall be completed for proposed solar development projects within the individual SEDAs and the OVSA that are located on lands utilized for agricultural operations prior to final project design approval. If agricultural operations are identified within the project area, alternative designs should be implemented to avoid and/or minimize impacts to those resources. This may include mitigating conversion of agricultural lands based on the mitigation ratios identified in consultation with affected agencies at the cost of the project applicant to the satisfaction of the County. Mitigation ratios and impact fees assessed, if any, shall be outlined in the Renewable Energy Development Agreement, Renewable Energy Permit, or Renewable Energy Impact Determination.</p>	Prior to approval and/or issuance of Major Use Permits	Prior to approval and/or issuance of Major Use Permits	Inyo County Planning Department Inyo County Agriculture Commissioner	
AIR QUALITY				
AQ-1: Prepare site-specific air quality technical report. <p>Prior to issuance of Major Use Permits for solar energy projects, a site-specific air quality technical report shall be prepared and approved by the County, which will verify compliance with County and Great Basin Unified Air Pollution Control District standards during construction and operation of the solar project.</p> <p>Mitigation Measures AQ-2 and AQ-3, as defined below, will be incorporated into the site-specific technical report, and will be implemented during construction and operation of future projects. These measures require implementation of dust control practices during construction activities and solar project operations.</p>	Prior to approval and/or issuance of Major Use Permits	Prior to approval and/or issuance of Major Use Permits	Inyo County Planning Department and/or other applicable agencies.	

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AIR QUALITY (cont.)				
AQ-2: Reduce fugitive dust and particulate matter emissions during construction. To control emissions of particulate matter, and to ensure compliance with GBUAPCD Rules 401 and 402 as well as applicable BMPs from REAT's Best Management Practices and Guidance Manual (REAT 2010), solar projects shall implement fugitive dust and particulate matter emissions control measures including, but not limited to the following: <ul style="list-style-type: none"> • Water and/or coarse rock all active construction areas as necessary and indicated by soil and air conditions; • Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard; • Pave or apply (non-toxic) soil stabilizers on all unpaved access roads; • Sweep daily (with water sweepers) all paved access roads; Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets; • Suspend excavation and grading activity when sustained winds make reasonable dust control difficult to implement, e.g., for winds over 25 miles per hour (mph). • Limit the speed of on-site vehicles to 15 mph. 	During construction	During construction	Inyo County Planning Department and/or other applicable agencies.	
AQ-3: Implement dust control measures during operation. To control emissions of particulate matter, and to ensure compliance with GBUAPCD Rules 401 and 402 as well as applicable BMPs from REAT's Best Management Practices and Guidance Manual (REAT 2010), solar projects shall incorporate feasible dust control measures into the site design including, but not limited to, the following: <ul style="list-style-type: none"> • Incorporate wind deflectors intermittently across solar project sites; • Orient infrastructure/solar panels perpendicular to primary wind directions; and • Adjust panel operating angles to reduce wind speeds under panels. 	During operation	During operation	Inyo County Planning Department and/or other applicable agencies.	

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BIOLOGICAL RESOURCES				
<p>BIO-1: Prepare project level biological resources evaluation and mitigation and monitoring plan.</p> <p>Prior to the approval of any solar development projects or related infrastructure under the REGPA with the potential to impact biological resources as determined by a qualified biologist, a project level biological resource evaluation shall be prepared by a qualified biologist for the project. The biological resource evaluation shall include field reconnaissance and focused surveys as determined necessary by a qualified biologist to identify special status species and natural communities present or having the potential to occur on the site, an evaluation of the extent of those habitats, an evaluation of the potential for impacts to each special status species and/or habitat, and shall prescribe specific mitigation measures to avoid or reduce impacts to biological resources. The level of analysis will be based on factors such as the size of the proposed project and extent of impacts to biological resources.</p> <p>For projects with the potential to impact special status species or habitats, a project-specific biological resources mitigation and monitoring plan shall be prepared in cooperation with and meets the approval of permitting agencies. The plan shall be implemented during all phases of the project and shall identify appropriate mitigation levels to compensate for significant direct, indirect, and cumulative impacts, including habitat, special status plant, and wildlife species losses as well as impacts to groundwater dependent vegetation. The plan shall address at a minimum:</p> <ul style="list-style-type: none"> • Biological resource avoidance and minimization measures, and mitigation, monitoring and compliance measures required by federal, state, and local applicable permitting agencies. • Documentation (based on surveys) of sensitive plant and wildlife expected to be affected by all phases of the project (project construction, operation, abandonment, and decommissioning). Agencies may request additional surveying, based on the documentation or past experience working with the resources. Include measures to avoid or minimize impacts to species and habitat. 	Prior to approval and/or issuance of Major Use Permits	Prior to approval and/or issuance of Major Use Permits	Inyo County Planning Department and/or other applicable agencies.	

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BIOLOGICAL RESOURCES (cont.)				
<ul style="list-style-type: none"> • A detailed description of measures to minimize or mitigate permanent and temporary disturbances from construction activities. • All locations on a map, at an approved scale, of sensitive plant and wildlife areas subject to disturbance and areas requiring temporary protection and avoidance during construction. • Aerial photographs or images, at an approved scale, of areas to be disturbed during project construction activities. • Duration for each type of monitoring and a description of monitoring methodologies and frequency. • Performance standards and criteria to be used to determine if/when proposed mitigation is or is not successful. • All standards and remedial measures to be implemented if performance standards and criteria are not met. • A closure/decommissioning or abandonment plan, including a description of funding mechanism(s). • A process for proposing plan modifications to the County project manager. 				
<p>BIO-2: Minimize impacts to special status plants.</p> <p>Prior to the approval of any solar development projects or related infrastructure under the REGPA with the potential to impact special-status plant species as determined by a qualified biologist/botanist, a qualified botanist shall determine the presence or absence of special-status plants within the project site. The following steps shall be implemented to document special- status plants, as determined necessary by the botanist:</p> <ul style="list-style-type: none"> • Review Existing Information. The botanist shall review existing information to develop a list of special-status plants that could grow in the specific project area. Sources of information consulted shall include CDFW's CNDB, the CNPS electronic inventory, and previously prepared environmental documents. If the project is taking place on BLM or state administered lands (e.g., BLM, State Trust Lands), the list of sensitive plants from that land managing agency shall be obtained and reviewed in addition to the lists previously mentioned. 	Prior to approval and/or issuance of Major Use Permits	Prior to approval and/or issuance of Major Use Permits	Inyo County Planning Department and/or other applicable agencies.	

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BIOLOGICAL RESOURCES (cont.)				
<ul style="list-style-type: none"> • Coordinate with Agencies. The botanist shall coordinate with the appropriate agencies (i.e., CDFW and USFWS) to discuss botanical resource issues and determine the appropriate level of surveys necessary to document special-status plants. • Conduct Field Studies. The botanist shall evaluate existing habitat conditions for each project and determine what level of botanical surveys may be required. The type of botanical survey shall depend on species richness, habitat type and quality, and the probability of special-status species occurring in a particular habitat type. Depending on these factors and the proposed construction activity, one or a combination of the following levels of survey may be required: <ul style="list-style-type: none"> • Habitat Assessment. A habitat assessment shall be conducted to determine whether suitable habitat is present. This type of assessment can be conducted at any time of year and is used to assess and characterize habitat conditions and determine whether return surveys are necessary. If no suitable habitat is present, no additional surveys shall be required. • Species-Focused Surveys. Species-focused surveys (or target species surveys) shall be conducted if suitable habitat is present for special-status plants. The surveys shall focus on special-status plants that could grow in the region, and would be conducted during a period when the target species are evident and identifiable. • Floristic Protocol-Level Surveys. Floristic surveys that follow the CNPS Botanical Survey Guidelines shall be conducted in areas that are relatively undisturbed and/or have a moderate to high potential to support special-status plants. The CNPS Botanical Survey Guidelines require that all species be identified to the level necessary to determine whether they qualify as special-status plants, or are plant species with unusual or significant range extensions. The guidelines also require that field surveys be conducted when special-status plants that could occur in the area are evident and identifiable. To account for different special-status plant identification periods, one or more series of field surveys may be required in spring and summer months. • Map Special-Status Plants. Special-status plant populations 				

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BIOLOGICAL RESOURCES (cont.)				
<p>identified during the field surveys shall be mapped and documented as part of the CEQA process, as applicable. Project development plans shall consider avoidance to the extent practicable. If avoidance is not practicable while otherwise obtaining the projects objectives, then other suitable measures and mitigation shall be implemented in coordination with the appropriate regulatory agency (i.e., USFWS, CDFW, BLM).</p> <p>If special-status plants are identified in the project area, the following measures shall be implemented to avoid and minimize impacts on special-status plants:</p> <ul style="list-style-type: none"> • The project shall be redesigned or modified to avoid direct and indirect impacts on special status plants, if feasible. • For projects that are determined to have the potential to result in “take” of state or federally-listed plant species, consultation shall be conducted with CDFW or USFWS respectively prior to project commencement. • Special-status plants near the project site shall be protected by installing environmentally sensitive area fencing (orange construction barrier fencing) around special-status plant populations. The environmentally sensitive area fencing shall be installed at least 20 feet from the edge of the population. The location of the fencing shall be marked in the field with stakes and flagging and shown on the construction drawings. The construction specifications shall contain clear language that prohibits construction-related activities, vehicle operation, material and equipment storage, and other surface-disturbing activities within the fenced environmentally sensitive area. • If avoidance of special status plants is not feasible, mitigation shall be developed in coordination with USFWS and/or CDFW to reduce impacts on the local population of the special status species. No project shall destroy the entire known population of a special status plant species within any SEDA or the OVSA. If individuals of a special status species occur within an area proposed for construction and take cannot be avoided, the plants 				

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BIOLOGICAL RESOURCES (cont.)				
<p>shall be transplanted under the direction of a qualified botanist if transplantation of such species is deemed likely to succeed or seed shall be collected prior to destruction of the plants and dispersed in suitable habitats not impacted by construction, if such habitats exist and seed collection is deemed likely to be successful by a qualified botanist with experience propagating the species in question. In all cases, CDFW will be notified at least 10 days prior to removal of any special status plant to allow transplantation or collection of seed at their discretion.</p> <ul style="list-style-type: none"> • If transplanting is proposed, the botanist shall coordinate with the appropriate resource agencies and local experts to determine whether transplantation is feasible. If the agencies concur that transplantation is a feasible mitigation measure, the botanist shall develop and implement a transplantation plan through coordination with the appropriate agencies. The special-status plant transplantation plan shall involve identifying a suitable transplant site; moving the plant material and seed bank to the transplant site; collecting seed material and propagating it in a nursery; and monitoring the transplant sites to document recruitment and survival rates. 				
<p>BIO-3: Minimize impacts to special status wildlife.</p> <p>Prior to the approval of any solar development projects or related infrastructure under the REGPA with the potential to impact special-status wildlife as determined by a qualified biologist, a qualified wildlife biologist shall document the presence or absence of suitable habitat for special-status wildlife in the project site. The following steps shall be implemented to document special status wildlife and their habitats for each project, as determined by the biologist:</p> <ul style="list-style-type: none"> • Review Existing Information. The wildlife biologist shall review existing information to develop a list of special-status wildlife species that could occur in the project area. The following information shall be reviewed as part of this process: the USFWS special-status species list for the project region, CDFW's CNDDDB, previously prepared environmental documents, and USFWS issued biological opinions for previous projects. If the project is taking 	Prior to approval and/or issuance of Major Use Permits	Prior to approval and/or issuance of Major Use Permits	Inyo County Planning Department and/or other applicable agencies.	

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BIOLOGICAL RESOURCES (cont.)				
<p>place on BLM or state administered lands (e.g., BLM, State Trust Lands), the list of special-status wildlife from that land managing agency shall be obtained and reviewed in addition to the lists previously mentioned.</p> <ul style="list-style-type: none"> • Coordinate with State and Federal Agencies. The wildlife biologist shall coordinate with the appropriate agencies (CDFW, USFWS, BLM) to discuss wildlife resource issues in the project region and determine the appropriate level of surveys necessary to document special-status wildlife and their habitats. • Conduct Field Studies. The wildlife biologist shall evaluate existing habitat conditions and determine what level of biological surveys may be required. The type of survey required shall depend on species richness, habitat type and quality, and the probability of special-status species occurring in a particular habitat type. Depending on the existing conditions in the project area and the proposed construction activity, one or a combination of the following levels of survey may be required: • Habitat Assessment. A habitat assessment determines whether suitable habitat is present. The wildlife biologist shall conduct project-specific habitat assessments consistent with protocols and guidelines issued by responsible agencies for certain special-status species. USFWS and CDFW have issued protocols for evaluating bald eagle habitat (2004 Protocol for Evaluating Bald Eagle Habitat and Populations in California). Habitat assessments are used to assess and characterize habitat conditions and to determine whether return surveys are necessary. If no suitable habitat is present for a given special status species, no additional species-focused or protocol surveys shall be required. • Species-Focused Surveys. Project-specific species-focused surveys (or target species surveys) shall be conducted if suitable habitat is present for special-status wildlife and if it is necessary to determine the presence or absence of the species in the project area. The wildlife biologist shall conduct project-specific surveys focusing on special-status wildlife species that have the potential to occur in the region. The surveys shall be conducted during a period when the target species are present and/or active. 				

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BIOLOGICAL RESOURCES (cont.)				
<ul style="list-style-type: none"> • Protocol-Level Wildlife Surveys. The wildlife biologist shall conduct project specific protocol level surveys for special status species with the potential to be impacted by the proposed project. The surveys shall comply with the appropriate protocols and guidelines issued by responsible agencies for the special-status species. USFWS and CDFW have issued survey protocols and guidelines for several special- status wildlife species that could occur in the project region, including (but not limited to): bald eagle, burrowing owl, golden eagle, Swainson's hawk, least Bell's vireo, willow flycatcher, desert tortoise, and San Joaquin kit fox. The protocols and guidelines may require that surveys be conducted during a particular time of year and/or time of day when the species is present and active. Many survey protocols require that only a USFWS- or CDFW-approved biologist perform the surveys. The project proponent shall coordinate with the appropriate state or federal agency biologist before the initiation of protocol-level surveys to ensure that the survey results would be valid. Because some species can be difficult to detect or observe, multiple field techniques may be used during a survey period and additional surveys may be required in subsequent seasons or years as outlined in the protocol or guidelines for each species. • Habitat Mapping. The wildlife biologist shall map special-status wildlife or suitable habitat identified during the project-specific field surveys. <p>In addition, the following measures should be implemented to avoid and minimize impacts on special-status species and their habitats if they occur within a site:</p> <ul style="list-style-type: none"> • For projects that are determined to have the potential to result in “take” of state or federally-listed animal species, consultation shall be conducted with CDFW or USFWS respectively and take authorization shall be obtained prior to project commencement. • Any special status wildlife and/or their habitats identified within a project site outside of the work area will be protected by installing environmentally sensitive area fencing around habitat features, such as seasonal wetlands, burrows, and nest trees. The 				

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<p>environmentally sensitive area fencing or staking shall be installed at a minimum distance from the edge of the resource as determined through coordination with state and federal agency biologists (USFWS and CDFW, BLM). The location of the fencing shall be marked in the field with stakes and flagging and shown on the construction drawings. The construction specifications shall contain clear language that prohibits construction- related activities, vehicle operation, material and equipment storage, and other surface-disturbing activities within the fenced environmentally sensitive area.</p> <ul style="list-style-type: none"> • If ground- disturbing activities are required prior to site mobilization, such as for geotechnical borings or hazardous waste evaluations, a qualified biologist shall be present to monitor any actions that could disturb soil, vegetation, or wildlife. • In areas that could support desert tortoise or any other sensitive wildlife species, a County-approved biologist with the appropriate CDFW and/or USFWS approvals for the species being salvaged and relocated shall walk immediately ahead of equipment during the clearing and grading activities to salvage and relocate the wildlife in the path of the operations. The species shall be salvaged and relocated to off-site habitat when conditions will not jeopardize the health and safety of the biologist. • Vehicular traffic during project construction and operation shall be confined to existing routes of travel to and from the project site, and cross country vehicle and equipment use outside designated work areas shall be prohibited. Vehicles shall not exceed 25 miles per hour on the project site. Vehicles shall abide by posted speed limits on paved roads. • For projects with the potential to affect desert tortoise, parking and storage shall occur within the area enclosed by desert tortoise exclusion fencing to the extent feasible. No vehicles or construction equipment parked outside the fenced area shall be moved prior to an inspection of the ground beneath the vehicle for the presence of desert tortoise. If a desert tortoise is observed, it shall be left to move on its own. If it does not move within 15 minutes, a CDFW and USFWS approved desert tortoise 				

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BIOLOGICAL RESOURCES (cont.)				
<p>biologist may remove and relocate the animal to a safe location if temperatures are within the range described in the Desert Tortoise Field Manual (USFWS 2013 or most recent version, available from the Ventura Fish and Wildlife Office website http://www.fws.gov/ventura/endangered/species/surveys-protocol.html). All access roads outside of the fenced project footprint shall be delineated with temporary desert tortoise exclusion fencing on either side of the access road, unless otherwise authorized by the County project manager and County biologist.</p> <ul style="list-style-type: none"> • A qualified biologist shall be designated to oversee compliance with biological resources avoidance and minimization measures during mobilization, ground disturbance, grading, construction, operation, and closure/decommissioning, or project abandonment, particularly in areas containing or known to have contained sensitive biological resources, such as special status species and unique plant assemblages. The qualified biologist shall perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities. The boundaries of all areas to be disturbed (including staging areas, access roads, and sites for temporary placement of spoils) shall be delineated with stakes and flagging prior to construction activities in consultation with the biological monitor. Spoils shall be stockpiled in disturbed areas lacking native vegetation and which do not provide habitat for special-status species. Parking areas, staging and disposal site locations shall also be located in areas without native vegetation or special-status species habitat. All disturbances, vehicles, and equipment shall be confined to the flagged areas. The qualified biologist shall be responsible for actions including, but not limited to, the following: <ul style="list-style-type: none"> ○ Clearly marking sensitive biological resource areas and inspecting the areas at appropriate intervals for meeting regulatory terms and conditions. ○ Inspecting, daily, active construction areas where wildlife may have become trapped (for example, trenches, bores, and other excavation sites that constitute wildlife pitfalls outside the permanently fenced area) before beginning construction. At 				

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
BIOLOGICAL RESOURCES (cont.)				
<p>the end of the day, conducting wildlife inspections of installed structures that would entrap or not allow escape during periods of construction inactivity. Periodically inspecting areas with high vehicle activity (such as parking lots) for wildlife in harm's way.</p> <ul style="list-style-type: none"> ○ Overseeing special status plant salvage operations. ○ Immediately recording and reporting hazardous spills immediately as directed in the project hazardous materials management plan. ○ Coordinating directly and regularly with permitting agency representatives regarding biological resources issues, and implementation of the biological resource avoidance and minimization measures. ○ Maintaining written records regarding implementation of the biological resource avoidance and minimization measures, and providing a summary of these records periodically in a report to the appropriate agencies. ○ Notifying the project owner and appropriate agencies of non-compliance with biological resource avoidance and minimization measures. ○ At the end of each work day, the biological monitor shall ensure that all potential wildlife pitfalls (trenches, bores, and other excavations) have been backfilled or if backfilling is not feasible, the biological monitor shall ensure that all trenches, bores, and other excavations are sloped at a 3:1 ratio at the ends to provide wildlife escape ramps, or covered completely to prevent wildlife access, or fully enclosed with desert tortoise-exclusion fencing. All trenches, bores, and other excavations outside the areas permanently fenced with desert tortoise exclusion fencing shall be inspected periodically, but no less than three times, throughout the day and at the end of each workday by the qualified biologist. Should a tortoise or other wildlife become trapped, the CDFW and USFWS-approved desert tortoise biologist shall remove and relocate the individual as described in the project's Desert Tortoise Relocation/Translocation Plan. Any wildlife encountered 				

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
BIOLOGICAL RESOURCES (cont.)				
<p>during the course of construction shall be allowed to leave the construction area unharmed.</p> <ul style="list-style-type: none"> ○ Any construction pipe, culvert, or similar structure with a diameter greater than 3 inches, stored less than 8 inches aboveground, and within desert tortoise habitat (i.e., outside the permanently fenced area) for one or more nights, shall be inspected by the biological monitor for desert tortoises or other special status species such as fringe-toed lizard, before the material is moved, buried, or capped. As an alternative, all such structures may be capped before being stored outside the fenced area, or placed on pipe racks. These materials would not need to be inspected or capped if they are stored within the permanently fenced area after the clearance surveys have been completed. • Access roads, pulling sites, storage and parking areas outside of the fenced solar facility area shall be designed, installed, and maintained with the goal of minimizing impacts to native plant communities and sensitive biological resources. Transmission lines and all electrical components shall be designed, installed, and maintained in accordance with the APLIC Suggested Practices for Avian Protection on Power Lines (APLIC 2006) and Mitigating Bird Collisions with Power Lines (APLIC 2004) to reduce the likelihood of bird electrocutions and collisions. • Facility lighting shall be designed, installed, and maintained to direct light downwards towards the project site and avoid light spillover to wildlife habitat. • Construction and operation related noise levels shall be minimized to minimize impacts to wildlife. • All vertical pipes greater than 4 inches in diameter shall be capped to prevent the entrapment of birds and other wildlife. • All vehicles and equipment shall be maintained in proper working condition to minimize the potential for fugitive emissions of motor oil, antifreeze, hydraulic fluid, grease, or other hazardous materials. The biological monitor shall be informed of any hazardous spills immediately. Hazardous spills shall be immediately cleaned up and the contaminated soil properly 				

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
BIOLOGICAL RESOURCES (cont.)				
<p>disposed of at a licensed facility. Servicing of construction equipment shall take place only at a designated area. Service/maintenance vehicles shall carry a bucket and pads to absorb leaks or spills.</p> <ul style="list-style-type: none"> • Road surfacing and sealants as well as soil bonding and weighting agents used on unpaved surfaces shall be non-toxic to wildlife and plants. Anticoagulants shall not be used for rodent control. Pre-emergents and other herbicides with documented residual toxicity shall not be used. Herbicides shall be applied in conformance with federal, state, and local laws and according to the guidelines for wildlife- safe use of herbicides in BIO-24 (Weed Management Plan). • The following measures shall be implemented to minimize attractants to wildlife: <ul style="list-style-type: none"> ○ If the application of water is needed to abate dust in construction areas and on dirt roads, use the least amount needed to meet safety and air quality standards and prevent the formation of puddles, which could attract wildlife to construction sites. The biological monitor shall patrol these areas to ensure water does not puddle and attract desert tortoise, common ravens, and other wildlife to the site and shall take appropriate action to reduce water application where necessary. ○ Water shall be prohibited from collecting or pooling for more than 24 hours after a storm event within the project retention basin. Standing water within the retention basin shall be removed, pumped, raked, or covered. Alternative methods, or the timeframe for allowing the water to pool may be modified with the approval of the biological monitor. ○ Dispose trash and food-related items in self-closing, sealable containers with lids that latch to prevent wind and wildlife from opening containers. Empty trash containers daily and remove from the project site those associated with construction when construction is complete. ○ To avoid attracting insectivorous birds and bats, prepare a facility vector (such as mosquitoes or rodents) control plan, 				

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
BIOLOGICAL RESOURCES (cont.)				
<p>as appropriate, that meets the permitting agency approval and would be implemented during all phases of the project.</p> <ul style="list-style-type: none"> • Workers or visitors, while on project property, shall be prohibited from feeding wildlife, bringing domestic pets to the project site, collecting native plants, or harassing wildlife. • To reduce the potential for the transmission of fugitive dust the project proponent shall implement dust control measures. These shall include: <ul style="list-style-type: none"> ○ The project proponent shall apply non-toxic soil binders, equivalent or better in efficiencies than the CARB- approved soil binders, to active unpaved roadways, unpaved staging areas, and unpaved parking area(s) throughout construction to reduce fugitive dust emissions. ○ Water the disturbed areas of the active construction sites at least three times per day and more often if uncontrolled fugitive dust is noted. Enclose, cover, water twice daily, and/or apply non-toxic soil binders according to manufacturer's specifications to exposed piles with a 5 percent or greater silt content. Agents with known toxicity to wildlife shall not be used unless approved by the County biologist and County project manager. ○ Establish a vegetative ground cover (in compliance with biological resources impact mitigation measures above) or otherwise create stabilized surfaces on all unpaved areas at each of the construction sites within 21 days after active construction operations have ceased. ○ Increase the frequency of watering, if water is used as a soil binder for disturbed surfaces, or implement other additional fugitive dust mitigation measures, to all active disturbed fugitive dust emission sources when wind speeds (as instantaneous wind gusts) exceed 25 mph. • A project-specific worker environmental awareness program (WEAP) shall be developed and carried out during all phases of the project (site mobilization, ground disturbance, grading, construction, operation, closure/decommissioning, or project abandonment, and restoration/reclamation activities). The WEAP 				

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
BIOLOGICAL RESOURCES (cont.)				
<p>shall include the biological resources present and the measures for minimizing impacts to those resources. Interpretation for non-English speaking workers shall be provided, and all new workers shall be instructed in the WEAP. The project field construction office files will contain the names of onsite personnel (for example, surveyors, construction engineers, employees, contractors, contractor's employees, subcontractors) who have participated in the education program. All employees and contractors shall be trained to carry out the WEAP and on their role in ensuring the effectiveness of implementing the Plan. At a minimum, the WEAP shall including the following:</p> <ul style="list-style-type: none"> ○ Photos and habitat descriptions for special status species that may occur on the project site and information on their distribution, general behavior, and ecology. ○ Species sensitivity to human activities. ○ Legal protections afforded the species. ○ Project measures for protecting species. ○ State and federal law violation penalties. ○ Worker responsibilities for trash disposal and safe/ humane treatment of special status species found on the project site, associated reporting requirements, and specific required measures to prevent taking of threatened or endangered species. ○ Handout materials summarizing the contractual obligations and protective requirements specified in project permits and approvals. ○ Project site speed limit requirements and penalties. <ul style="list-style-type: none"> ● A project specific restoration, re-vegetation, and reclamation plan that meets the approval of permitting agencies shall be prepared and carried out for all projects. The plan shall address at a minimum: <ul style="list-style-type: none"> ○ Minimizing natural vegetation removal and the consideration of cutting or mowing vegetation rather than total removal, whenever possible. ○ Salvage and relocation of cactus and yucca from the site before beginning construction. 				

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
BIOLOGICAL RESOURCES (cont.)				
<ul style="list-style-type: none"> ○ Identification of protocols to be used for vegetation salvage. ○ Reclaiming areas of temporarily disturbed soil using certified weed free native vegetation and topsoil salvaged from excavations and construction activities. ○ Restoration and reclamation of temporarily disturbed areas, including pipelines, transmission lines, staging areas, and temporary construction-related roads as soon as possible after completion of construction activities. The actions are recommended to reduce the amount of habitat converted at any one time and promote recovery to natural habitats. ○ Specifying proper seasons and timing of restoration and reclamation activities to ensure success. 				
BIO-4: Minimize impacts to special status fish. <p>Prior to the approval of any solar development projects or related infrastructure under the REGPA that is determined during the project level biological resource evaluation (Mitigation Measure BIO-1) to have the potential to affect special status fish, consultation with USFWS shall be conducted for projects with the potential to impact federally-listed species including Owens pupfish or Owens tui chub and coordination with CDFW will be conducted for projects with the potential to impact state listed species or CDFW species of special concern including Owens sucker and Owens speckled dace. For projects that are determined to have the potential to result in “take” of state or federally-listed fish species, consultation shall be conducted with CDFW or USFWS respectively and take authorization obtained prior to project commencement.</p>	Prior to approval and/or issuance of Major Use Permits	Prior to approval and/or issuance of Major Use Permits	Inyo County Planning Department and/or other applicable agencies.	
BIO-5: Minimize impacts to amphibians. <p>The following measures shall be implemented for any solar development project(s) or related infrastructure under the REGPA that is determined during the project level biological resource evaluation (Mitigation Measure BIO-1) to have the potential to affect special status amphibians.</p> <ul style="list-style-type: none"> • Surveys for special status amphibians including but not limited to northern leopard frog, Owens Valley web-toed salamander, and Inyo Mountains slender salamander shall be conducted by a qualified biologist with experience surveying for and/or handling 	Prior to approval and/or issuance of Major Use Permits / during construction	Prior to approval and/or issuance of Major Use Permits / during construction	Inyo County Planning Department and/or other applicable agencies.	

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
BIOLOGICAL RESOURCES (cont.)				
<p>these species. If construction is scheduled to commence during the optimal period of identification for these species, then surveys shall be conducted within two weeks prior to the commencement of construction. If construction is not scheduled to commence during the optimal period of identification for these species, then surveys shall be conducted during the optimal period of identification for these species (in the calendar year prior to construction) and again within two weeks prior to the commencement of construction.</p> <ul style="list-style-type: none"> • If any of these species are found on a project site during the surveys, CDFW shall be contacted and avoidance and mitigation measures appropriate to the species will be developed. Avoidance measures could include actions such as waiting to begin construction until the animal passively disperses from the project site, active relocation of the animal, or allowing construction to begin with the institution of an appropriate no disturbance buffer until the animal has passively dispersed. Mitigation measures could include restoration of temporarily disturbed habitats. • If federal or state-listed amphibians not discussed above are determined to have the potential to occur on a project site or otherwise be impacted by the project, consultation shall be conducted with USFWS and CDFW respectively to determine the survey protocol and mitigation measures appropriate to the species. For projects that are determined to have the potential to result in “take” of state or federally-listed amphibian species, consultation shall be conducted with CDFW or USFWS respectively and take authorization shall be obtained prior to project commencement. 				
<p>BIO-6: Minimize impacts to desert tortoise.</p> <p>The following measures shall be implemented for any solar development project(s) or related infrastructure under the REGPA that is determined during the project level biological resource evaluation (Mitigation Measure BIO-1) to have the potential to affect desert tortoise in order to avoid, minimize, and mitigate for impacts:</p> <ul style="list-style-type: none"> • Consultation shall be conducted with CDFW and USFWS for any 	Prior to approval and/or issuance of Major Use Permits / during construction	Prior to approval and/or issuance of Major Use Permits / during construction	Inyo County Planning Department and/or other applicable agencies.	

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
BIOLOGICAL RESOURCES (cont.)				
<p>projects where desert tortoise or their sign is found on the site and/or the project is determined by a qualified biologist to have the potential to impact desert tortoise. In such cases, permits under Section 2080 of the Fish and Game Code and Section 7/10 of FESA authorizing incidental take of desert tortoise will be obtained from CDFW and USFWS respectively prior to implementation of the project, including any project-related ground disturbing activities. All requirements of the 2081/2080.1 permit and the Biological Opinion shall be implemented.</p> <ul style="list-style-type: none"> • The project proponent shall fully mitigate for habitat loss and potential take of desert tortoise. The project specific mitigation shall be developed in coordination with CDFW and USFWS, and would be reflective of the mitigation measures described in the Biological Opinion prepared by the USFWS for the project. • Projects shall not be sited within areas identified for desert tortoise recovery or conservation according to the Draft Revised Recovery Plan for the Mojave Population of the Desert Tortoise (<i>Gopherus agassizii</i>) (U.S. Fish and Wildlife Service 2008) (such as designated critical habitat, Areas of Critical Environmental Concern, Desert Wildlife Management Areas, Priority Connectivity Areas, and other areas or easements managed for desert tortoises). • On project sites containing desert tortoise, consultation shall be conducted with USFWS and CDFW to determine the need for and/or feasibility of conducting desert tortoise translocation (changing location or position) to minimize the taking of the tortoises, if they are observed within the proposed project area. See http://www.fws.gov/ventura/speciesinfo/protocols_guidelines/ for federal translocation plan guidance. Translocation plan development and implementation may require, but not be limited to: additional surveys of potential recipient sites; translocated and resident tortoise disease testing and health assessments; monitoring protocols; and consideration of climatic conditions at the time of translocation. Due to the potential magnitude of proposed renewable energy project impacts on desert tortoises, USFWS and CDFW must evaluate translocation efforts on a 				

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
BIOLOGICAL RESOURCES (cont.)				
<p>project by project basis in the context of cumulative effects.</p> <ul style="list-style-type: none"> • A desert tortoise authorized biologist approved by CDFW and USFWS shall be contracted to oversee and be responsible for ensuring compliance with desert tortoise avoidance and minimization measures before initiation of and during ground-disturbing activities. The desert tortoise biologist shall conduct clearance surveys, tortoise handling, artificial burrow construction, egg handling, and other procedures in accordance with the Guidelines for Handling Desert Tortoise During Construction Projects (Desert Tortoise Council 1999) or the most current USFWS guidance. The desert tortoise biologist shall be present on site from March 15 through October 31 (active season) during ground-disturbing activities in areas outside the tortoise exclusion fencing. It is recommended that the biologist be on call from November 1 to March 14 (inactive season) and checks such construction areas immediately before construction activities begin. • Refer to the Ventura Fish and Wildlife Office website <http://www.fws.gov/ventura/endangered/species/surveys-protocol.html> for desert tortoise authorized biologist and monitor responsibilities and qualifications, and survey and translocation guidance, and refer to the Nevada Fish and Wildlife Office (desert tortoise recovery office) website <http://www.fws.gov/nevada/desert_tortoise/dtro/.html> for desert tortoise federal recovery plan documents. Methods for clearance surveys, fence specification and installation, tortoise handling, artificial burrow construction, egg handling and other procedures shall be consistent with those described in the 2013 USFWS Desert Tortoise Field Manual available at the Ventura Fish and Wildlife Office website listed above, or more current guidance provided by CDFW and USFWS. All terms and conditions described in the Biological Opinion for the project prepared by the USFWS shall be implemented. • The project owner shall undertake appropriate measures to manage the construction site and related facilities in a manner to avoid or minimize impacts to desert tortoise. These measures include, but are not limited to, the following: 				

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
BIOLOGICAL RESOURCES (cont.)				
<ul style="list-style-type: none"> ○ Before starting project ground disturbing activities, the project proponent shall avoid potential desert tortoise harm by incorporating desert tortoise exclusion fencing into permanent fencing surrounding the proposed facility, and installing desert tortoise exclusion fencing around temporary project construction areas such as staging area, storage yards, excavations, and linear facilities. The tortoise exclusion fencing shall be constructed consistent with the USFWS 2010 Desert Tortoise Exclusion Fence Specifications or the most current guidance provided by USFWS and CDFW, and should be constructed in late winter or early spring to minimize impacts to desert tortoise and accommodate subsequent tortoise surveys. ○ Within 24 hours before starting tortoise exclusion fence construction, the desert tortoise biologist shall survey the fence alignment and utility right-of-way alignments and clear desert tortoises from the area. The surveys and relocation methods shall be conducted using techniques approved by the CDFW and USFWS. Following construction of the tortoise exclusion fence, the desert tortoise biologist shall conduct clearance surveys within the fenced area to ensure as many desert tortoises as possible have been removed from the site. Burrows and tortoises identified within the project area shall be handled according to the 2013 USFWS Desert Tortoise Field Manual, and tortoises requiring relocation shall be handled in accordance with the project Desert Tortoise Relocation/Translocation Plan. ○ Heavy equipment may enter the project site following the completion of project area desert tortoise clearance surveys by the desert tortoise biologist. Monitoring initial clearing and grading activities by the biologist will help ensure that tortoises missed during the initial clearance survey are moved from harm's way. ○ The desert tortoise biologist shall be responsible for appropriate documentation and reporting to the permitting agencies for desert tortoises handled, in accordance with the 				

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
BIOLOGICAL RESOURCES (cont.)				
<p>project Desert Tortoise Relocation/Translocation Plan.</p> <ul style="list-style-type: none"> ○ Security gates shall be designed with minimal ground clearance to deter ingress by tortoises. The gates shall be kept closed, except for the immediate passage of vehicles, to prevent desert tortoise passage into the project area. ○ Following installation of the desert tortoise exclusion fencing – both the permanent site fencing and temporary fencing in the utility corridors – the fencing shall be regularly inspected by the biological monitor. The biological monitor shall ensure that damage to the permanent or temporary fencing is immediately blocked to prevent tortoise access and permanently repaired within 72 hours between March 15 and October 31, and within 7 days between November 1 and March 14. The biological monitor shall inspect permanent fencing quarterly and after major rains to ensure fences are intact and there is no ground clearance under the fence that would allow tortoises to pass. The biologist shall inspect construction pipes, culverts, or similar structures: (a) with a diameter greater than 3 inches, (b) stored for one or more nights, (c) less than 8 inches aboveground, and (d) within desert tortoise habitat (outside the permanently fenced area), before the materials are moved, buried, or capped. As an alternative, the materials may be capped before storing outside the fenced area or placing on pipe racks. Inspection or capping is not necessary if the materials are stored within the permanently fenced area after completing desert tortoise clearance surveys. ○ The project proponent shall ensure vehicular traffic does not exceed 25 miles per hour within the delineated project areas or on access roads in desert tortoise habitat. On unpaved roads suppress dust and protect air quality by observing a 10-mile per hour speed limit. ○ To avoid vehicle impacts to desert tortoise, workers shall be responsible for inspecting the ground under the vehicle for the presence of desert tortoise any time a vehicle or construction equipment is parked in desert tortoise habitat 				

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
BIOLOGICAL RESOURCES (cont.)				
<p>outside the permanently fenced area. If a desert tortoise is seen, it may move on its own. If it does not move within 15 minutes, the desert tortoise biologist may remove and relocate the animal to a safe location.</p> <ul style="list-style-type: none"> The project proponent shall develop and implement a Desert Tortoise Relocation/Translocation Plan that is consistent with current USFWS approved guidelines. The goal of the plan will be to safely exclude desert tortoises from within the fenced project area and relocate/translocate them to suitable habitat capable of supporting them, while minimizing stress and potential for disease transmission. The plan shall be developed in consultation with the USFWS to ensure the document does not conflict with conditions issued under an Incidental Take Statement. The plan will utilize the most recent USFWS guidance on translocation that includes siting criteria for the translocation site and control site, methods for translocation/relocation including the holding pen, and post translocation/relocation monitoring. Development and implementation of a translocation plan may require, but may not be limited to, additional surveys of potential recipient sites; disease testing and health assessments of translocated and resident tortoises; and consideration of climatic conditions at the time of translocation. The plan shall designate a relocation site as close as possible to the disturbance site that provides suitable conditions for long term survival of the relocated desert tortoise and outline a method for monitoring the relocated tortoise. The Desert Tortoise Relocation/Translocation Plan must be approved by the County, CDFW and USFWS prior to any project-related ground disturbing activity. Within 30 days after initiation of relocation and/or translocation activities, the Designated Biologist shall provide to the Project Manager for review and approval, a written report identifying which items of the plan have been completed, and a summary of all modifications to measures made during implementation of the plan. Written monthly progress reports shall be provided to the Project Manager for the duration of the plan implementation. The project proponent shall design and implement a Raven 				

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
BIOLOGICAL RESOURCES (cont.)				
Monitoring, Management, and Control Plan that is consistent with the most current USFWS raven management guidelines. The goal of the plan shall be to minimize predation on desert tortoises by minimizing project-related increases in raven abundance. The plan shall be approved by the County, CDFW and USFWS prior to the start of any project-related ground disturbing activities.				
<p>BIO-7: Minimize impacts to special status reptiles (except desert tortoise).</p> <p>The following measures shall be implemented for any solar development project(s) or related infrastructure under the REGPA that is determined during the project level biological resource evaluation (Mitigation Measure BIO-1) to have the potential to affect special status reptiles (with the exception of desert tortoise which has separate mitigation measures):</p> <ul style="list-style-type: none"> • Surveys for special status reptiles including but not limited to northern sagebrush lizard, Panamint alligator lizard, and Mojave fringe-toed lizard shall be conducted by a qualified biologist with experience surveying for and/or handling these species. If construction is scheduled to commence during the optimal period of identification for these species, then surveys shall be conducted within two weeks prior to the commencement of construction. If construction is not scheduled to commence during the optimal period of identification for these species, then surveys shall be conducted during the optimal period of identification for these species (in the calendar year prior to construction) and again within two weeks prior to the commencement of construction. • If any of these species are found on a project site during the surveys, CDFW will be contacted and avoidance and mitigation measures appropriate to the species will be developed. Avoidance measures could include actions such as waiting to begin construction until the animal passively disperses from the project site, active relocation of the animal, or allowing construction to begin with the institution of an appropriate no disturbance buffer until the animal has passively dispersed. Mitigation measures could include restoration of temporarily disturbed habitats. • If federal or state-listed reptiles not discussed above are 	Prior to approval and/or issuance of Major Use Permits	Prior to approval and/or issuance of Major Use Permits	Inyo County Planning Department and/or other applicable agencies.	

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
BIOLOGICAL RESOURCES (cont.)				
determined to have the potential to occur on a project site or otherwise be impacted by the project, consultation shall be conducted with USFWS and CDFW respectively to determine the survey protocol and mitigation measures appropriate to the species.				
<p>BIO-8: Minimize impacts to Swainson's hawk.</p> <p>The following measures shall be implemented for any solar development project(s) or related infrastructure under the REGPA that is determined during the project level biological resource evaluation (Mitigation Measure BIO-1) to have the potential to affect Swainson's hawk:</p> <ul style="list-style-type: none"> Surveys shall be conducted for Swainson's hawk by a qualified biologist according to the <i>2010 Swainson's Hawk Survey Protocols, Impact Avoidance, and Minimization Measures for Renewable Energy Projects in the Antelope Valley of Los Angeles and Kern Counties, California</i> (CDFG 2010) or more recent guidance, unless otherwise directed by CDFW. This guidance dictates survey methods for detecting Swainson's hawk nesting in or in the vicinity of a project site and measure to avoid and/or reduce impacts to nesting Swainson's hawk if they are found. The project applicant shall be responsible for coordinating with CDFW and ensuring that the CDFW guidance is implemented. 	Prior to approval and/or issuance of Major Use Permits	Prior to approval and/or issuance of Major Use Permits	Inyo County Planning Department and/or other applicable agencies.	
<p>BIO-9: Minimize impacts to burrowing owl.</p> <p>The following measures shall be implemented for any solar development project(s) or related infrastructure under the REGPA that is determined during the project level biological resource evaluation (Mitigation Measure BIO-1) to have the potential to affect burrowing owl, unless otherwise directed by CDFW:</p> <ul style="list-style-type: none"> In the calendar year that construction is scheduled to commence, surveys will be conducted by a qualified biologist to determine presence/absence of burrowing owls and/or occupied burrows in the project site and accessible areas within 500 feet according to the CDFW's <i>Staff Report on Burrowing Owls</i> (CDFG 2012). A winter survey will be conducted between December 1 and January 31 and a nesting survey will be conducted between April 15 and 	Prior to approval and/or issuance of Major Use Permits / prior to construction	Prior to approval and/or issuance of Major Use Permits / prior to construction	Inyo County Planning Department and/or other applicable agencies.	

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
BIOLOGICAL RESOURCES (cont.)				
<p>July 15. Pre-construction surveys will also be conducted within 30 days prior to construction to ensure that no additional burrowing owls have established territories since the initial surveys. If no burrowing owls are found during any of the surveys, no further mitigation will be necessary. If burrowing owls are found, then the following measures shall be implemented prior to the commencement of construction:</p> <ul style="list-style-type: none"> ○ During the non-breeding season (September 1 through January 31) burrowing owls should be evicted by passive relocation as described in the Staff Report on Burrowing Owls (CDFG 2012). ○ Occupied burrows shall not be disturbed during the nesting season (February 1 through August 31) occupied burrows shall not be disturbed and shall be provided with a 75-meter protective buffer unless a qualified biologist approved by CDFW verifies through non-invasive means that either: (1) the birds have not begun egg laying or (2) juveniles from the occupied burrows are foraging independently and are capable of independent survival. ○ If on-site avoidance is required, the location of the buffer zone will be determined by a qualified biologist. The developer shall mark the limit of the 75-meter buffer zone with yellow caution tape, stakes, or temporary fencing. The buffer will be maintained throughout the construction period. ○ Where on-site avoidance is not possible, CDFW should be consulted regarding the appropriate avoidance and minimization measures to avoid impacts to this species. 				
<p>BIO-10: Minimize impacts to western snowy plover, western yellow-billed cuckoo, Inyo California towhee, and bank swallow.</p> <p>Prior to the approval of any solar development projects or related infrastructure under the REGPA that is determined during the project level biological resource evaluation (Mitigation Measure BIO-1) to have the potential to affect federally-listed bird species (without published survey protocols) including the western snowy plover, western yellow-billed cuckoo, Inyo California towhee, and bank swallow, the USFWS shall be</p>	Prior to approval and/or issuance of Major Use Permits	Prior to approval and/or issuance of Major Use Permits	Inyo County Planning Department and/or other applicable agencies.	

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
BIOLOGICAL RESOURCES (cont.)				
<p>contacted to develop project specific measures to determine the potential for presence/absence of the species in the project area and appropriate avoidance and mitigation measures. For projects in the desert portions of Inyo County, contact the Palm Springs Fish and Wildlife Office. For projects in the forested portions of the County or the Owens Valley, contact the Nevada Fish and Wildlife Office. Mitigation measures shall include, but are not limited to, species specific habitat assessments and/or focused surveys to determine whether federally-listed bird species or their habitat are present in or adjacent to the project site, measures to avoid or minimize impacts to these species during construction and operation of the solar development, and compensatory mitigation for loss of habitat. For projects that are determined to have the potential to result in “take” of federally-listed bird species, consultation will be conducted with USFWS under either Section 7 or Section 10 of FESA and an Incidental Take Statement will be obtained prior to project commencement.</p>				
<p>BIO-11: Minimize impacts to southwestern willow flycatcher.</p> <p>Prior to the approval of any solar development projects or related infrastructure under the REGPA that is determined during the project level biological resource evaluation (Mitigation Measure BIO-1) to have the potential to affect southwestern willow flycatcher, surveys shall be conducted according to Southwestern Willow Flycatcher Protocol Revision 2000 (http://www.fws.gov/pacific/ecoservices/endangered/recovery/documents/SWWFlycatcher.2000.protocol.pdf) following the guidelines for the revised protocol for project-related surveys or the most recent guidance as determined in coordination with the USFWS Pacific Southwest Region Nevada Fish and Wildlife Office. For projects that are determined to have the potential to result in “take” of southwestern willow flycatcher, consultation will be conducted with USFWS under either Section 7 or Section 10 of FESA and an Incidental Take Statement will be obtained prior to project commencement. Mitigation measures shall be implemented and shall include, but are not limited to, species specific habitat assessments and/or focused surveys to determine whether federally-listed bird species or their habitat are present in or adjacent to the project site, measures to avoid or minimize impacts to these species during construction and operation of the solar development, and compensatory mitigation for loss of habitat.</p>	Prior to approval and/or issuance of Major Use Permits	Prior to approval and/or issuance of Major Use Permits	Inyo County Planning Department and/or other applicable agencies.	

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
BIOLOGICAL RESOURCES (cont.)				
<p>BIO-12: Minimize impacts to bald and golden eagle.</p> <p>Prior to the approval of any solar development projects or related infrastructure under the REGPA that is determined during the project level biological resource evaluation (Mitigation Measure BIO-1) to have the potential to affect bald and golden eagles, the project proponent shall implement the following measures to avoid and offset impacts:</p> <ul style="list-style-type: none"> Site specific surveys and monitoring of known or suspected eagle nesting and foraging habitat in areas where eagles occur (i.e., all of California) shall be conducted to provide background information related to eagle take permits. Surveys shall be conducted using (at least) methods and qualified personnel as recommended by CDFW and USFWS. Surveys shall be conducted according to the USFWS's 2010 <i>Interim Golden Eagle Inventory and Monitoring Protocols; and Other Recommendations</i> (available online at http://www.fws.gov/southwest/es/oklahoma/documents/te_species/wind%20power/usfws_interim_goea_monitoring_protocol_10march2010.pdf), the USFWS's 2004 <i>Protocol for Evaluating Bald Eagle Habitat and Populations in California</i> and CDFW's 2010 <i>Bald Eagle Breeding Survey Instructions</i> (both documents are available online at http://www.dfg.ca.gov/wildlife/nongame/survey_monitor.html) or the most recent guidance regarding non-breeding season surveys for winter, migratory, and floating populations of eagles determined in coordination with CDFW and USFWS. Where proposed projects may result in take of bald or golden eagles, the USFWS shall be consulted to determine the standards and requirements for the permit titled "Eagle Take – Necessary to Protect Interests in a Particular Locality." Eagle take permits are performance based and will hinge on the merits of the application. The permit application form and related information are on the USFWS website: http://www.fws.gov/migratorybirds/baldeagle.htm. The final rule (Federal Register / Vol. 74, No. 175, September 11, 2009), Environmental Assessment (http://www.fws.gov/migratorybirds/CurrentBirdIssues/BaldEagle/FEA_EagleTakePermit_Final.pdf), implementation and protocol 	Prior to approval and/or issuance of Major Use Permits	Prior to approval and/or issuance of Major Use Permits	Inyo County Planning Department and/or other applicable agencies.	-

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
BIOLOGICAL RESOURCES (cont.)				
<p>documents, and consultations with USFWS will provide additional guidance.</p> <ul style="list-style-type: none"> • Projects shall avoid, to the extent needed to comply with state and federal requirements, siting project facilities and infrastructure in a location or manner that would cause bald and golden eagle mortality, injury, and/or disturbance; i.e., locate facilities outside of eagle breeding home ranges as well as important breeding, wintering, and dispersal foraging areas, migration stopovers and corridors, and areas used by eagles for thermal or orographic lift. • Projects shall incorporate actions to avoid eagle disturbance (refer to the USFWS National Bald Eagle Management Guidelines, May 2007 and Interim Golden Eagle Technical Guidance: Inventory and Monitoring Protocols; and Other Recommendations in Support of Golden Eagle Management and Permit Issuance, Attachment II) in consultation with the USFWS to obtain the most current guidance and measures. 				
<p>BIO-13: Minimize impacts to least Bell's vireo.</p> <p>Prior to the approval of any solar development projects or related infrastructure under the REGPA that is determined during the project level biological resource evaluation (Mitigation Measure BIO-1) to have the potential to affect least Bell's vireo, surveys shall be conducted according to the USFWS's <i>Least Bell's Vireo Survey Guidelines</i> (http://www.fws.gov/pacific/ecoservices/endangered/recovery/documents/LBVireo.2001.protocol.pdf) or the most recent guidance as determined in coordination with the USFWS Pacific Southwest Region Nevada Fish and Wildlife Office. For projects that are determined to have the potential to result in "take" of least Bell's vireo, consultation will be conducted with USFWS under either Section 7 or Section 10 of FESA and an Incidental Take Statement will be obtained prior to project commencement. Mitigation measures shall be implemented and shall include, but are not limited to, species specific habitat assessments and/or focused surveys to determine whether federally-listed bird species or their habitat are present in or adjacent to the project site, measures to avoid or minimize impacts to these species during construction and operation of the solar development, and compensatory mitigation for loss of habitat.</p>	Prior to approval and/or issuance of Major Use Permits	Prior to approval and/or issuance of Major Use Permits	Inyo County Planning Department and/or other applicable agencies.	

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
BIOLOGICAL RESOURCES (cont.)				
BIO-14: Minimize impacts to bighorn sheep. <p>Prior to the approval of any solar development projects or related infrastructure under the REGPA that is determined during the project level biological resource evaluation (Mitigation Measure BIO-1) to have the potential to affect bighorn sheep, the project applicant shall retain a qualified biologist, approved by the USFWS and CDFW to conduct preconstruction surveys for Sierra Nevada bighorn sheep and/or Peninsular and Mojave bighorn sheep depending on the location of the project. Due to low detection probabilities, the following data shall be used when evaluating potential projects impacts to the species: data relative to historic ranges of bighorn sheep; known and potential wildlife corridors (such as, those identified in the BLM Mojave and Colorado deserts land use plans); point location data; and existing literature. If bighorn sheep or their migration routes exist, are known or likely to occur on or in the vicinity of the project site, and may be affected by project-related activities, the consultation shall be conducted with USFWS, CDFW, and other stakeholders, as appropriate, regarding avoidance, minimization, compensatory mitigation, or site abandonment. For projects that are determined to have the potential to result in “take” of state or federally-listed bighorn sheep, consultation shall be conducted with CDFW or USFWS respectively and take authorization shall be obtained prior to project commencement.</p>	Prior to approval and/or issuance of Major Use Permits	Prior to approval and/or issuance of Major Use Permits	Inyo County Planning Department and/or other applicable agencies.	
BIO-15: Minimize impacts to Sierra Nevada red fox. <p>Prior to the approval of any solar development projects or related infrastructure under the REGPA that is determined during the project level biological resource evaluation (Mitigation Measure BIO-1) to have the potential to affect Sierra Nevada red fox, CDFW shall be contacted to develop project specific measures to determine the potential for presence/absence of this species in the project area and appropriate avoidance and mitigation measures. Mitigation measures shall include, but are not limited to, a species specific habitat assessment and/or focused surveys to determine whether Sierra Nevada red fox or its habitat is present in or adjacent to the project site, measures to avoid or minimize impacts to this species during construction and operation of the solar development, and compensatory mitigation for loss of habitat. For projects that are</p>	Prior to approval and/or issuance of Major Use Permits	Prior to approval and/or issuance of Major Use Permits	Inyo County Planning Department and/or other applicable agencies.	

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
BIOLOGICAL RESOURCES (cont.)				
determined to have the potential to result in “take,” consultation will be conducted with CDFW under CESA and incidental take authorization will be obtained prior to project commencement.				
<p>BIO-16: Minimize impacts to Mohave ground squirrel.</p> <p>Prior to the approval of any solar development projects or related infrastructure under the REGPA that is determined during the project level biological resource evaluation (Mitigation Measure BIO-1) to have the potential to affect Mohave ground squirrel, consultation shall be conducted with CDFW to determine the survey protocol and mitigation measures appropriate to the project. For projects that are determined to have the potential to result in “take” of Mohave ground squirrel, consultation shall be conducted with CDFW and take authorization shall be obtained prior to project commencement. Avoidance and mitigation measures shall include but are not limited to the following:</p> <ul style="list-style-type: none"> • The project applicant shall retain a CDFW-approved Mohave ground squirrel biologist to oversee CDFW required measures including but not limited to tasks such as conducting clearance surveys, handling Mohave ground squirrels, artificial burrow construction, and other procedures in accordance with CDFW protocols. • The CDFW-approved biologist shall conduct a Mohave ground squirrel preconstruction survey in areas subject to construction disturbance no less than 30 days before initial ground disturbance activities start according to the most current CDFW guidelines on presuming presence/absence of the animals, conducting surveys and survey protocols. • If Mohave ground squirrels are found in project site burrows during project-related activities, the qualified biologist will relocate the animal in consultation with CDFW to a burrow at a CDFW approved protected offsite location. 	Prior to approval and/or issuance of Major Use Permits	Prior to approval and/or issuance of Major Use Permits	Inyo County Planning Department and/or other applicable agencies.	

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
BIOLOGICAL RESOURCES (cont.)				
<p>BIO-17: Minimize impacts to American badger and kit fox.</p> <p>Prior to the approval of any solar development projects or related infrastructure under the REGPA that is determined during the project level biological resource evaluation (Mitigation Measure BIO-1) to have the potential to affect American badger and/or kit fox, the following measures shall be implemented to avoid, minimize, and mitigate for impacts to these species:</p> <ul style="list-style-type: none"> • The project proponent shall prepare and implement an American badger and/or kit fox management plan. The plan shall be prepared in accordance with the most current CDFW guidelines for these species. The plan shall be approved by CDFW prior to implementation. The Plan shall include the following components: <ul style="list-style-type: none"> ○ Preconstruction surveys and mapping efforts: biological monitors shall perform pre- construction surveys for badger and kit fox dens in the project area, including areas within 250 feet of all project facilities, utility corridors, and access roads. If dens are detected, each den shall be classified as inactive, potentially active, or definitely active, including characterization of den type for kit fox (natal, pupping, likely satellite, atypical) per CDFW guidance, and mapped along with major project design elements. ○ Inactive dens that would be directly impacted by construction activities shall be excavated by hand and backfilled to prevent reuse by badgers or kit fox. Excavation and filling activities shall be performed by the qualified biologist. Potentially and confirmed active dens shall not be disturbed during the whelping/pupping season (February 1 to September 30). ○ Monitoring requirements. Potentially and definitely active dens that would be directly impacted by construction activities shall be monitored by the qualified biologist for three consecutive nights (during weather conditions favorable for detection) using a tracking medium (such as diatomaceous earth or fire clay) and/or infrared camera stations at the entrance. If no tracks are observed in the tracking medium or 				

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
BIOLOGICAL RESOURCES (cont.)				
<p>no photos of the target species are captured after three nights, the den shall be excavated and backfilled by hand. If tracks are observed, the den shall be progressively blocked with natural materials (rocks, dirt, sticks, and vegetation piled in front of the entrance) for the next three to five nights to discourage the badger or kit fox from continued use. After verification that the den is unoccupied it shall then be excavated and backfilled by hand to ensure that no badgers or kit fox are trapped in the den.</p> <ul style="list-style-type: none"> ○ Passive relocation strategies. The management plan shall contain, at a minimum, several strategies to passively relocate animals from the site. These methods may entail strategic mowing, fencing, or other feasible construction methods to assist in moving animals offsite toward desirable land. The plan shall address location of preferred offsite movement of animals, based on CDFW data and land ownership. Private land is to be avoided to the maximum extent practicable. ○ Escape dens shall be installed along the perimeter fencing to reduce predation risk. ○ Kit fox disease prevention measures. The qualified biologist shall notify the County project manager and CDFW within 24 hours if a dead kit fox is found or appears sick. The plan must also detail a response to a kit fox injury, including a necropsy plan, reporting methods, and scope of adaptive methods in the event of a known or suspected outbreak. The project owner will pay for any necropsy work. 				
<p>BIO-18: Minimize impacts to other special status birds, raptors, migratory birds, nesting birds and bats.</p> <p>The following measures apply to all projects developed under the REGPA that are determined during the project level biological resource evaluation to have the potential to impact nesting birds and/or bats and shall be implemented to avoid, minimize, and mitigate for impacts to birds and bats. These measures are for bird species without established protocols and non-listed bird species that lack species-specific mitigation measures (not applicable to the common raven). For future development proposed to be</p>	Prior to approval and/or issuance of Major Use Permits / prior to / during construction / during operation	Prior to approval and/or issuance of Major Use Permits / prior to / during construction / during operation	Inyo County Planning Department and/or other applicable agencies.	

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
BIOLOGICAL RESOURCES (cont.)				
<p>located on or near land with old mines, specific survey protocols and mine closure considerations shall be developed.</p> <p>Pre-Construction Bird Surveys and Avoidance Measures</p> <p>If project construction occurs between roughly February 1 and August 31, a County-approved qualified biologist(s) shall conduct preconstruction surveys for nesting birds. The biologist(s) conducting the surveys shall be experienced bird surveyors and familiar with standard nest-locating techniques. Surveys shall be conducted in accordance with the following guidelines:</p> <ul style="list-style-type: none"> • Surveys shall cover all potential nesting habitat in the project site and within 500 feet of the project site and linear facilities boundaries – inaccessible areas outside of the project boundary may be surveyed from within the project site or publicly accessible land with the aid of binoculars. • Vegetation removal or other ground disturbing activities should be avoided between February 1 and August 31; however if it cannot be avoided, the avian biologist shall survey breeding/nesting habitat within the survey radius described within one week prior to the start of project activities. • CDFW and/or USFWS must provide concurrence with the survey findings prior to the start of construction. Site preparation and construction activities may begin after receiving the concurrence and if no breeding/nesting birds are observed. Additional follow-up surveys shall be conducted if periods of construction inactivity exceed one week in any given area, an interval during which birds may establish a nesting territory and initiate egg laying and incubation. <p>If active nests are detected during the survey, a no-disturbance buffer zone (protected area surrounding the nest, the size of which is to be determined by the project biologist in consultation with CDFW and /or USFWS) and a monitoring plan shall be developed. The nesting bird plan shall identify the types of birds that may nest in the project area, the proposed buffers, monitoring requirements, and reporting standards that will be implemented to ensure compliance with the Migratory Bird Treaty Act and Fish and Game Codes 3505 and 3505.3. The avian biologist shall monitor the nest</p>				

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
BIOLOGICAL RESOURCES (cont.)				
<p>until he or she determines that nestlings have fledged and dispersed.</p> <p>Pre-Construction Bat Surveys and Avoidance Measures Pre-construction bat surveys shall be conducted by a qualified biologist(s) familiar with standard bat survey techniques. If night or day roosting bats are identified in project structures they shall not be disturbed and a 100-foot non-disturbance buffer shall be placed between the roost and the construction activities until a determination is made whether the roost is a maternity roost or a non-breeding roost. Maternity colonies shall not be disturbed until coordination with CDFW is conducted to determine appropriate measures including an appropriate no-disturbance buffer. If the qualified bat biologist determines roosting bats consist of a non-breeding roost, the individuals shall be safely evicted under the direction of a qualified bat biologist. CDFW shall be notified of any bat evictions within 48 hours.</p> <p>Bat and Avian Protection Plan A bat and avian protection plan shall be developed to protect bats, migratory birds, and golden eagles while improving conservation, safety, and reliability for utility customers. The plan shall include measures to monitor the death and injury of birds from solar flux, radiance, and collisions with facility features such as reflective mirror-like surfaces. Guidance in the California Guidelines (Appendix D) and Avian Protection Plan Guidelines published by the APLIC and USFWS (2005) shall be consulted. The plan shall be approved by the County, CDFW, and USFWS prior to the start of project construction. The following monitoring/detection recommendations from the USFWS Forensics Laboratory (Kagan et al. unpub.) shall be considered:</p> <ul style="list-style-type: none"> • Install video cameras sufficient to provide 360-degree coverage around each tower to record birds (and bats) entering and exiting the flux. • For at least 2 years (and in addition to the planned monitoring protocol), conduct daily surveys for birds (at all 3 facilities), as well as insects and bats around each tower at the base of and immediately adjacent to the towers in the area cleared of vegetation. Timing of daily surveys can be adjusted to minimize scavenger removal of carcasses. Surveys in the late afternoon 				

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
BIOLOGICAL RESOURCES (cont.)				
<p>might be optimal for bird carcasses, and first light for bat carcasses.</p> <ul style="list-style-type: none"> • Use dogs for monitoring surveys to detect dead and injured birds that have hidden themselves in the brush, both inside and outside the perimeter of the facility. • To decrease removal of carcasses, implement appropriate raven deterrent actions. 				
<p>General Bird Mortality Avoidance Measures</p> <p>The following measures are recommended by the USFWS Forensics Laboratory and shall be implemented to minimize bird mortality from birds attracted to solar facilities:</p> <ul style="list-style-type: none"> • All potential nesting vegetation (e.g., trees, shrubs) shall be removed within the fenced area of the facility to decrease attractive habitat. • The most current science regarding visual cues to birds that the solar panel is a solid structure shall be implemented. This may include but is not limited to UV-reflective or solid, contrasting bands spaced no further than 28 centimeters from each other. • Power tower operation shall be suspended during peak migration times for indicated species. • Vertical orientation of mirrors shall be avoided whenever possible (for example, mirrors shall be tilted during washing). • If the use of open evaporation ponds is permitted for the project and especially if the water would be considered toxic to wildlife, ponds shall be designed to discourage bird and other wildlife use by properly netting or otherwise covering the pond. • Perch deterrent devices shall be placed on tower railings. • Exclusionary measures shall be employed to prevent bats from roosting in and around the facility. 				
<p>Minimize Impacts from Solar Flux</p> <p>Solar thermal developments utilizing solar power tower technologies shall not be sited in or within 1,000 feet of Important Bird Areas (as determined by the County in consultation with Responsible and Trustee agencies), the OVSA, or riparian or other aquatic habitats including lakes, ponds, rivers, streams, and perennial wetland habitats unless potentially significant</p>				

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
BIOLOGICAL RESOURCES (cont.)				
<p>impacts are avoided. This requirement generally does not apply to seasonal or ephemeral wetland habitats unless deemed necessary by a qualified biologist in light of the wetland's specific habitat value for bird species.</p> <p>Avoid Impacts from Electric Lines and Lights The following design measures shall be implemented for applicable projects to minimize impacts to bats and birds:</p> <ul style="list-style-type: none"> • Transmission lines and electrical components shall be installed and maintained in accordance with the Avian Power Line Interaction Committee's (APLIC) <i>Suggested Practices for Avian Protection on Power Lines: The State of the Art in 2006</i> (APLIC 2006) or the most recent guidance to reduce the likelihood of electrocutions of raptors and other large birds. • Transmission lines and electrical components shall be installed and maintained in accordance with the APLIC's <i>Mitigating Bird Collisions with Power Lines: The State of the Art in 1994</i> (Edison Electric Institute 2004) or the most recent guidance to reduce the likelihood of bird collisions. • Low and medium voltage connecting power lines shall be placed underground, if feasible. If burial of the lines is not feasible due to cost or other logistical reasons (for example in shallow bedrock areas) or may cause unacceptable impacts to biological habitats and their dependent species, overhead lines may be installed in compliance with the following requirements: <ul style="list-style-type: none"> ○ low and medium voltage overhead lines shall be sited away from high bird crossing locations, such as between roosting and feeding areas or between lakes, rivers, and nesting areas; and/or ○ low and medium voltage overhead lines shall be installed parallel to tree lines or be otherwise screened so that collision risk is reduced. • Permanent communication towers and permanent meteorological towers shall not be constructed with guy wires, if feasible. If guy wires are necessary for permanent or temporary towers, bird flight diverters or high visibility marking devices shall be used. In such cases a monitoring plan shall be developed and carried out to 				

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
BIOLOGICAL RESOURCES (cont.)				
<p>determine the diverters'/devices' effectiveness in reducing bird and bat mortality.</p> <ul style="list-style-type: none"> Facility lighting shall be installed and maintained to prevent upward and side casting of light towards wildlife habitat and motion sensors shall be used. If the FAA requires turbine or tower lighting to alert aircraft, red or white strobe lights shall be used on the structures to minimize avian collision risks. The strobes shall be on for as brief of a period as possible and the time between strobe or flashes shall be the longest allowable. Strobes shall be synchronized so that a strobe effect is achieved and towers are not constantly illuminated. Lights with sensors and switches shall be used to keep lights off when not required. The use of high-intensity lighting, steady-burning, or bright lights such as sodium vapor or spotlights shall be minimized. 				
<p>BIO-19: Minimize impacts to special status natural communities and protected natural areas.</p> <p>Solar development authorized under the REGPA will not be sited within any special status natural communities or protected natural areas. If solar development is sited adjacent to any special status natural communities or protected natural areas, a management plan will be developed in consultation with CDFW and/or USFWS. The management plan will address the potential offsite effects of the construction and on-going operations of the facility on special status species including but not limited to the effects of human disturbance, noise, nighttime maintenance activities, increased lighting, increased traffic on desert roads, and barriers to movement for special status species. The management plan will also address potential mechanisms of offsite habitat degradation such as introduction of invasive weeds, introduction or attraction of feral animals or other species attracted to areas with anthropogenic disturbance, hydrologic disruption due to groundwater impacts or alteration of surface drainage patterns, and increased risk of wildfires. The management plan will also outline the specific measures to be undertaken to avoid and/or minimize indirect effects of the solar development on the adjacent sensitive habitat and special status species and include a plan for long term monitoring of the</p>	Prior to approval and/or issuance of Major Use Permits	Prior to approval and/or issuance of Major Use Permits	Inyo County Planning Department and/or other applicable agencies.	

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
BIOLOGICAL RESOURCES (cont.)				
<p>adjacent habitat as well as an adaptive management plan. If riparian communities (other than water birch riparian scrub – a special status natural community that must be avoided) are present in a project area, impacts to riparian communities shall be avoided or minimized by implementing the following measures:</p> <ul style="list-style-type: none"> • The project shall be redesigned or modified to avoid direct and indirect impacts on riparian communities, if feasible. • Riparian communities adjacent to the project site shall be protected by installing environmentally sensitive area fencing at least 20 feet from the edge of the riparian vegetation. Depending on site-specific conditions, this buffer may be narrower or wider than 20 feet in coordination with the project biologist. The location of the fencing shall be marked in the field with stakes and flagging and shown on the construction drawings. The construction specifications shall contain clear language that prohibits construction-related activities, vehicle operation, material and equipment storage, and other surface-disturbing activities within the fenced environmentally sensitive area. • The potential for long-term loss of riparian vegetation shall be minimized by trimming vegetation rather than removing the entire shrub. Shrub vegetation shall be cut at least 1 foot above ground level to leave the root systems intact and allow for more rapid regeneration of the species. Cutting shall be limited to a minimum area necessary within the construction zone. This type of removal shall be allowed only for shrub species (all trees shall be avoided) in areas that do not provide habitat for sensitive species (e.g., willow flycatcher). • If riparian vegetation is removed as part of a project, the loss of riparian vegetation shall be mitigated to ensure no net loss of habitat functions and values. Compensation ratios shall be based on site-specific information and determined through coordination with state and federal agencies (including CDFW and USFWS). Compensation shall be provided at a minimum 1:1 ratio (1 acre restored or created for every 1 acre removed) and may be a combination of on-site restoration/creation, off-site restoration, or mitigation credits. A restoration and monitoring plan shall be 				

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
BIOLOGICAL RESOURCES (cont.)				
developed and implemented that describes how riparian habitat shall be enhanced or recreated and monitored over a minimum period of time, as determined by the appropriate state and federal agencies.				
<p>BIO-20: Minimize impacts to waters of the US/State, including wetlands.</p> <p>The following measures apply to all projects developed under the REGPA that are determined during the project level biological resource evaluation to have the potential to impact waters of the US or waters of the state, including wetlands, and shall be implemented to avoid, minimize, and mitigate for such impacts. These measures shall be incorporated into contract specifications and implemented by the construction contractor. In addition, the project proponent shall ensure that the contractor incorporates all state and federal permit conditions into construction specifications.</p> <ul style="list-style-type: none"> • Wetlands and other waters of the US/state shall be delineated on the project site using both USACE and CDFW definitions of wetlands. USACE jurisdictional wetlands shall be delineated using the methods outlined in the USACE 1987 Wetlands Delineation Manual and the Arid West Manual. This information shall be mapped and documented as part of the CEQA documentation, as applicable, and in wetland delineation reports. All applicable permits shall be obtained prior to impacting waters of the U.S./state including CWA Section 404 and 401 permits from the USACE and the RWQCB respectively and a Streambed Alteration Agreement from CDFW. • Standard erosion control measures shall be implemented for all phases of construction and operation where sediment run-off from exposed slopes threatens to enter waters of the state and/or waters of the US. Sediment and other flow-restricting materials shall be moved to a location where they shall not be washed back into the stream. All disturbed soils and roads within the project site shall be stabilized to reduce erosion potential, both during and following construction. Areas of disturbed soils (access and staging areas) with slopes toward a drainage shall be stabilized to reduce erosion potential. 	Prior to approval and/or issuance of Major Use Permits / prior to / during construction	Prior to approval and/or issuance of Major Use Permits / prior to / during construction	Inyo County Planning Department and/or other applicable agencies.	

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
BIOLOGICAL RESOURCES (cont.)				
<ul style="list-style-type: none"> • Wetland habitats that occur near the project site shall be protected by installing environmentally sensitive area fencing at least 20 feet from the edge of the wetland. Depending on site-specific conditions and permit requirements, this buffer may be wider than 20 feet in coordination with the project biologist. The location of the fencing shall be marked in the field with stakes and flagging and shown on the construction drawings. The construction specifications shall contain clear language that prohibits construction-related activities, vehicle operation, material and equipment storage, and other surface-disturbing activities within the fenced environmentally sensitive area. • Installation activities shall be avoided in saturated or ponded wetlands during the wet season (spring and winter) to the maximum extent possible. Where such activities are unavoidable, protective practices, such as use of padding or vehicles with balloon tires, shall be used. • Where determined necessary by resource specialists, geotextile cushions and other materials (e.g., timber pads, prefabricated equipment pads, or geotextile fabric) shall be used in saturated conditions to minimize damage to the substrate and vegetation. • Exposed slopes and stream banks shall be stabilized immediately on completion of installation activities. Other waters of the U.S. shall be restored in a manner that encourages vegetation to reestablish to its pre-project condition and reduces the effects of erosion on the drainage system. • In highly erodible stream systems, banks shall be stabilized using a non-vegetative material that will bind the soil initially and break down within a few years. If the project engineers determine that more aggressive erosion control treatments are needed, geotextile mats, excelsior blankets, or other soil stabilization products shall be used. • During construction, trees, shrubs, debris, or soils that are inadvertently deposited below the ordinary high-water mark of drainages shall be removed in a manner that minimizes disturbance of the drainage bed and bank. • If wetlands are filled or disturbed as part of the highway project, 				

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
BIOLOGICAL RESOURCES (cont.)				
<p>compensation will be implemented for the loss of wetland habitat to ensure no net loss of habitat functions and values.</p> <p>Compensation ratios shall be based on site-specific information and determined through coordination with state and federal agencies (including CDFW, USFWS, and USACE). The compensation shall be at a minimum 1:1 ratio (1 acre restored or created for every 1 acre filled) and may be a combination of on-site restoration/creation, off-site restoration, or mitigation credits. A restoration and monitoring plan shall be developed and implemented if on-site or off-site restoration or creation is chosen. The plan shall describe how wetlands shall be created and monitored for the duration established by the regulatory agency.</p>				
<p>BIO-21: Minimize impacts to movement or migratory corridors or native wildlife nursery sites.</p> <p>Solar development authorized under the REGPA should not be sited in or within 1,000 feet of any areas determined by the County in consultation with Responsible and Trustee agencies to be Important Bird Areas, missing links, or desert tortoise connectivity areas unless potentially significant impacts are avoided.</p>	Prior to approval and/or issuance of Major Use Permits	Prior to approval and/or issuance of Major Use Permits	Inyo County Planning Department and/or other applicable agencies.	
<p>BIO-22: Minimize impacts to invasive plant species or noxious weeds.</p> <p>For projects implemented under the REGPA that are determined during the project level biological resource evaluation to have the potential to result in the spread of invasive plant species or noxious weeds, the following mitigation measures shall be implemented:</p> <p>To prevent the introduction and spread of noxious weeds, a project-specific integrated weed management plan shall be developed for approval by the permitting agencies, which would be carried out during all phases of the project. The plan shall include the following measures, at a minimum, to prevent the establishment, spread, and propagation of noxious weeds:</p> <ul style="list-style-type: none"> • The area of vegetation and/or ground disturbance shall be limited to the absolute minimum and motorized ingress and egress shall be limited to defined routes. • Project vehicles shall be stored onsite in designated areas to minimize the need for multiple washings of vehicles that re-enter 	Prior to approval and/or issuance of Major Use Permits	Prior to approval and/or issuance of Major Use Permits	Inyo County Planning Department and/or other applicable agencies.	

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
BIOLOGICAL RESOURCES (cont.)				
<p>the project site.</p> <ul style="list-style-type: none"> Vehicle wash and inspection stations shall be maintained onsite and the types of materials brought onto the site shall be closely monitored. The tires and undercarriage of vehicles entering or re-entering the project site shall be thoroughly cleaned. Native vegetation shall be re-established quickly on disturbed sites. Weed Monitor and quickly implement control measures to ensure early detection and eradication of weed invasions. Use certified weed-free straw, hay bales, or equivalent for sediment barrier installations. 				
<p>BIO-23: Implement general design guidelines to minimize impacts to biological resources.</p> <p>All projects authorized under the REGPA will incorporate the following design guidelines as applicable in coordination with the County:</p> <ul style="list-style-type: none"> Design and site the project, in consultation with the permitting agencies, to avoid or minimize impacts to sensitive and unique habitats and wildlife species. Locate energy generation facilities, roads, transmission lines, and ancillary facilities in the least environmentally sensitive areas (such as away from riparian habitats, streams, wetlands, vernal pools, drainages, sand dunes, critical wildlife habitats, wildlife conservation, management, other protected areas, or unique plant assemblages). <ul style="list-style-type: none"> Design facilities to use existing roads and utility corridors as much as possible to minimize the number and length/size of new roads, laydown, and borrow areas. Design transmission line poles, access roads, pulling sites, storage, and parking areas to avoid special-status species or unique plant assemblages adjacent to linear facilities. Locate and/or design facilities to minimize or mitigate wildlife movement disruptions. Locate and/or design facilities to minimize or mitigate wildlife movement disruptions. Design facilities to discourage their use as bird perching, 	Prior to approval and/or issuance of Major Use Permits / prior to construction	Prior to approval and/or issuance of Major Use Permits / prior to construction	Inyo County Planning Department and/or other applicable agencies.	

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
BIOLOGICAL RESOURCES (cont.)				
drinking, or nesting sites. <ul style="list-style-type: none"> • Design facility lighting to prevent side casting of light toward wildlife habitat and skyward protection of light that may disorient night-migrating birds. • Avoid using or degrading high value or large intact habitat areas, such as areas identified as sensitive natural habitat, wilderness areas, ACEC, critical habitat; riparian, sand dunes. • Avoid severing movement and connectivity corridors. Consider existing conservation investments such as protected areas and lands held in trust for conservation purposes. • Locate facilities so they do not disrupt sand transport processes nor remove some or all of a sand source that contributes to sand dune systems harboring listed or otherwise sensitive species. Avoid armoring nearby dune system sand sources. 				
BIO-24: Minimize impacts to groundwater dependent vegetation. Any solar development projects or related infrastructure implemented under the REGPA shall comply with the terms of the Inyo/LA Long Term Water Agreement (Agreement Between the County of Inyo and the City of Los Angeles and Its Department of Water and Power on a Long Term Groundwater Management Plan for Owens Valley and Inyo County). A qualified biologist/botanist shall evaluate the potential for any project implemented under the REGPA to impact groundwater dependent vegetation. If the qualified biologist/botanist determines that the project has the potential to impact groundwater dependent vegetation, a groundwater dependent vegetation management plan will be prepared. The plan will include an evaluation of the potential impacts to groundwater dependent vegetation and appropriate measures to avoid or reduce the impacts to the extent feasible. The plan shall be prepared in coordination with the County and should describe any appropriate monitoring, such as vegetation and/or water table monitoring, and prescribe mitigation to offset the impacts of the project on groundwater dependent vegetation as deemed appropriate by the qualified biologist in coordination with the County.	Prior to approval and/or issuance of Major Use Permits	Prior to approval and/or issuance of Major Use Permits	Inyo County Planning Department Inyo County Water Department and/or other applicable agencies.	

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
CULTURAL RESOURCES				
<p>CUL-1a: Designate project Cultural Resources Staff.</p> <p><u>Project Cultural Resources Specialist.</u> Prior to the approval of a Renewable Energy Permit, Renewable Energy Development Agreement, or Renewable Energy Impact Determination by the County Planning Department, a cultural resources specialist whose training and background conforms to the U.S. Secretary of Interior's Professional Qualifications Standards, as published in Title 36, Code of Federal Regulations, part 61 (36 CFR, part 61) shall be retained by the project owner to conduct a cultural resources inventory, evaluate an resources, produce a Cultural Resources Management and Treatment Plan and other related plans for the approved project and to implement any required plans and mitigation, as necessary as determined by the cultural resource specialist. Their qualifications shall be appropriate to the needs of the project. If the project primarily impacts resources archaeological in nature, the Cultural Resources Specialist shall have a background in archaeology, anthropology or cultural resource management. If the project impacts primarily built environment resources, the Cultural Resources Specialist shall have a background in architectural history. Resumes of the proposed cultural resources staff shall be submitted to the County Planning Department or other CEQA lead agency for review and approval. The Monitoring and Treatment Plan (Mitigation Measure CUL-1c) shall be prepared and implemented under the direction of the Cultural Resources Specialist and shall address and incorporate CUL-1a through CUL-1g.</p> <p><u>Additional Cultural Resources Staff.</u> The Project Cultural Resources Specialist may obtain the services of specialists, cultural resources monitors and field crew if needed, to assist in identification, evaluation, mitigation, monitoring, and curation activities. Cultural Resources Staff shall have a Bachelor's Degree in anthropology, archaeology, history, architectural history or related field, and demonstrated field experience. These individuals must also meet local lead agency qualifications and their resumes must be reviewed and approved by local lead agency staff prior to beginning work.</p>	Prior to the approval of a Renewable Energy Permit, Renewable Energy Development Agreement, or Renewable Energy Impact Determination	Prior to the approval of a Renewable Energy Permit, Renewable Energy Development Agreement, or Renewable Energy Impact Determination	Inyo County Planning Department and/or other applicable agencies.	

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
CULTURAL RESOURCES (cont.)				
<p>CUL-1b: Draft a Historical Resources Treatment Plan.</p> <p>To mitigate the potential impacts on historical resources identified during inventory of the project area, a treatment plan for historical resources shall be developed by, depending on the nature of the resources identified, an archaeologist and/or architectural historian who meets the Secretary of Interior's Professional Qualifications Standards. This treatment plan would include data recovery plans that would address NRHP/CRHR-eligible cultural resources that would be impacted by the project by requiring some level of extracting the scientific value and analysis of the resources prior to development.</p>	Prior to construction	Prior to construction / during inventory of the project area	Inyo County Planning Department and/or other applicable agencies.	
<p>CUL-1c: Draft a Monitoring and Treatment Plan.</p> <p>To mitigate the potential impacts related to inadvertent discovery of archaeological resources during construction, the project proponents shall have a Secretary of the Interior-qualified archaeologist implement a monitoring program and an unanticipated archaeological resource treatment plan. The qualified archaeologist will evaluate any resources uncovered during ground disturbing activities implement appropriate treatment as specified in the archaeological resource treatment plan. During all phases of the project that include ground disturbance, these ground-disturbing activities will be observed by an archaeological monitor, as determined necessary by the archaeologist.</p> <p>a. If, during the course of monitoring, a potentially significant resource is discovered, the qualified archaeologist will have the authority to stop or redirect ground disturbing activities away from the resource until it can be evaluated.</p> <p>b. If previously unknown cultural deposits are discovered during the course of construction, such as previously undiscovered stratified cultural deposits, a testing program will be implemented to evaluate the stratified cultural deposit.</p> <p>c. A separate Native American monitor shall be retained by the project proponent to monitor ground disturbing activities in and around archaeological resources. The Native American monitor shall be selected through consultation with Native American tribal groups. The Native American monitor shall work in conjunction with the qualified archaeologist.</p>	Prior to / during construction	Prior to / during construction	Inyo County Planning Department and/or other applicable agencies.	

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
CULTURAL RESOURCES (cont.)				
CUL-1d: Authority to halt project activities. <p>Prior to the approval of a Renewable Energy Permit, Renewable Energy Development Agreement, or Renewable Energy Impact Determination by the County or the relevant CEQA lead agency, the project owner shall submit a written document granting authority to halt project related activities to the Project Cultural Resources Specialist (as defined in Mitigation Measure CUL-1a) and cultural resources monitors in the event of a discovery or possible damage to a cultural resource. Redirection of project related activities shall be accomplished under the direction of the project supervisor in consultation with the Cultural Resources Specialist. The details of this agreement shall be stipulated in the Cultural Resources Management and Treatment Plan as required in Mitigation Measure CUL-1b.</p>	Prior to the approval of a Renewable Energy Permit, Renewable Energy Development Agreement, or Renewable Energy Impact Determination	Prior to the approval of a Renewable Energy Permit, Renewable Energy Development Agreement, or Renewable Energy Impact Determination	Inyo County Planning Department and/or other applicable agencies.	
CUL-1e: Cultural Resources Worker Environmental Awareness Program. <p>Prior to and for the duration of project activities, the project owner shall provide Worker Environmental Awareness Program (WEAP) training to all new workers within their first week of employment at the project site. The training shall be prepared by the Project Cultural Resources Specialist (as defined in CUL-1) in consultation with local Native Americans and shall incorporate the traditions and beliefs of local Native American groups into the presentation. The presentation may be conducted by any qualified cultural resources specialist and a Native American, if possible, and may be presented in the form of a video. A consulting fee or honorarium shall be negotiated with the local Native American consultants and presenter and paid to them for their participation. The training may be discontinued when project activities are completed or suspended, but must be resumed when project activities resume.</p> <p>The training shall include:</p> <ol style="list-style-type: none"> 1. A discussion of applicable laws and penalties under the law; 2. Samples or visuals of artifacts that might be found in the project vicinity; 3. A discussion of what such artifacts may look like when partially buried, or wholly buried and then freshly exposed; 	Prior to / during construction	Prior to / during construction / for the duration of project activities	Inyo County Planning Department and/or other applicable agencies.	

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
CULTURAL RESOURCES (cont.)				
<p>4. A discussion of what prehistoric and historical archaeological deposits look like at the surface and when exposed during ground-disturbance, and the range of variation in the appearance of such deposits;</p> <p>5. A discussion of what local Native American beliefs are, how those beliefs are related to cultural resources that may be found in the area, and the appropriate respectful behavior towards sacred places and objects;</p> <p>6. Instruction that all cultural resources specialists have the authority to halt ground disturbance in the area of a discovery to an extent sufficient to ensure that the resource is protected from further impacts, as determined by the Project Cultural Resources Specialist (as defined in CUL-1);</p> <p>7. Instruction that employees are to avoid areas flagged as sensitive for cultural resources;</p> <p>8. Instruction that employees are to halt work on their own in the vicinity of a potential cultural resources discovery and shall contact their supervisor and the Project Cultural Resources Specialist (as defined in CUL-1), and that redirection of work would be determined by the project supervisor and the Project Cultural Resources Specialist;</p> <p>9. An informational brochure that identifies reporting procedures in the event of a discovery;</p> <p>10. An acknowledgement form signed by each worker indicating that they have received the training which shall be submitted to the County Planning Department and any other CEQA lead agency; and</p> <p>11. A sticker that shall be placed on hard hats indicating that environmental training has been completed.</p>				
<p>CUL-1f: Cultural Resources Reporting.</p> <p>The project Cultural Resources Specialist shall document results in interim and final reports as necessary. The contents and timing of these reports shall be stipulated in the Cultural Resources Management and Treatment Plan (CUL-1b).</p>	During construction	During construction	Inyo County Planning Department and/or other applicable agencies.	

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
CULTURAL RESOURCES (cont.)				
Final reports for archaeological resources, human remains, and some landscapes, shall be written by or under the direction of a Secretary of the Interior qualified archaeologist or architectural historian as appropriate for the project. Reports shall be provided in the California Office of Historic Preservation's (OHP) Archaeological Resource Management Reports: Recommended Contents and Format and local agency formats. Final documents shall report on all field activities including dates, times and locations, results, samplings, and analyses. All survey reports, Department of Parks and Recreation (DPR) 523 forms, data recovery reports, and any additional research reports not previously submitted to the California Historical Resource Information System (CHRIS) and the State Historic Preservation Officer (SHPO) shall be included as appendices.				
CUL-1g: Curation of Cultural Resources Collections. All archaeological materials retained as a result of the cultural resources investigations (survey, testing, data recovery) shall be curated in accordance the California State Historical Resources Commission's <i>Guidelines for the Curation of Archaeological Collections</i> , into a retrievable storage collection in a public repository or museum.	During construction	During construction	Inyo County Planning Department and/or other applicable agencies.	
CUL-2: Incidental Discovery of Human Remains. In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the County Coroner shall be notified within 24 hours of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie potential remains shall occur until the County Coroner has determined, within two working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the County Coroner determines that the remains are or are believed to be Native American, the Coroner shall notify the NAHC within 24 hours. In accordance with Section 5097.98 of the California Public Resources Code, the NAHC must immediately notify those persons it believes to be the most likely descendant of the deceased Native American. The descendants shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the	During construction	During construction	Inyo County Planning Department and/or other applicable agencies.	

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
CULTURAL RESOURCES (cont.)				
<p>County, the disposition of the human remains.</p> <p>Should human remains be discovered at any time during construction of the Project, construction in the vicinity would halt and the County Coroner would be contacted immediately. If the Coroner determines that the remains do not require an assessment of cause of death and are probably Native American, then the NAHC would be contacted to identify the Most Likely Descendant.</p>				
<p>PALEO-1a: Protect Paleontological Resources.</p> <p>Project developers shall document in a paleontological resources assessment report whether paleontological resources exist in a project area on the basis of the following: the geologic context of the region and site and its potential to contain paleontological resources (including the fossil yield potential), a records search of institutions holding paleontological collections from California desert regions, a review of published and unpublished literature for past paleontological finds in the area, and coordination with paleontological researchers working locally in potentially affected geographic areas (or studying similar geologic strata).</p> <p>If paleontological resources are present at the site or if the geologic units to be encountered by the project (at the surface or the subsurface) have a high/very high or moderate/unknown fossil yield, a Paleontological Resources Management Plan shall be developed.</p> <ol style="list-style-type: none"> 1. The plan shall include the following types of requirements: 2. The qualifications of the principal investigator and monitoring personnel 3. Construction crew awareness training content, procedures, and requirements 4. Any measures to prevent potential looting, vandalism, or erosion impacts 5. The location, frequency, and schedule for on-site monitoring activities 6. Criteria for identifying and evaluating potential fossil specimens or localities 7. A plan for the use of protective barriers and signs, or implementation of other physical or administrative protection measures 	Prior to / during construction	Prior to / during construction	Inyo County Planning Department and/or other applicable agencies.	

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
CULTURAL RESOURCES (cont.)				
<p>8. Collection and salvage procedures</p> <p>9. Identification of an institution or museum willing and able to accept any fossils discovered</p> <p>10. Compliance monitoring and reporting procedures</p> <p>If the geologic units that would be affected by the project have been determined to have low fossil yield potential, paleontological resources shall be included as an element in construction worker awareness training. The training shall include measures to be followed in the event of unanticipated discoveries, including suspension of construction activities in the vicinity.</p> <p>The Paleontological Resources Management Plan shall evaluate all of the construction methods proposed, including destructive excavation techniques. Where applicable, the principal investigator shall include in the plan an evaluation of the potential for such techniques to disturb or destroy paleontological resources, an evaluation of whether loss of such fossils would represent a significant impact, and discussion of mitigation or compensatory measures (such as recordation/recovery of similar resources elsewhere on the site) that are necessary to avoid or substantially reduce the impact.</p>				
GEOLOGY AND SOILS				
<p>GEO-1: Conduct site-specific geotechnical investigations.</p> <p>Site-specific geotechnical investigations will be completed for all applicable proposed development within the individual SEDAs and the OVSA, and the potential off-site transmission corridors associated with the Charleston View, Chicago Valley, and Trona SEDAs (if applicable), prior to final project design approval. These investigations will identify site-specific criteria related to considerations such as grading, excavation, fill, and structure/facility design. All applicable results and recommendations from the geotechnical investigations will be incorporated into the associated individual project design documents to address identified potential geologic and soil hazards, including but not necessarily limited to: ground rupture; ground acceleration (ground shaking); soil liquefaction (and related issues such as dynamic settlement and lateral spreading); landslides/slope instability; geologic and soil instability (including compressible/collapsible soils, subsidence, and corrosive soils); and expansive soils. The final project design documents will also encompass applicable standard design and</p>	Prior to final project design approval	Prior to final project design approval	Inyo County Planning Department and/or other applicable agencies.	

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
GEOLOGY AND SOILS (cont.)				
<p>construction practices from sources including the CBC, IBC, and County standards, as well as the results/recommendations of County plan review and on-the-ground geotechnical observations and testing to be conducted during project excavation, grading and construction activities (with all related requirements to be included in applicable engineering/design drawings and construction contract specifications). A summary of the types of remedial measures typically associated with identified potential geologic and soil hazards, pursuant to applicable regulatory and industry standards (as noted), is provided below. The remedial measures identified/recommended as part of the described site-specific geotechnical investigations will take priority over the more general types of standard regulatory/industry measures listed below.</p> <ul style="list-style-type: none"> • <u>Ground Rupture</u>: (1) locate (or relocate) applicable facilities away from known active (or potentially active) faults and outside of associated CGS Earthquake Fault Zones; and (2) require appropriate (typically 50-foot) building exclusion buffers on either side of applicable fault traces. • <u>Ground Acceleration (Ground Shaking)</u>: (1) incorporate applicable seismic loading factors (e.g., IBC/CBC criteria) into the design of facilities such as structures, foundations/slabs, pavement, utilities, manufactured slopes, retaining walls and drainage facilities; (2) use remedial grading techniques where appropriate (e.g., removing/replacing and/or reconditioning unsuitable soils); and (3) use properly engineered fill per applicable industry/regulatory standards (e.g., IBC/CBC), including criteria such as appropriate fill composition, placement methodology, compaction levels, and moisture content. • <u>Liquefaction and Related Effects</u>: (1) remove unsuitable soils and replace with engineered fill (as previously described), per applicable regulatory/industry standards (e.g., IBC/CBC); (2) employ measures such as deep soil mixing (i.e., introducing cement to consolidate loose soils) or use of subsurface structures (e.g., stone columns or piles) to provide support (i.e., by extending structures into competent underlying units); (3) use subdrains in appropriate areas to avoid or reduce near-surface saturation; and (4) design for potential settlement of liquefiable materials through 				

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
GEOLOGY AND SOILS (cont.)				
<p>means such as use of post-tensioned foundations and/or flexible couplings for utility connections.</p> <ul style="list-style-type: none"> • <u>Landslides/Slope Instability</u>: (1) construct properly drained shear keys and/or replace susceptible deposits with manufactured buttress fills where appropriate; (2) employ applicable slope laybacks (i.e., shallower slopes) and/or structural setbacks; (3) incorporate structures such as retaining walls and stability fills where appropriate to provide support; and (4) implement proper slope drainage and landscaping where applicable per established regulatory/industry standards (e.g., IBC/CBC). • <u>Geologic and Soil Instability</u>: (1) use standard efforts such as over-excavation and recompaction or replacement of unsuitable soils with engineered fill, and enhanced foundation design in applicable areas (e.g., post-tensioned or mat slab foundations); (2) use engineered fill, subdrains, surcharging (i.e., loading prior to construction to induce settlement) and/or settlement monitoring (e.g., through the use of settlement monuments) in appropriate areas; (3) implement groundwater withdrawal monitoring/restrictions per established legal/regulatory/industry standards (if applicable); and (4) remove unsuitable deposits and replace with non-corrosive fill, use corrosion-resistant construction materials (e.g., corrosion-resistant concrete and coated or non-metallic facilities), and install cathodic protection devices (e.g., use of a more easily corroded “sacrificial metal” to serve as an anode and draw current away from the structure to be protected) per established regulatory/industry standards (e.g., IBC/CBC). • <u>Expansive Soils</u>: (1) replace and/or mix expansive materials with non-expansive fill; and (2) cap expansive soils in place with an appropriate thickness of non-expansive fill per established regulatory/industry standards (e.g., IBC/CBC). 				

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
GREENHOUSE GAS EMISSIONS				
GHG-1: Prepare Site-Specific Greenhouse Gas Report. Prior to approval of a Renewable Energy Permit, Renewable Energy Development Agreement, or Renewable Energy Impact Determination for a solar energy project, a site-specific greenhouse gas technical report will be prepared and approved by the County. The site-specific technical report will identify project-specific emissions to ensure compliance with the interim SCAQMD GHG thresholds, as well as measures to reduce operational greenhouse gas emissions. The technical report will be completed and approved by the County prior to the County's action.	Prior to approval of a Renewable Energy Permit, Renewable Energy Development Agreement, or Renewable Energy Impact Determination	Prior to approval of a Renewable Energy Permit, Renewable Energy Development Agreement, or Renewable Energy Impact Determination	Inyo County Planning Department	
HAZARDS AND HAZARDOUS MATERIALS				
HAZ-1: Conduct site-specific Phase I ESA. Site-specific Phase I ESAs shall be completed for all proposed development projects within the nine individual SEDAs and the OVSA, as well as the potential off-site transmission corridors associated with the Trona, Chicago Valley, and Charleston View SEDAs (if applicable), prior to final project design approval. Specifically, Phase I ESA investigations shall be conducted for the noted areas to identify the potential occurrence of hazardous materials and Recognized Environmental Conditions, (RECs, as defined in ASTM International E1527-05, Section 1.1.1), potentially involving the presence of contaminated soil or groundwater, and/or structures or facilities containing hazardous materials such as asbestos insulation, lead-based paint and polychlorinated biphenyls (PCBs). Phase I investigations shall include: (1) appropriate regulatory database records review; (2) site reconnaissance; (3) review of appropriate maps, aerial photographs and other pertinent documents; (4) interviews with current/previous property owners, local government/industry officials, and other individuals with knowledge of the property and/or local environmental conditions; (5) documentation of known or potential RECs; and (6) identification of recommendations to address RECs or other concerns, if applicable (including Phase II ESA investigations, as outlined below).	Prior to final project design approval	Prior to final project design approval	Inyo County Planning Department and/or other applicable agencies.	

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
HAZARDS AND HAZARDOUS MATERIALS (cont.)				
<p>Depending on the results of the described Phase I ESAs, one or more Phase II ESA investigations shall be conducted if identified as part of the Phase I recommendations. Phase II ESAs consist of “intrusive” investigations, in which original samples of soil, groundwater and/or building materials are collected and submitted for laboratory analysis to identify applicable contaminates. Based on the results of this testing, the Phase II ESAs shall identify the type and extent of REC (or other) contamination, and provide appropriate remedial measures to address associated hazards. Typical remedial measures may include efforts such as removal and proper disposal of contaminated materials (or on-site treatment and reuse, if applicable), or in situ treatments such as oxidation (use of aerobic bacteria to accelerate natural attenuation of organic contaminants) or bioremediation (e.g., using bacteria to remove contaminates from groundwater).</p> <p>All ESAs conducted for the proposed project shall be prepared in conformance with applicable regulatory and industry standards, including ASTM International E1527-05 Standard Practice for Environmental Site Assessments, and CFR Part 312, Standards and Practices for All Appropriate Inquiries. Applicable results and recommendations from the described Phase I and Phase II investigations shall be incorporated into the associated individual final project design documents to address identified potential hazardous material concerns.</p>				
<p>HAZ-2: Conduct site-specific Airport Safety Investigations.</p> <p>Site-specific Airport Safety Investigations shall be completed for all proposed development projects in the Laws, Trona, Charleston View, and Sandy Valley SEDAs, the OVSA, and related potential off-site transmission line corridors associated with the Trona, Chicago Valley, and Charleston View SEDAs that are within two miles of a public or private airport prior to final project design approval. These investigations will assess the site-specific design and location of proposed facilities to determine if they are compatible with existing and planned future activities at nearby airports. The Airport Safety Investigations shall utilize applicable criteria from proposed project design information (e.g., facility locations and heights), airport CLUPs and/or Management Plans (if applicable), the Inyo County Airport Hazard Overlay Ordinance, and/or other pertinent information</p>	Prior to final project design approval	Prior to final project design approval	Inyo County Planning Department and/or other applicable agencies.	

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
HAZARDS AND HAZARDOUS MATERIALS (cont.)				
related to considerations such as airport hazard zones and traffic patterns, to identify potential safety conflicts. If such conflicts are identified, the Airport Safety Investigations shall provide remedial measures to address these concerns, potentially including efforts such as relocating and/or redesigning proposed facilities to avoid potential hazards. Applicable results and recommendations from the described Airport Safety Investigations shall be incorporated into the associated individual final project design documents to address identified potential airport-related concerns.				
<p>HAZ-3: Conduct site-specific School Safety Investigations.</p> <p>Site-specific School Safety Investigations shall be completed for all proposed development projects in the OVSA that are within one-quarter mile of an existing or proposed school, prior to final project design approval. These investigations will assess the site-specific design and location of proposed facilities to determine if they are compatible with existing and planned future activities at schools located within one-quarter mile. The School Safety Investigations shall utilize applicable criteria from proposed project design information, such as proposed hazardous material use/storage, associated facility locations, and required measures in HMBEPs and/or RMPs (e.g., proper inventory documentation, storage/containment, transport, employee training, and spill response/clean-up measures) to assess potential hazards to local schools from the use or emission of hazardous materials or wastes. If such hazards are identified, the School Safety Investigations shall provide remedial measures to address these concerns, potentially including efforts such as relocating (i.e., outside of the one-quarter mile boundary) and/or redesigning proposed facilities (e.g., providing enclosures or secondary containment) to avoid potential hazards. Applicable results and recommendations from the described School Safety Investigations shall be incorporated into the associated individual final project design documents to address identified potential school-related concerns.</p>	Prior to final project design approval	Prior to final project design approval	Inyo County Planning Department	

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
HAZARDS AND HAZARDOUS MATERIALS (cont.)				
<p>HAZ-4: Conduct site-specific Wildfire Safety Investigations.</p> <p>Site-specific Wildfire Safety Investigations shall be completed for all proposed projects within the nine individual SEDAs and the OVSA, as well as the potential off-site transmission corridors associated with the Trona, Chicago Valley, and Charleston View SEDAs (if applicable), that are in areas rated as moderate or high for wildfire hazards by CAL FIRE prior to final project design approval. Specifically, the Wildfire Safety Investigations shall be conducted for the noted areas to identify site-specific fire hazard ratings and associated risks to people and structures at proposed development sites. The Wildfire Safety Investigations shall include assessment of the following criteria for the noted areas and surrounding environments: (1) fire history; (2) fuel (vegetation) types; (3) climatic conditions (including wind patterns); (4) projected fire behavior (including flame lengths) from computer modeling (e.g., BehavePlus Fire Modeling System 5.0.4); (5) documentation of known or potential wildfire hazards to on-site people and structures; and (6) identification of remedial measures, if applicable (per applicable regulatory standards such as the CBC, CFC and CRC), potentially including efforts such as the use of fuel modification, structural features (e.g., non-combustible materials and fire/ember/smoke barriers), alarm systems, and/or automatic sprinklers. Applicable results and recommendations from the described Wildfire Safety Investigations shall be incorporated into the associated individual final project design documents to address identified potential wildfire-related concerns.</p>	Prior to final project design approval	Prior to final project design approval	Inyo County Planning Department and/or other applicable agencies.	

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
HYDROLOGY AND WATER QUALITY				
<p>HYD-1: Conduct site-specific hydrologic investigations.</p> <p>Site-specific hydrologic investigations will be completed for applicable proposed solar facility development projects within the individual SEDAs and the OVSA (i.e., those with grading, excavation or other activities potentially affecting hydrologic conditions, as determined by the County), as well as the potential off-site transmission corridors associated with the Trona, Chicago Valley, and Charleston View SEDAs (if applicable), prior to final project design approval. All applicable results and recommendations from these investigations will be incorporated into the associated individual final project design documents to address identified potential hydrologic concerns, including but not necessarily limited to: drainage alteration, runoff rates and amounts, flood hazards, and existing/planned storm drain system capacity. The final project design documents will also encompass applicable standard design and construction practices from sources including NPDES and County standards, as well as the results/recommendations of County plan review (with all related requirements to be included in applicable engineering/design drawings and construction contract specifications). A summary of the types of remedial measures typically associated with identified potential hydrologic concerns, pursuant to applicable regulatory and industry standards</p>	<p>Prior to final project design approval</p>	<p>Prior to final project design approval</p>	<p>Inyo County Planning Department Inyo County Department of Public Works Inyo County Water Department Inyo County Department of Environmental Health and/or other applicable agencies.</p>	

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
HYDROLOGY AND WATER QUALITY (cont.)				
<p>(as noted), is provided below. The remedial measures identified/recommended as part of the described site-specific hydrologic investigations will take priority over the more general types of standard regulatory/industry measures listed below.</p> <ul style="list-style-type: none"> • Drainage Alteration: (1) locate applicable facilities outside of surface drainage courses and drainage channels; (2) re-route surface around applicable facilities, with such re-routing to be limited to the smallest area feasible and re-routed drainage to be directed back to the original drainage course at the closest feasible location (i.e., the closest location to the point of diversion); and (3) use drainage structures to convey flows within/through development areas and maintain existing drainage patterns. • Runoff Rates and Amounts: (1) minimize the installation of new impervious surfaces (e.g., by surfacing with pervious pavement, gravel or decomposed granite); and (2) use flow regulation facilities (e.g., detention/retention basins) and velocity control structures (e.g., riprap dissipation aprons at drainage outlets), to maintain pre-development runoff rates and amounts. • Flood Hazards: (1) work to locate proposed facilities outside of mapped 100-year floodplain boundaries; (2) based on technical analyses such as Hydrologic Engineering Center-River Analysis System (HEC-RAS) studies, restrict facility locations to avoid adverse impacts related to impeding or redirecting flood waters; and (3) based on HEC-RAS studies, use measures such as raised fill pads to elevate proposed structures above calculated flood levels, and/or utilize protection/containment structures (e.g., berms, barriers or waterproof doors) to avoid flood damage. • Storm Drain System Capacity: (1) implement similar measures as noted above for runoff rates and amounts; and (2) utilize additional and/or enlarged facilities to ensure adequate on- and off-site storm drain system capacity. 				

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
HYDROLOGY AND WATER QUALITY (cont.)				
HYD-2: Conduct site-specific groundwater investigations. <p>Site-specific groundwater investigations will be completed for all proposed solar facility development projects within the individual SEDAs and the OVSA proposing to utilize groundwater resources, prior to final project design approval. These investigations will identify site-specific criteria related to considerations such as local aquifer volumes and hydrogeologic characteristics, current/proposed withdrawals, inflow/recharge capacity, and potential effects to local aquifer and well levels from proposed project withdrawals. All applicable results and recommendations from these investigations will be incorporated into the associated individual project design documents to address identified potential impacts to groundwater resources (per applicable regulatory standards), with all related requirements to be included in associated engineering/design drawings and construction contract specifications. A summary of the types of remedial measures typically associated with identified potential effects to groundwater resources is provided below. The remedial measures identified/recommended as part of the described site-specific groundwater investigations will take priority over the more general types of standard measures listed below.</p> <ul style="list-style-type: none"> • Aquifer/Well drawdown: (1) monitor local aquifer and private/production well levels to verify the presence or absence of project-related effects during pre-construction, construction, and operation periods (based on a methodology and monitoring schedule approved by the RWQCB and County); (2) document background and pre-construction groundwater conditions and comparable project-related construction and operation trends, along with related factors such as precipitation levels and groundwater budgets; (3) prepare scaled maps depicting the associated site(s), existing and proposed monitoring well locations, relevant natural (e.g., springs and groundwater-dependent vegetation) and other features (e.g., reservoirs), and pre- post-project groundwater contours, along with a description of cumulative water level changes; (4) restrict project-related groundwater withdrawals to appropriate levels to avoid significant adverse effects to local aquifers/wells and/or other groundwater-dependent uses (e.g., 	Prior to final project design approval	Prior to final project design approval	Inyo County Planning Department Inyo County Water Department and/or other applicable agencies.	

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
HYDROLOGY AND WATER QUALITY (cont.)				
<p>vegetation, springs or other related surface water features), based on thresholds approved by the RWQCB and County; and (5) provide mitigation for affected wells or other uses where applicable, potentially including well modifications (e.g., deepening pumps or wells) and/or financial compensation.</p> <ul style="list-style-type: none"> • Groundwater Recharge Capacity: (1) reduce the area of on-site impervious surface if appropriate, through increased use of surfacing materials such as gravel, decomposed granite, or pervious pavement; and (2) use facilities such as retention/percolation basins and unlined drainage facilities to increase local infiltration and groundwater recharge. 				
<p>HYD-3: Conduct site-specific water quality investigations.</p> <p>Site-specific water quality investigations will be completed for long-term solar facility operations associated with applicable proposed development projects within the individual SEDAs and the OVSA (i.e., those with activities potentially affecting water quality conditions, as determined by the County), as well as the potential off-site transmission corridors associated with the Trona, Chicago Valley, and Charleston View SEDAs (if applicable), prior to final project design approval. All applicable results and recommendations from these investigations will be incorporated into the associated individual final project design documents to address identified potential long-term water quality issues related to conditions such as: anticipated and potential pollutants to be used, stored or generated on-site; the location and nature (e.g., impaired status) of on-site and downstream receiving waters; and project design features to avoid/address potential pollutant discharges. The final project design documents will also encompass applicable standard design practices from sources including NPDES and County standards, as well as the results/recommendations of project-related hazardous materials investigations and regulatory standards (with all related requirements to be included in applicable engineering/design drawings and construction contract specifications).</p> <p>A summary of the types of BMPs typically associated with identified potential water concerns, pursuant to applicable regulatory and industry standards (as noted), is provided below. The BMPs identified/recommended as part of the described site-specific water quality</p>	Prior to final project design approval	Prior to final project design approval	Inyo County Planning Department Inyo County Water Department Inyo County Department of Environmental Health and/or other applicable agencies.	

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

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HYDROLOGY AND WATER QUALITY (cont.)				
<p>investigations will take priority over the more general types of standard regulatory/industry measures listed below.</p> <ul style="list-style-type: none"> • Low Impact Development (LID)/Site Design BMPs: LID/site design BMPs are intended to avoid, minimize and/or control post-development runoff, erosion potential and pollutant generation to the maximum extent practicable (MEP) by mimicking the natural hydrologic regime. The LID process employs design practices and techniques to effectively capture, filter, store, evaporate, detain and infiltrate runoff close to its source through efforts such as: (1) minimizing developed/disturbed areas to the maximum extent feasible; (2) utilizing natural and/or unlined drainage features in on-site storm water systems; (3) disconnecting impervious pervious to slow concentration times, and directing flows from impervious surfaces into landscaped or vegetated areas; and (4) using pervious surfaces in developed areas to the maximum extent feasible. • Source Control BMPs: Source control BMPs are intended to avoid or minimize the introduction of pollutants into storm drains and natural drainages to the MEP by reducing on-site pollutant generation and off-site pollutant transport through measures such as: (1) installing “no dumping” stencils/tiles and/or signs with prohibitive language (per current County guidelines) at applicable locations such as drainages and storm drain inlets to discourage illegal dumping; (2) designing trash storage areas to reduce litter/pollutant discharge through methods such as paving with impervious surfaces, installing screens or walls to prevent trash dispersal, and providing attached lids and/or roofs for trash containers; (3) designing site landscaping (if applicable) to maximize the retention of native vegetation and use of appropriate native, pest-resistant and/or drought-tolerant varieties to reduce irrigation and pesticide application requirements; and (4) providing secondary containment (e.g., enclosed structures, walls or berms) for applicable areas such as trash or hazardous material use/storage. 				

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
HYDROLOGY AND WATER QUALITY (cont.)				
<ul style="list-style-type: none"> Treatment Control/LID BMPs: Treatment control (or structural) BMPs are designed to remove pollutants from runoff to the MEP through means such as filtering, treatment or infiltration. Treatment control and/or LID BMPs are required to address applicable pollutants, and must provide medium or high levels of removal efficiency for these pollutants (per applicable regulatory requirements). Based on the anticipated pollutants of concern, potential LID and treatment control BMPs may include (1) providing water quality treatment and related facilities such as sediment basins, vegetated swales, infiltration basins, filtration devices and velocity dissipators to treat appropriate runoff flows and reduce volumes prior to off-site discharge (per applicable regulatory requirements); and (2) conducting regular inspection, maintenance and as-needed repairs of pertinent facilities and structures. 				
LAND USE AND PLANNING				
No mitigation measures are required.				
MINERAL RESOURCES				
MIN-1: Conduct site-specific mineral resource investigations. Site-specific mineral resource investigations will be completed for proposed development projects within the individual SEDAs, the OVSA, and the potential off-site transmission corridors associated with the Trona, Chicago Valley, and Charleston View SEDAs (if applicable), prior to final project design approval. These investigations will include the following elements: (1) descriptions of regional and on-site geologic environments; (2) identification of site-specific potential for the occurrence of mineral resources; (3) assessment of estimated mineral resource quantities and extents (as applicable); (4) evaluation of associated potential for economic resource recovery, including considerations such as supply and demand, and production, processing and transportation costs; (5) determination of the presence of mineral entries such as mining claims and mineral leases, including descriptions of individual mineral entry types, issuing agencies and status; (6) assessment of potential impacts from project implementation to identified regionally- or locally-important mineral resources, associated exploration/recovery efforts, and valid mineral entries; and (7) development	Prior to final project design approval	Prior to final project design approval	Inyo County Planning Department	

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
MINERAL RESOURCES (cont.)				
of remedial measures to address identified impacts to mineral resources, operations and entries, as feasible, potentially including efforts such as avoidance, use of proposed project development timing or phasing to accommodate mineral operations, or locating proposed project facilities to accommodate multiple use operations (e.g., through shared use of access or infrastructure). All applicable results and recommendations from the described investigations identifying identified potential mineral resource impacts and remedial measures will be incorporated into the associated individual project design documents.				
NOISE				
<p>NOI-1: Noise Technical Report for Solar Facilities proposed within 500 feet of Noise-Sensitive Land Uses.</p> <p>If a proposed solar energy project resulting from implementation of the REGPA is within 500 feet of a residence or other noise-sensitive land use, prior to issuance of a Major Use Permit, a site-specific noise technical report will be prepared and approved by the County. The technical report will verify compliance with all applicable County laws, regulations, and policies during operation of the solar project, including that noise levels would not exceed the relevant thresholds described in the County General Plan Noise Element (60 dBA L_{DN} for noise-sensitive land uses such as residences, schools, transient lodging and medical facilities). The site-specific noise technical report will include project specifications, applicable noise calculations, project design features, applicable Best Management Practices and related information from the California Energy Commission Best Management Practices Guidance Manual (CEC 2009), and mitigation measures applicable to the project. The Noise Technical Report will address operational related noise sources, as well as noise from the use of generators during an emergency. The technical report will calculate specific anticipated noise and vibration levels from operations in accordance with County standards and provide specific mitigation when noise levels are expected to exceed County standards.</p>	Prior to approval and/or issuance of Major Use Permits	Prior to approval and/or issuance of Major Use Permits	Inyo County Planning Department Building and Safety Department	

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
NOISE (cont.)				
NOI-2: Construction Noise Reduction Measures. If a solar development resulting from implementation of the REGPA is proposed within 500 feet of a residence or other noise-sensitive receptor, the following measures, in addition to applicable Best Management Practices from the California Energy Commission Best Management Practices Guidance Manual (CEC 2009), shall be implemented to reduce construction noise to the extent feasible: <ul style="list-style-type: none"> • Whenever feasible, electrical power will be used to run air compressors and similar power tools. • Equipment staging areas will be located as far as feasible from occupied residences or schools. • All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers. • Stationary equipment shall be placed such that emitted noise is directed away from sensitive noise receptors. • Stockpiling and vehicle staging areas shall be located as far as practical from occupied dwellings. 	During construction	During construction	Inyo County Planning Department	
NOI-3: Helicopter Noise Control Plan. In the event that a project site would have limited access and would require the use of helicopters during operation or maintenance of a facility, the applicant will prepare a Helicopter Noise Control Plan that indicates where helicopters would be used and the frequency and duration for such use. The plan shall demonstrate compliance with the noise level limits within the County Noise Element for helicopter noise to properties within 1,600 feet of proposed helicopter use locations.	During construction	During construction	Inyo County Planning Department	
POPULATION AND HOUSING				
No mitigation measures are required.				

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
PUBLIC SERVICES				
<p>PUB-1: Analyze public safety and protection response times and staff levels for each project.</p> <p>Site specific analysis of fire and police protection service response times and staffing levels shall be completed for proposed distributed generation and community-scale future solar development projects, as deemed appropriate by the County, at the cost of the project applicant, prior to final project design approval of each project. The analysis shall include a determination regarding a project's impact to fire and police protection services and outline feasible measures to maintain adequate response times for fire and police protection services.</p>	Prior to final project design approval	Prior to final project design approval	Inyo County Planning Department and/or other applicable agencies.	
<p>PUB-2: Provide onsite security during the construction and long-term operation of the project.</p> <p>For project sites associated with proposed distributed generation and community-scale future solar development projects that are determined through Mitigation Measure PUB-1 to have insufficient law enforcement protection services or significant impacts to law enforcement services, project proponents shall be required to provide adequate, onsite private security for the duration of construction activities and during the long-term operation of the project to the satisfaction of the County. The actual size and configuration of the security detail shall be determined by the County during preparation of the Development Agreement for the future solar energy project.</p>	During construction and operations	During construction and operations	Inyo County Planning Department	
<p>PUB-3: Pay mitigation fees for public safety and protection services.</p> <p>The County shall require project proponents to pay established County development mitigation fees for fire and police protection services. Said fees shall be used to maintain proper staffing levels for fire and police protection services and to sustain adequate response times as required by the County.</p>	Prior to final project design approval	Prior to final project design approval	Inyo County Planning Department and/or other applicable agencies.	
RECREATION				
No mitigation measures are required.				

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
SOCIOECONOMICS				
SOC-1: Minimize Impacts on Transient Housing. <p>To further off-set potential negative effects and increased demand on transient housing, Policy ED-4.5 (Local Hiring Requirements) shall be supplemented with the following:</p> <ul style="list-style-type: none"> For renewable energy projects where the construction schedule exceeds one-year, community-monitoring programs shall be developed that would identify and evaluate transient housing demand and other socioeconomic effects utilizing economic models such as JEDI. Measures developed for monitoring may include the collection of data reflecting the workforce demands and social effects (such as tracking any demonstrable drop in recreational usership) as a result of increased transient housing demand from construction workers at the local and County level. Project developers shall work with the County, local chambers of commerce, and/or other applicable local groups to assist transient workers in finding temporary lodging. If temporary lodging is not available, developers of utility-scale projects shall consider the feasibility of providing on-site temporary housing accommodations for all projects. 	During construction	During construction	Inyo County Planning Department	
SOC-2: Minimize Impacts on County Public Services. <p>To further off-set potential negative effects on County public services, Policy ED-4.4 (Renewable Energy Solar Facility Development Beneficial to the Local Economy) shall be supplemented with the following:</p> <ul style="list-style-type: none"> Cooperative agreements between project applicants and the County shall be secured prior to issuance of a building permit or project-specific entitlement to ensure the following: Unless property taxation of a renewable energy installation is deemed sufficient by the County, project applicants shall pay a fair-share public service impact fee. A potential method for estimating a fair-share contribution could be calculated by: [annual service budget] X [estimated number of temporary workers temporarily in-migrating ÷ County population served]. 	Prior to issuance of building permit	Prior to issuance of building permit	Inyo County Planning Department	

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
SOCIOECONOMICS (cont.)				
<p>The public service fee (and formula used for calculating fair-share) shall be adjusted based on the duration of project construction (e.g., a project only lasting 9 months would utilize 75 percent of the annual budget, one lasting 1.5 years would utilize 150 percent of the annual budget, etc.); and</p> <p>Project applicants shall maximize the County's receipt of sales and use taxes paid in connection with construction of the project by methods such as including language in construction contracts identifying jobsites to be located within the County and requiring construction contractors to attribute sales and use taxes to the County in their Board of Equalization filings and permits.</p>				
TRANSPORTATION AND CIRCULATION				
<p>TRA-1: Prepare site-specific traffic control plans for individual projects.</p> <p>Site-specific traffic control plans shall be prepared for all proposed solar energy projects within the individual SEDAs and the OVSA to ensure safe and efficient traffic flow in the area of the solar energy project and within the project site during construction activities. The traffic control plan shall, at minimum, contain project-specific measures to be implemented during construction including measures that address: (1) noticing; (2) signage; (3) temporary road or lane closures; (4) oversized deliveries; (5) construction times; and (6) emergency vehicle access.</p>	Prior to / during construction	Prior to / during construction	Inyo County Planning Department and/or other applicable agencies.	
<p>TRA-2: Implement recommendations from traffic impact analysis on surrounding roadways and intersections.</p> <p>Site-specific construction traffic impact analyses shall be prepared for all proposed solar energy projects within the individual SEDAs and the OVSA to evaluate potential traffic impacts on surrounding roadways and intersections during the construction period. Applicable results and recommendations from the project-specific construction traffic impact analysis shall be implemented during the appropriate construction phase to address identified potential construction traffic impacts.</p>	During construction	During construction	Inyo County Planning Department and/or other applicable agencies.	

Table 1
INYO COUNTY RENEWABLE ENERGY GENERAL PLAN AMENDMENT PEIR
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Phase of Implementation / Mitigation Timing	Frequency and/or Duration of Required Monitoring	Enforcement or Reporting Agency / Action Notes	Record Document Location
UTILITIES AND SERVICE SYSTEMS				
<p>UTIL-1: Projects within the western solar energy group will not exceed a combined maximum of 250 MW or 1,500 acres.</p> <p>Future projects within the western solar energy group shall be limited to a combined maximum of 250 MW or 1,500 acres of development area). The County shall implement a tracking program to ensure all future solar development projects within the western solar energy group do not exceed 250 MW. Once the 250-MW (or 1,500 acres of development area) is reached, the County shall not approve further projects within the western solar energy group unless project applicants can provide proof of adequate and existing transmission capabilities for the project.</p>	Prior to issuance of building permit	At the beginning and completion of each project	Inyo County Planning Department	
<p>UTIL-2: Projects within the southern and eastern solar energy groups will be required have necessary and /or adequate transmission lines.</p> <p>Future development within the southern and eastern solar energy groups shall be required to include the necessary transmission lines or provide proof of adequate transmission capabilities for the project.</p>	Prior to issuance of building permit	Prior to issuance of building permit	Inyo County Planning Department and/or other applicable agencies.	

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