

MAMMOTH PACIFIC I REPLACEMENT PROJECT  
SECOND REVISED DRAFT ENVIRONMENTAL IMPACT  
REPORT

**California Clearinghouse Number 2011022020**

**July 2012**

**CEQA Lead Agency:**

Mono County  
P.O. Box 2415  
Mammoth Lakes, California 93546



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**CEQA Lead Agency:**

Mono County  
P.O. Box 2415  
Mammoth Lakes, California 93546

**Project Applicant:**

Mammoth Pacific, L.P.  
P.O. Box 1584  
Mammoth Lakes, California 93546

**CEQA Consultants:**

CAJA Environmental Services, LLC and Environmental Management Associates, Inc.  
588 Explorer Street  
Brea, California 92821

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## **SUMMARY**

This environmental document is the second revision of the draft Environmental Impact Report (RDEIR2) prepared by Mono County to meet the requirements of the California Environmental Quality Act (CEQA) for the proposed Mammoth Pacific I (MP-I) Replacement Project (Project) and alternatives to this Project.

### **LEGAL REQUIREMENTS FOR RECIRCULATING A DRAFT EIR**

Under the California Environmental Quality Act (CEQA), recirculation of a draft EIR is required when significant new information changes the EIR. Specifically, the CEQA Guidelines state:

*A lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review under Section 15087 but before certification. As used in this section, the term “information” can include changes in the project or environmental setting as well as additional data or other information... [CEQA Guidelines, Section 15088.5]*

*If the revision is limited to a few chapters or portions of the EIR, the lead agency need only recirculate the chapters or portions that have been modified. [CEQA Guidelines, Section 15088.5(c)]*

*When the EIR is revised only in part and the lead agency is recirculating only the revised chapters or portions of the EIR, the lead agency may request that reviewers limit their comments to the revised chapters or portions of the recirculated EIR. The lead agency need only respond to (i) comments received during the initial circulation period that relate to chapters or portions of the document that were not revised and recirculated, and (ii) comments received during the recirculation period that related to the chapters or portions of the earlier EIR that were revised and recirculated. The lead agency’s request that reviewers limit the scope of their comments shall be included either within the text of the revised EIR or by an attachment to the revised EIR. [CEQA Guidelines, Section 15088.5(f)(2)]*

Revision and recirculation of the subject RDEIR2 was determined necessary by Mono County to advise the public that a change to the County General Plan will be made for the Project. The terminology “RDEIR2” is utilized here for purposes of clarification. It indicates that the original Draft EIR (DEIR) and earlier Revised Draft EIR (RDEIR) have been revised and the Draft EIR is again being recirculated.

### **BACKGROUND**

#### **Draft Environmental Impact Report (DEIR)**

An Initial Study of the potential environmental impacts of the Project was conducted on behalf of Mono County. The Initial Study was prepared by the Mono County Economic Development Department (MCEDD) and the Mono County Community Development Department (MCCDD). As a result of the Initial Study, and comments received from responsible/trustee agencies and the public during scoping, the

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following environmental resource topics were identified for detailed environmental assessment in the originally circulated Draft EIR (DEIR).

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise

The DEIR was originally circulated for public review from July 13, 2011 to August 26, 2011. Mono County received a total of six (6) comments on the DEIR.

**Revised Draft Environmental Impact Report (RDEIR)**

As a result of agency comments and new information provided by the Applicant, Mono County elected to revise and recirculate the DEIR.

A revised draft EIR (RDEIR) was prepared which included new and revised analysis of both the proposed MP-I Replacement Project and the potential cumulative impacts associated with existing and proposed development. All of the new or supplemental information was analyzed as appropriate in various sections of this RDEIR. The new or supplemental Project information added to the RDEIR included:

- Additional technical information;
- A revised site plan;
- An updated Project construction schedule;
- A revised Geothermal Brine Spill Prevention and Response Plan;
- Best management practices to prevent adverse effects from spills;
- Dismissal of the overhead interconnection transmission line option; and
- A Reclamation Plan covering the MPLP projects located on private land.

In addition, supplemental environmental information was compiled and analyzed in the RDEIR, including:

- A revised and supplemented construction air emission analysis;
- A supplemented emergency generator air emission analysis;
- A new baseline biological resources survey of the Project area including documentation of supplemental mule deer field studies;
- Supplemental hydrological resource information; and
- Supplemental geotechnical information regarding proximity of faults to the proposed plant site and evaluation of the potential for geothermal induced subsidence.

The RDEIR considered each of the Project Alternatives and evaluated the impacts that would occur during project construction, operation of the replacement M-1 plant, decommissioning of the existing MP-I power generation facilities, interim site restoration and end of Project site reclamation. The RDEIR also provided an assessment of the cumulative effects of the Project, existing projects, and reasonably foreseeable projects identified by the MCEDD and the MCCDD.

The RDEIR was made available to various agencies, citizen groups, and interested individuals for review. Copies of the RDEIR Notice of Availability (NOA) were also sent to interested individuals, groups and agencies. A shortened 30-day public review period for the REIR was requested and approved by the State Clearinghouse. The public review period began on February 24, 2012 and ended on March 26, 2012. Mono County received a total of ten (10) comment letters on the RDEIR.

**Second Revision of the Environmental Impact Report (RDEIR2)**

One RDEIR commenter noted that the Project would be constructed within the Hot Creek Buffer Zone and that a portion of the Project would be constructed within 500 feet of a watercourse defined as a blue line or dotted blue line on a U.S. Geological Survey topographic map of the Project vicinity. The commenter asserted that the construction within 500 feet of the watercourse would be inconsistent with the Land Use and Conservation/Open Space Elements of the County General Plan regarding setbacks from watercourses within the Hot Creek Buffer Zone. The Applicant has submitted a request for a variance from the setback requirement.

The Project would not be inconsistent with the Land Use or Conservation/Open Space Elements of the Mono County General Plan if the requested variance is granted. Chapter 33 of the General Plan authorizes the granting of variances from land development regulations, including the 500-foot setback requirement imposed by Section 15.070(B)(1)(d), provided certain findings can be made. A subsequent reference to the 500-foot setback contained within the Conservation/Open Space Element does not itself impose the setback, but instead is a reference to the requirement imposed by Section 15.070(B)(1)(d), which is subject to variance in accordance with Chapter 33.

However, to address the commenter's concern, the County proposes to clarify the language of the Land Use and Conservation/Open Space Elements of the General Plan as discussed in this section. This new Land Use/Planning section is added to the RDEIR to provide further assessment and clarification for public review and comment. This RDEIR2 is being recirculated to provide the public and interested agencies with the opportunity to review and comment on the supplemental information provided in the new Land Use/Planning section and the associated changes to the RDEIR. Except as noted in this RDEIR2, all of the other assessment provided in the earlier circulated RDEIR remains unchanged and the County is only seeking comments on the Land Use/Planning related assessment provided in this RDEIR2. Comments previously received on the RDEIR that pertain to other subjects will be responded to and addressed in the Final EIR, along with any agency/public comments on this RDEIR2.

It was determined that the proposed Project, as amended by the conditions and mitigation measures prescribed in the RDEIR and this RDEIR2, would be the *Environmentally Superior Alternative* as defined by CEQA.

**ANALYSIS INCLUDED IN THE SECOND REVISION OF THE DRAFT EIR**

The RDEIR2 includes the insertion of a new Land Use/Planning section, Section 4.10, to the Revised Draft EIR with supplemental analysis of both the proposed MP-I Replacement Project and the potential cumulative impacts associated with existing and proposed development. Only the new Land Use/Planning section of the Draft EIR, and the related changes to the text of the RDEIR, are being circulated for public review at this time.

All of the new or supplemental information is analyzed as appropriate in various sections of this RDEIR2. The new or revised information includes:

- Land Use/Planning Section 4.10;
- Cumulative Impact Land Use/Planning Section 5.3.10; and
- Assorted changes to earlier RDEIR text needed for document consistency with the added Land Use/Planning sections.

## **OVERVIEW OF THE PROPOSED PROJECT**

The existing Mammoth Pacific Unit I (MP-I) project is a commercial geothermal development project operated by Mammoth Pacific L.P. (MPLP) and located near Casa Diablo Hot Springs in Mono County, California (see Figure 1). The existing MP-I project consists of a binary power plant with a design capacity of about 14 megawatts (MW), a geothermal wellfield, production and injection fluid pipelines, and ancillary facilities that have been operating since 1984. The existing MP-I power plant site is located approximately 1,200 feet northeast of the intersection of U.S. Highway 395 and California State Route 203 on 90 acres of private (fee) land owned by Ormat Nevada, Inc. (Ormat), the parent company of MPLP (see Figure 2).

The Mammoth Pacific I Replacement Project (Project) was proposed by MPLP (Applicant) to replace the aging MP-I power plant with a new, more modern and efficient binary power plant (M-1) while maintaining the existing geothermal wellfield, pipeline system and ancillary facilities. The proposed M-1 replacement power plant would be capable of generating, on average, approximately 18.8 MW (net) of electricity. No net change in the rate of geothermal fluid produced and supplying the existing Casa Diablo geothermal development complex would result, and no substantive change to the geothermal reservoir is anticipated. During M-1 plant startup operations, the existing MP-I plant would continue to operate until the new M-1 plant becomes commercial, after which time MPLP would close and dismantle the old MP-I plant. **The old MP-I plant would be decommissioned and removed, the site would be graded, and equipment as described in the RDEIR that is currently stored on the proposed M-1 site would be moved to the old MP-I site.** The transition period during which both the MP-I and M-1 operations would overlap would be a period of up to two years from the date the M-1 plant begins startup operations.

## **SUMMARY OF THE PROJECT ALTERNATIVES**

The CEQA Guidelines require that an EIR describe a reasonable range of alternatives to a project, or the location of a project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen the significant environmental effects of the project. The EIR considers various alternatives to the Project. The location of a geothermal power plant is constrained by the location of the geothermal resource itself. Locating a plant near the geothermal resource is required to feasibly utilize the heat from the geothermal resource. With respect to the Casa Diablo geothermal resource, steep terrain, earthquake faults, the potential for flooding and the thermal features of the area are also constraints to feasible power plant site locations.

Three alternative locations (East Site, West Site and North Site) are evaluated. However, due to environmental and feasibility constraints associated with the East and West sites, only the North Site Alternative was selected for more detailed analysis in the Revised Draft EIR. The East Site and West Site were eliminated from detailed consideration.

A preliminary assessment was also undertaken to evaluate the feasibility of other possible Project Alternatives, including: (a) locating the replacement plant in the footprint of the existing plant; (b) locating the replacement power plant facilities at another site on the MPLP land; and (c) constructing and operating a plant of smaller size with reduced capacity. For reasons explained in the RDEIR, it was

determined that these alternatives would be infeasible or would not achieve the primary objectives of the Project and these possible Project Alternatives were eliminated from detailed consideration.

The three Project Alternatives evaluated in detail in the RDEIR included:

**Project** – The proposed Project as described above.

**North Site Alternative** – The North Site Alternative would consist of the construction and operation of a replacement plant similar to the one proposed for the M-1 replacement plant site, but it would be located about one-quarter mile north of the existing MP-I plant site. The North Site Alternative was selected because the replacement plant facilities would be potentially less visible to the public than the Project. The North Site Alternative would be located entirely on public land within the Inyo National Forest. As such, if the North Site Alternative is selected then the MP-I Replacement Project would require additional approvals from federal agencies and additional environmental assessment in conformance with National Environmental Policy Act (NEPA) requirements.

**No Project Alternative** – The No Project Alternative is required by CEQA. If the No Project Alternative is selected then neither the Project nor the North Site Alternative would be approved, and the requested Conditional Use Permit for the proposed Mammoth Pacific I Replacement Project would be denied. The existing MP-I power generation facilities would continue to be authorized to operate under the existing Conditional Use Permit issued for the project.

County direction for energy resource exploration and development, including geothermal energy development projects, is provided in the Energy Resources section of the Conservation/Open Space Element of the General Plan. In addition, permitted uses and development standards for different land use designations (zones) relevant to geothermal development projects are provided in the Land Use Element of the General Plan.

The existing Casa Diablo geothermal complex is comprised of both (a) private land owned by Ormat and under geothermal lease to MPLP and (b) public land under federal geothermal lease to MPLP and administered by the USFS. The western parcel of the private lands on which the existing MP-I facilities are located has a Land Use Designation (LUD) of “Resource Management” (RM). The LUD of the eastern parcel of the private land within the Casa Diablo geothermal complex on which the new replacement M-1 plant would be located is “Resource Extraction” (RE). The off-site private lands in the Casa Diablo area are predominantly designated as “Open Space”, while the public lands in the Casa Diablo area are predominantly designated Resource Management (see Figure 3).

The General Plan notes that the RM designation is intended “to recognize and maintain a wide variety of values in the lands outside existing communities,” including “geothermal or mineral resources.” “Mining and geothermal exploratory projects” are explicitly “uses permitted subject to use permit” within the RM designation, and other “similar” uses may also be permitted uses. The existing MP-I project power plant and well field are located on both private and public land with a RM LUD. The existing MP-I plant site-decommissioning activities that are proposed as part of the Project would be conducted exclusively on private land with a LUD of RM.

The “Open Space” (OS) LUD “is intended to protect and retain open space” and “may be valuable for mineral resources.” “Mineral exploration activities (including geothermal exploration activities)” are explicitly “uses permitted subject to use permit” within the “Open Space” designation, and other “similar” uses may also be permitted uses. No Project activities would occur on land designated OS. The RE LUD “is intended to provide for protection of the environment and resource extraction activities.” “Exploring, drilling, and development of geothermal resources” are explicitly “uses permitted subject to use permit”

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within the RE designation, and other “similar” uses may also be permitted uses. The M-1 replacement plant site construction, Project power generation operations, and the eventual decommissioning of the M-1 power plant would be conducted entirely on private land with a LUD of RE.

The tabulated summary of the environmental protection measures adopted by the Applicant, the potentially significant impacts resulting from the Project and mitigation measures to reduce these adverse effects; and selected standards, codes and permit requirements applicable to the Project that were provided in the RDEIR have been changed to include the assessment of the Planning/Land Use impacts of the Project (see Tables 1-3).

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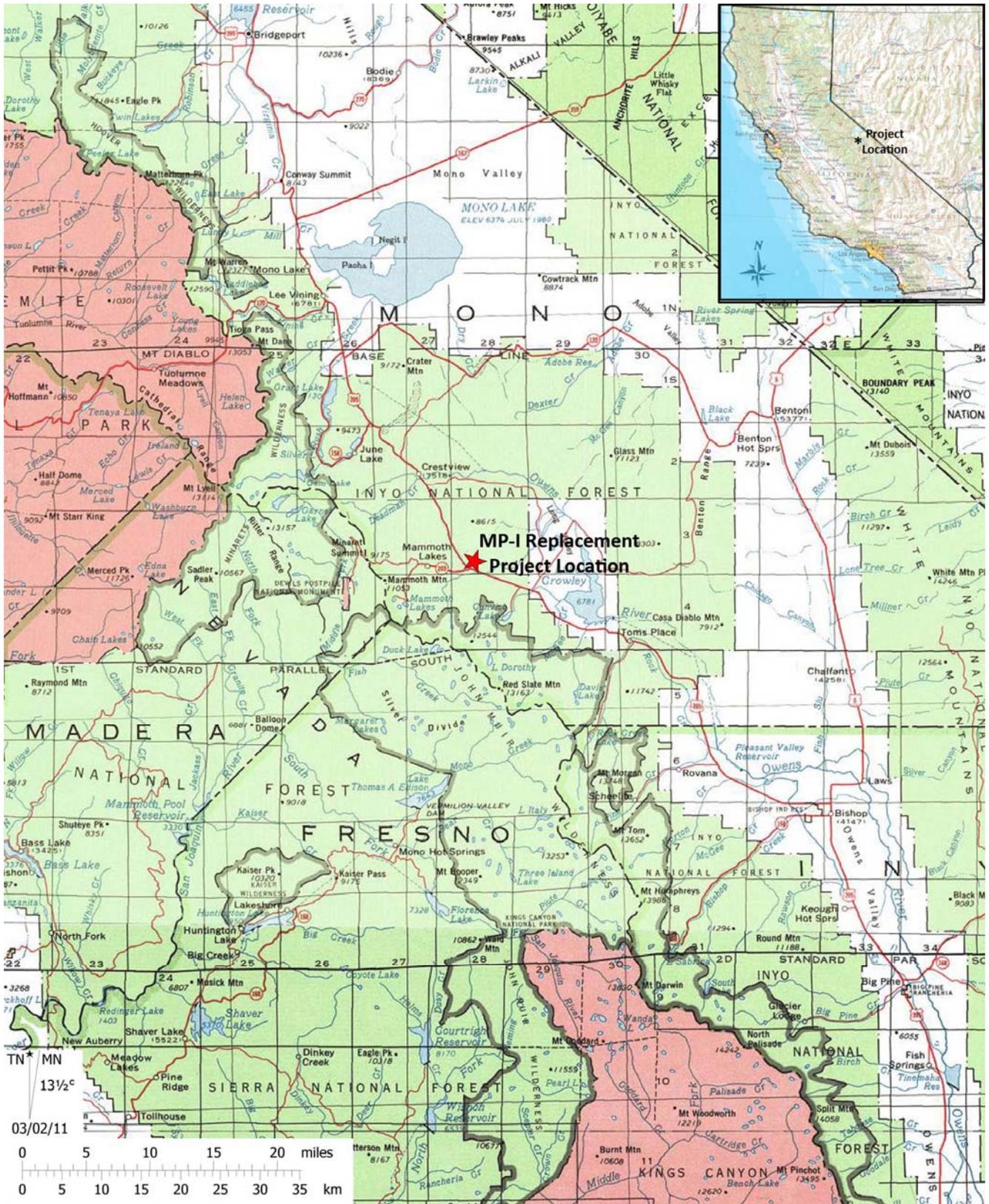


Figure 1: Project Location Map – Mammoth Pacific I Replacement Project Location

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Figure 2: Existing Casa Diablo Geothermal Complex and Proposed M-1 Replacement Plant Site

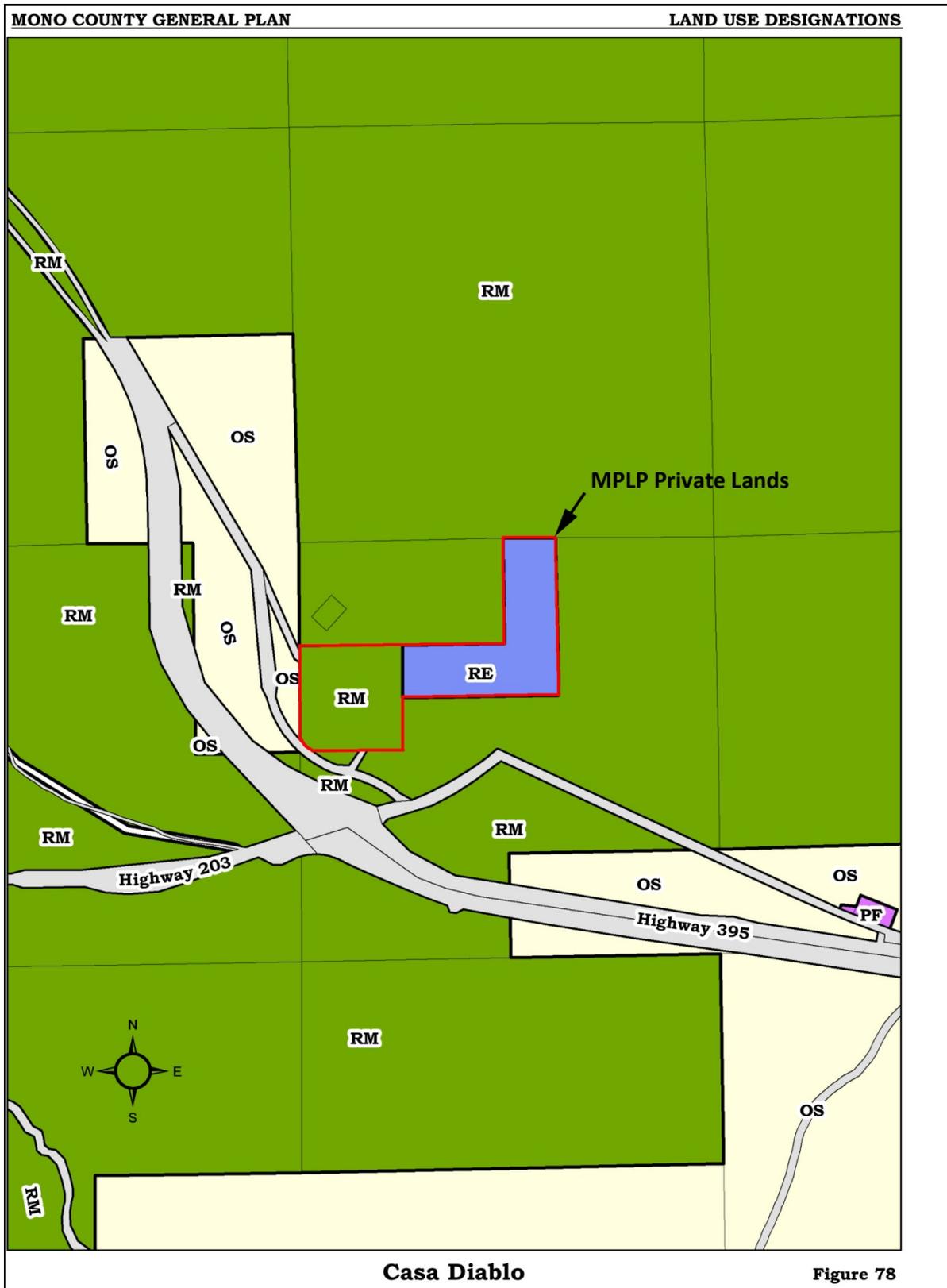


Figure 3: Mono County Land Use Designations in the Vicinity of the MP-I Replacement Project

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[Only changes to Tables 1-3 of the RDEIR are shown below. The changes are summaries of the respective Land Use/Planning assessment.]

Table 1: Project Impacts, Mitigation and Compliance Summary

Environmental Resource Topics	Project Design Features Required by Mono County	Significant Environmental Impacts and Measures Prescribed by the Draft EIR to Mitigate the Impacts	Other Protection Measures Prescribed by the Draft EIR to Reduce the Adverse Effects of the Project	Mono County Compliance Standards and Conformance with and Other Agency Requirements
<b>Proposed Project:</b>				
<b>Land Use/Planning</b>	Not Applicable	No significant impacts identified.	None identified	<ol style="list-style-type: none"> <li>1. Applicant would be required to obtain a variance from the County in order to construct an aboveground electrical transmission line as part of the Project.</li> <li>2. Applicant would be required to obtain a variance from the County for setback reductions from exterior property line(s); setback reductions from streams designated by a blue line on USGS topographic maps for structures within the 5.7-acre proposed M-1 plant site; and for the conversion of the existing MP-I plant site to a storage area.</li> <li>3. Applicant would be required to obtain approval for a height exception from the County under Section 04.110 (Building Heights) of the Mono County Code to exceed the 35-foot height limit for mechanical appurtenances.</li> <li>4. The County would approve</li> </ol>

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Environmental Resource Topics	Project Design Features Required by Mono County	Significant Environmental Impacts and Measures Prescribed by the Draft EIR to Mitigate the Impacts	Other Protection Measures Prescribed by the Draft EIR to Reduce the Adverse Effects of the Project	Mono County Compliance Standards and Conformance with and Other Agency Requirements
<b>Proposed Project:</b>				
				clarifying General Plan Amendments.

Table 2: North Site Alternative Impacts, Mitigation and Compliance Summary

Environmental Resource Topics	Applicant-Proposed Project Design Features Required by Mono County	Significant Environmental Impacts and Measures Prescribed by the Draft EIR to Mitigate the Impacts	Other Protection Measures Prescribed by the Draft EIR to Reduce the Adverse Effects of the North Site Alternative	Mono County Compliance Standards and Conformance with and Other Agency Requirements
<b>North Site Alternative:</b>				
<b>Land Use/Planning</b>	Not Applicable	No significant impacts identified.	None identified	<ol style="list-style-type: none"> <li>1. Applicant would be required to obtain a variance from the County in order to construct an aboveground electrical transmission line on private land as part of the Project.</li> <li>2. Applicant would be required to secure approval for the Project from the USFS, along with other necessary federal and state agency approvals.</li> </ol>

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Table 3: No Project Alternative Impacts, Mitigation and Compliance Summary

Environmental Resource Topics	Applicant-Proposed Project Design Features Required by Mono County	Significant Environmental Impacts and Measures Prescribed by the Draft EIR to Mitigate the Impacts	Other Protection Measures Prescribed by the Draft EIR to Reduce the Adverse Effects of the No Project Alternative	Mono County Compliance Standards and Conformance with and Other Agency Requirements
<i>No Project Alternative:</i>				
<b>Land Use/Planning</b>	Not Applicable	No significant impacts identified.	Not Applicable	Not Applicable

# 1 INTRODUCTION

This assessment is a Second Revised Draft Environmental Impact Report (RDEIR2) of the proposed Mammoth Pacific I (MP-I) Replacement Project that was prepared to meet the requirements of the California Environmental Quality Act (CEQA; Public Resources Code 21000-21178.1). This RDEIR2 provides additional information and clarifications intended to supplement the earlier distributed RDEIR prepared for the proposed MP-I Replacement Project and the alternatives described in RDEIR. The RDEIR remains predominantly unchanged except as noted by the additions and deletions provided in this RDEIR2.

**[The only changes made to Chapter 1 of the RDEIR relate to the following text in Section 1.2.2 regarding the Objectives of the Proposed Project and EIR by Mono County; and the following text in Section 1.5., regarding the CEQA document. The insertions and deletions to the earlier RDEIR text are provided below in redline and strikeout format.]**

## 1.2.2 Mono County

Mono County is the lead agency for compliance with CEQA for the Project. MPLP has filed the required permit application with Mono County to obtain approval for the construction and operation of the proposed M-1 replacement plant within the Project area. The objectives of Mono County for preparing this EIR are to comply with the requirements of CEQA and to evaluate the potential environmental impacts of the Project consistent with the requirements of CEQA and the County General Plan. Policy 8 of the Land Use Element of the General Plan provides the following direction:

*Regulate geothermal development and other energy development projects in a manner consistent with the Energy Resources Policies in the Conservation/Open Space Element.  
[Action 8.5]*

The following relevant Development Standards are set forth in the Land Use Element of the General Plan (Section 15.070(B)(1)(b and d)):

***B. Setbacks:***

- 1. No processing equipment or facilities or shall be located and no resource development shall occur within: the following minimum setbacks: ...***
  - b. 100 feet from any exterior property line...***
  - d. No geothermal development located within the Hot Creek Buffer Zone shall occur within 500 feet on either side of a surface watercourse (as indicated by a solid or broken blue line on a U.S. Geological Survey 7.5- or 15-minute series topographic maps).***

The following relevant goals, objectives, and policies for Energy Resources are set forth in the Conservation/Open Space Element of the General Plan.

*Goal 1: Establish a regulatory process with respect to both geothermal exploration and development that ensures that permitted projects are carried out with minimal or no adverse environmental impacts.*

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*Goal 2: Permit the productive and beneficial development of alternative energy resources, including geothermal resources, consistent with the objectives of Goal I and national and local interests.*

*Objective A*

*Provided that the environment is protected in the manner required by the policies and actions of Goal 1 of this section of the Conservation/Open Space Element, County policy shall ensure the orderly and sound economic development of geothermal resources under the appropriate circumstances.*

*Policy 1: Decisions on applications for geothermal development permits may take into account evidence of national needs for alternative energy development.*

*Policy 2: Decisions on applications for geothermal development permits should be relatively more favorable during times of scarcities of other energy sources.*

*Action 2.1: Applicants for permits for geothermal exploration and development may be required to submit information showing the benefits of geothermal energy during the proposed period of geothermal operations. Benefit may be established by showing a contract for the sale of geothermal power to a utility engaged in the business of providing electrical power to the general public.*

*Policy 3: Mono County's geothermal resources shall be managed in a manner that assures reasonable economic benefits to the citizens and businesses of the county.*

*Action 3.1: Applicants for permits for geothermal development shall be required to submit information showing the economic benefits or detriments of the proposed development during the proposed period of operation.*

*Action 3.2: Decisions on applications for development permits should not be made in the absence of information showing the economic benefit or detriment of such development to the citizens and businesses of Mono County, including impacts on natural resources.*

*Action 3.3: Geothermal development permits should not be granted in the absence of a reasonable showing of economic benefit to the community, unless findings are made that there are overriding state or national energy needs.*

Conformance with the direction provided by these General Plan goals, objectives and policies are also County objectives for the Project and the EIR. In order for the Project to conform to General Plan requirements, the Applicant has also applied for the following variances.

1. An Aboveground Power Line Variance (needed for either of the two proposed aboveground interconnection transmission line options which would connect the Project substation with an existing SCE transmission line); and
2. Development Standards Chapter 15 Resource Extraction Designation – Variance (needed to allow the construction of processing equipment or facilities within 100 feet of an exterior property line;

and to allow geothermal development to occur within 500 feet of a surface watercourse **within** the Hot Creek Buffer Zone).

The County will concurrently draft minor revisions to the General Plan that clarifies the County's intent and interpretation of limitations on geothermal development within the Hot Creek Buffer Zone (see Section 4.10).

The ~~Revised Draft EIR~~ **RDEIR2** would be used as a decision-making tool to assist Mono County in its determination whether to approve, modify or deny the Project activities within its jurisdiction.

**[No changes to the RDEIR were made between Section 1.2.2 and Section 1.5.]**

## **1.5 CEQA DOCUMENT**

### **1.5.1 Conformance with CEQA**

~~This Revised Draft EIR was~~ **Both the RDEIR and this RDEIR2 were** prepared in conformance with CEQA statutes (Public Resources Code § 21000 *et seq*) and CEQA Guidelines (14 CCR § 15000 *et seq*). A third party consultant team, CAJA Environmental Services LLC and Environmental Management Associates, Inc. (CAJA/EMA), was retained to prepare the CEQA document under the direction of Mono County.

### **1.5.2 Public Scoping**

Following receipt of an application for a Conditional Use Permit for the Project from MPLP, Mono County prepared an Initial Study of the potential environmental effects of the Project (see Appendix C), filed a Notice of Preparation (NOP) of the Draft EIR with the California State Clearinghouse and Planning Unit within the Governor's Office of Planning and Research (OPR) and distributed public notice of their intent to prepare an EIR for the Project. The notice was published in local newspapers on or about February 4, 2011. It was also distributed to responsible and trustee agencies and interested members of the public identified on the Mono County interested party list. A public scoping meeting for the Project was conducted on Thursday, February 17, 2011 with Mono County agency representatives and MPLP in attendance to answer questions. Mono County requested that written comments on the MP-I Replacement Project be received by March 7, 2011. Mono County received a total of two written comment letters on the Project following the public notice. Copies of these letters are on file with the Mono County Economic Development Department in Mammoth Lakes.

### **1.5.3 Identified Issues and Concerns**

The following potential environmental issues and concerns were identified at the public scoping meeting and subsequent correspondence about of the Project.

- **Aesthetics**
  - Identify the types of lighting, fixtures, shielded, wattages, etc.
  - Will additional steam fumaroles appear
  - How will night lighting be addressed
  - Will existing lighting on MP-2 plant be addressed
  - Address the visibility of the new transmission line
  - What will be the visual impact of the new substation/switchyard

- What will be the appearance of two plants (MP-I and M-1) operating for up to two years at the same time
- What will be the use and appearance of the reclaimed site
- What will structures look like – more cooling structures
- Address steam emissions – leaks
- How will the new plant be screened and will any landscaping be required
- Will the new plant be the same color as the larger plant
- What will be the bulk/mass of the new plant compared to the current plant (height, length and width)
- **Agriculture and Forestry**
  - None identified
- **Air Quality**
  - Will there be emission plumes from the new plant
  - What will the emissions of n-pentane from the new plant be compared to isobutane emissions from the existing plant – will they be greater or less
  - Will the replacement project violate any Air Pollution Plans
  - How will the n-pentane be transported and stored (FPD)
  - Will fugitive emission increase with the new plant Will any air quality standards be exceeded
- **Biological Resources**
  - What will be the impacts on biological resources including mule deer (see written concerns of the CDFG)
  - Address cumulative impacts on biological resources
- **Cultural Resources**
  - None identified
- **Geology/Geologic Hazards**
  - Will there be an increase in brine use? Will there be brine increased use when both M-1 and MP-I are operating at the same time
  - What effects could occur from seismic activity; seismic effects of isobutane or n-pentane or mixed together especially in a large earthquake (e.g., 7.0 magnitude)
  - Will plants be designed to withstand earthquakes
- **Greenhouse Gas Emissions**
  - Is any of the n-pentane going to affect GHG, even though it is not identified as a specific GHG concern
- **Hazards and Hazardous Materials**
  - What are the differences between the isobutane and n-pentane; more or less reactive/volatile
  - Address the decommissioning of the isobutane at the old site
  - Will additional isobutane and/or n-pentane be needed
  - Containment and transportation of isobutane and n-pentane through communities
- **Hydrology/Water Quality**
  - Will there be new domestic wells or new septic systems
  - How much water use will the new plant have relative to existing plant
  - What is water source for construction use and other purposes
- **Land Use/Planning**
  - What will the site be used for after site reclamation
- **Mineral Resources**
  - None identified
- **Noise**
  - Evaluate noise levels of operation with one plant and with two plants operating and /or all four plants
- **Population/Housing**
  - Construction employees – construction, duration

- Can a preference for local workers be encouraged over outside workers
- **Public Services**
  - None identified
- **Recreation**
  - Address impacts on walking, exercising, uses (dog walking, etc) in project vicinity
- **Transportation/Traffic**
  - Address construction traffic
- **Utilities/Services Systems**
  - Address demands on utilities, public services and wastes during construction and operations
- **Cumulative Impacts**
  - Address concerns about cumulative impacts including the proposed CD-4 project

#### **1.5.4 Draft EIR**

In conformance with CEQA requirements, the original Draft EIR which evaluated the potential environmental impacts of the proposed Project was prepared and circulated to the public and responsible agencies for review. The Notice of Availability of the Draft EIR was issued by Mono County on July 13, 2011. A 45-day review period for the Draft EIR began on July 13, 2011 and ended on August 26, 2011. A total of six (6) comment letters were received on the Draft EIR from the following entities.

- California Department of Fish and Game, Bishop Field Office, California
- California Regional Water Quality Control Board, Lahontan Region, Victorville, California
- Town of Mammoth Lakes, Community Development Department, Mammoth Lakes, California
- Eastside Biomass Project Team, Mammoth Lakes, California
- Adams Broadwell Joseph & Cardozo, Attorneys at Law, San Francisco, California; on behalf of California Unions for Reliable Energy (CURE)
- Native American Heritage Commission, Sacramento, California

Copies of the earlier Draft EIR comment letters are on file with the Mono County Economic Development Department in Mammoth Lakes, California.

#### **1.5.5 Decision to Revise and Recirculate the Draft EIR**

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15088.5(a), Mono County is required to recirculate a Draft EIR when significant new information is added to a Draft EIR after public review of the Draft EIR, but before certification.

After review of comments made on the earlier Draft EIR, Mono County determined that significant new information was needed to address concerns expressed about the proposed Project. As such, Mono County decided to revise and recirculate the Draft EIR. New and supplemental information ~~has been added to this Revised Draft EIR~~ **was added to the RDEIR** to, in part, address the following concerns:

- Adequacy of the Project description;
- Availability of the interim site stabilization and final reclamation plans for review;
- Adequacy of the baseline biological resource assessment and mitigation measures;
- Documentation of the findings of the air quality impact assessment;
- Adequacy of the geotechnical assessment;
- Documentation of the findings of the geohydrologic impact assessment; and
- Adequacy of the cumulative impact assessment.

The previous comments received on the earlier Draft EIR remain part of the administrative record, but the previous comments do not require a written response in the Final EIR. ~~This Revised Draft EIR is~~ **The RDEIR was** substantially amended such that reviewers ~~must submit~~ **were instructed that** new comments on ~~this Revised Draft EIR~~ **the RDEIR were required** for written response in the Final EIR.

#### **1.5.6 Decision for a Second Revision and Recirculation of the Draft EIR**

After review of comments made on the RDEIR, Mono County determined that language within the Land Use Element and Conservation/Open Space element of its General Plan should be clarified. As such, Mono County decided to revise and recirculate the RDEIR. Language to clarify the Mono County General Plan was added to this RDEIR2 to, in part, address the concern that the proposed Project would conflict with provisions of the Land Use and Conservation/Open Space Elements of the General Plan.

The previous comments received on the earlier RDEIR remain part of the administrative record, and written responses to all comments submitted on the RDEIR will be provided in the Final EIR. At this time, the County is only seeking comments on the new supplemental information provided in this RDEIR2.

## **2 PROPOSED PROJECT AND ALTERNATIVES**

**[No changes to Chapter 2 of the RDEIR (Proposed Project and Alternatives) were made to this RDEIR2.]**

### **3 IMPACTS DETERMINED NOT TO BE SIGNIFICANT**

[The only change to Chapter 3 of the RDEIR (Impacts Determined Not to be Significant) was the deletion of Section 3.3.3 (Land Use/Planning) consisting of the following deleted text from pages 3-3 to 3-4 of the RDEIR]

#### ~~3.3.3 Land Use/Planning~~

~~The Project site is not located within an established community and consists primarily of the replacement of an existing geothermal power facility. Therefore, the Project would not physically divide an established community.~~

~~The project site is designated Resource Extraction (RE) in the Mono County General Plan. The RE land use designation specifically allows for the exploration, drilling, and development of geothermal resources under a Conditional Use Permit. The following approvals are required from Mono County:~~

- ~~• A Conditional Use Permit for the M-1 replacement plant;~~
- ~~• A Variance for setback reductions from property line(s), and setback reductions from streams designated by a blue line on USGS topographic maps;~~
- ~~• Grading Permit;~~
- ~~• Building Permits; and~~
- ~~• A Reclamation Plan.~~

~~If the appropriate findings are made and the Project is ultimately approved, the Project would be consistent with the Mono County General Plan.~~

~~The Project would not alter the use of the site. Relevant potential environmental impacts resulting from the project will be addressed in other sections of this EIR, including potential conflicts with other adopted plans, policies, or regulations governing the specific environmental issue categories being evaluated. Fugitive emissions of the motive fluids isobutane, from the existing MP-I plant, and normal pentane (n-pentane), from the proposed M-1 replacement plant, would occur; but, neither of these substances is considered a greenhouse gas.~~

~~Because potential environmental impacts have been evaluated with respect to land use planning and the Project would not result in significant adverse land use planning impacts, no further analysis of this issue is required in this Revised Draft EIR.~~

## **4 ENVIRONMENTAL ASSESSMENT OF THE PROPOSED PROJECT AND ALTERNATIVES**

[The only change to Chapter 4 (Environmental Assessment of the Proposed Project and Alternatives) of the RDEIR was the addition of the following Section 4.10 (Land Use/Planning) to the RDEIR2, as follows.]

### **4.10 LAND USE/PLANNING**

In the Initial Study (IS) prepared for the Project in February 2011 (see Appendix C), land use and planning was not identified as an issue area which the Project could have the potential to significantly impact for the following reasons: (1) The Project site is not located within an established community and consists primarily of the replacement of an existing geothermal power facility; therefore, the Project would not physically divide an established community; (2) the Project site is designated Resource Extraction (RE) in the Mono County General Plan, a designation that specifically allows for the exploration, drilling, and development of geothermal resources under a Conditional Use Permit; and (3) the Project would not alter the use of the site.

However, the County is proposing to add clarifying language to the land development regulations and Conservation/Open Space Element of its General Plan as a part of the proposed Project in order to clearly identify Action 1.13 (supporting Goal 1 and Objective D, Policy 1) of the Conservation Open Space Element as being imposed by and implemented through section 15.070(B)(1)(d) of the land development regulations, and to clarify that such regulations are subject to variance in accordance with Chapter 33 of the General Plan. Thus, a land use section is being added to the Revised Draft EIR to address the potential environmental effects of this minor clarifying change to the General Plan. Additionally, this section evaluates the potential land use impact of the proposed MP-I Replacement Project.

#### **4.10.1 Regulatory Framework**

##### *Federal Laws and Guidance*

There are no federal regulations governing land use that would be applicable to the proposed Project.

##### *State Laws and Policies*

There are no state regulations governing land use that would be applicable to the proposed Project.

##### *Mono County General Plan*

The Mono County General Plan contains the goals, policies, standards, and regulations for development within Mono County. The General Plan consists of an Introduction and eight Elements: Land Use, Circulation, Housing, Conservation/Open Space, Safety, Noise, Hazardous Waste Management, and Economic Development. In 2000, following receipt of an Attorney General's opinion concluding that a County may incorporate its zoning into its General Plan (81 Ops.Cal.Atty.Gen 57 (1998)), Mono County

incorporated the land use designations and other provisions of its zoning ordinances into its General Plan, repealed those zoning ordinances, and replaced them with a single ordinance referencing the standards now incorporated into its General Plan (see *Mono County Code Chapter 19.00*). These Development Standards (also referred to as Land Development Regulations) are contained in the Land Use Element of the General Plan. Policies, objectives, and goals, as well as development standards, with relevance to the proposed Project and/or Project site are discussed below.

#### *Town of Mammoth Lakes*

The Town of Mammoth Lakes' 'planning area' includes 80,000 acres, most of which is United States Forest Service land. The Town itself has jurisdiction over only approximately 2,500 acres of private lands. Although within the 'planning area,' the Project is on private lands in the County and is not subject to the Town's jurisdiction, including its land development regulations.

#### **4.10.2 Existing Environment**

The existing environment described in this assessment is relevant to the Mono County General Plan.

#### Project Site Designations

County direction for energy resource exploration and development, including geothermal energy development projects, is provided in the Energy Resources section of the Conservation/Open Space Element of the General Plan. In addition, permitted uses and development standards for different land use designations (zones) relevant to geothermal development projects are provided in the Land Use Element of the General Plan.

The proposed Project would be constructed and operated within the existing Casa Diablo geothermal complex development which is located in a planning area identified as Casa Diablo in the Mammoth Vicinity Area [Figure 78, Community Land Use Designation Maps, Land Use Element, Mono County General Plan (2010)]. The existing Casa Diablo geothermal complex is comprised of both (a) private land owned by Ormat and under geothermal lease to MPLP, and (b) public land under federal geothermal lease to MPLP and administered by the USFS. The western parcel of the private land on which the existing MP-I facilities are located has a Land Use Designation (LUD) of "Resource Management" (RM). The LUD of the eastern parcel of the private land within the Casa Diablo geothermal complex on which the new replacement M-1 plant would be located is "Resource Extraction" (RE). The off-site private lands in the Casa Diablo area are predominantly designated as "Open Space", while the public lands in the Casa Diablo area are predominantly designated Resource Management (see Figure 3).

The General Plan notes that the RM designation is intended "to recognize and maintain a wide variety of values in the lands outside existing communities," including "geothermal or mineral resources." "Mining and geothermal exploratory projects" are explicitly "uses permitted subject to use permit" within the RM designation, and other "similar" uses may also be permitted uses. The existing MP-I project power plant and well field are located on both private and public land with a RM LUD. The existing MP-I plant site-decommissioning activities that are proposed as part of the Project would be conducted exclusively on private land with a LUD of RM.

The "Open Space" (OS) LUD "is intended to protect and retain open space" and "may be valuable for mineral resources." "Mineral exploration activities (including geothermal exploration activities)" are explicitly "uses permitted subject to use permit" within the "Open Space" designation, and other "similar" uses may also be permitted uses. No Project activities would occur on land designated OS. The RE LUD

“is intended to provide for protection of the environment and resource extraction activities.” “Exploring, drilling, and development of geothermal resources” are explicitly “uses permitted subject to use permit” within the RE designation, and other “similar” uses may also be permitted uses. The M-1 replacement plant site construction, Project power generation operations, and the eventual decommissioning of the M-1 power plant would be conducted entirely on private land with a LUD of RE.

### Policies, Goals, and Objectives

Several policies, goals, objectives, and actions contained within the General Plan are relevant to the proposed Project and/or Project site. These General Plan policies are described in the following sections of this Draft EIR:

- Section 4.2 for discussion of relevant General Plan policies pertaining to Visual Resources;
- Section 4.3 for discussion of relevant General Plan policies pertaining to Air Quality;
- Section 4.4 for discussion of relevant General Plan policies pertaining to Biological Resources;
- Section 4.7 for discussion of relevant General Plan policies pertaining to Hazardous Materials;
- Section 4.8 for discussion of relevant General Plan policies pertaining to Hydrology and Water Quality; and
- Section 4.9 for discussion of relevant General Plan policies pertaining to Noise.

In addition to the above-referenced policies, Policy 8 of the Land Use Element of the General Plan provides the following direction to the County:

*Regulate geothermal development and other energy development projects in a manner consistent with the Energy Resources Policies in the Conservation/Open Space Element. [Action 8.5]*

The following relevant Development Standards are also set forth in the Land Use Element of the General Plan (Section 15.070(B)(1)(b and d)):

*B. Setbacks:*

- 1. No processing equipment or facilities shall be located and no resource development shall occur within: the following minimum setbacks: ...*
  - b. 100 feet from any exterior property line...*
  - d. No geothermal development located within the Hot Creek Buffer Zone shall occur within 500 feet on either side of a surface watercourse (as indicated by a solid or broken blue line on a U.S. Geological Survey 7.5- or 15-minute series topographic maps).*

The following relevant County goals, objectives, and policies for Energy Resources are also set forth in the Conservation/Open Space Element of the General Plan:

*Goal 1: Establish a regulatory process with respect to both geothermal exploration and development that ensures that permitted projects are carried out with minimal or no adverse environmental impacts.*

*Goal 2: Permit the productive and beneficial development of alternative energy resources, including geothermal resources, consistent with the objectives of Goal I and national and local interests.*

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*Objective A: Provided that the environment is protected in the manner required by the policies and actions of Goal 1 of this section of the Conservation/Open Space Element, County policy shall ensure the orderly and sound economic development of geothermal resources under the appropriate circumstances.*

*Policy 1: Decisions on applications for geothermal development permits may take into account evidence of national needs for alternative energy development.*

*Policy 2: Decisions on applications for geothermal development permits should be relatively more favorable during times of scarcities of other energy sources.*

*Action 2.1: Applicants for permits for geothermal exploration and development may be required to submit information showing the benefits of geothermal energy during the proposed period of geothermal operations. Benefit may be established by showing a contract for the sale of geothermal power to a utility engaged in the business of providing electrical power to the general public.*

*Policy 3: Mono County's geothermal resources shall be managed in a manner that assures reasonable economic benefits to the citizens and businesses of the county.*

*Action 3.1: Applicants for permits for geothermal development shall be required to submit information showing the economic benefits or detriments of the proposed development during the proposed period of operation.*

*Action 3.2: Decisions on applications for development permits should not be made in the absence of information showing the economic benefit or detriment of such development to the citizens and businesses of Mono County, including impacts on natural resources.*

*Action 3.3: Geothermal development permits should not be granted in the absence of a reasonable showing of economic benefit to the community, unless findings are made that there are overriding state or national energy needs.*

It should also be noted that Goal 1, Objective E, Policy 1, Action 1.13 in the Energy Resources chapter of the Conservation/Open Space Element restates Section 15.070(B)(1)(d) of the Land Use Element pertaining to setbacks from watercourses within the Hot Creek Buffer Zone.

The following relevant County goals, objectives, and policies are also set forth in the Safety Element of the General Plan:

*Goal 2: Avoid exposure of people and improvements to unreasonable risks of damage or injury from flood and fire hazards.*

*Objective B: Regulate development in a manner that protects people and property from unreasonable risks of wildland and structural fire hazards.*

*Policy 1: Require adequate structural fire protection for new development projects.*

*Action 1.1: Development projects shall demonstrate the availability of adequate structural fire protection prior to or as a condition of permit issuance. Applicants*

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*shall provide either a will-serve letter from the applicable fire protection district or, if not within an existing fire district sphere of influence, a fire protection plan. The fire protection plan shall be part of the development application and shall identify the nature of the local fire hazard, assess the risk of wildland and structural fires presented by the project, and specify measures for detecting and responding to fires on the project site throughout all phases of the proposed development. Projects lacking adequate fire protection shall not be approved.*

*Action 1.2: Require subdivisions and residential, commercial, industrial, and resource extraction development projects, or similar high intensity proposals, to demonstrate the availability of adequate structural fire protection in accordance with Action 1.1. Project approvals shall include a finding that adequate structural fire protection is or will be available.*

*Action 1.3: Require development projects within the sphere of influence of a fire protection district to annex into the district.*

*Policy 2: Require new construction to comply with minimum wildland fire safe standards, including those established for emergency access, signing and building numbering, private water supply reserves for fire use, and vegetation modification, as contained in the county's Fire Safe Ordinance.*

*Action 2.1: Work with Cal Fire, formerly the California Department of Forestry, to implement the county's Fire Safe Ordinance.*

*Action 2.2: Consider adopting the Uniform Fire Code.*

*Policy 3: Mitigate fire hazards through the environmental and project review process.*

*Action 3.1: Consider the severity of natural fire hazards, the potential for damage from wildland and structural fire, the adequacy of fire protection, appropriate project modifications and mitigation measures consistent with this element in the review of projects.*

*Action 3.2: Refer project proposals to local fire protection districts and Cal Fire, formerly the California Department of Forestry, for review and comment.*

*Action 3.3: Require on-site detection and suppression, such as automatic sprinkler systems, where adequate structural fire protection services are not available.*

The following relevant County goals, objectives, and policies are also set forth in the Hazardous Waste Management Element of the General Plan:

*Goal: To find and implement safe and effective solutions to the management and disposal of hazardous wastes and to achieve a significant reduction in the amount and/or hazard of such wastes produced in Mono County.*

*Objective A: To manage safely and minimize the amount of hazardous waste generated in Mono County.*

*Policy 4: Hazardous waste generated in Mono County will be properly collected, recycled, and disposed.*

*Action 4.9: Use permit applications for mining operations shall address the management of hazardous materials and the treatment, storage and disposal of hazardous wastes produced by such operations. Evidence of adequate mitigation of all potentially significant impacts from hazardous substances used or produced in such operations will be required.*

#### **4.10.3 Environmental Impacts**

##### *CEQA Significance Criteria*

Pursuant to Appendix G of the CEQA Guidelines, the following effects on land use could be considered significant under CEQA if the project would:

- Physically divide an established community;
- Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; or
- Conflict with any applicable habitat conservation plan or natural community conservation plan.

The Project would not physically divide an established community, nor would it conflict with any applicable habitat conservation plan or natural community conservation plan. Thus, the analysis below is limited to the Project's potential to conflict with applicable land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect.

##### *Environmental Impacts of the Proposed Project*

The proposed M-1 replacement power plant site would be located on the eastern parcel of the 90 acres of private (fee) land owned by Ormat and under geothermal lease to MPLP. No Project activities are proposed on public lands, and no known discretionary approvals are required from any federal agencies for the proposed MP-I Replacement Project. The proposed Project is consistent with the existing land use designation of Resource Extraction (RE) for the Project site. However, variances from specific land development regulations contained within the Land Use Element of the General Plan would be required in order to approve specific components of the Project (see discussion below). In addition, as part of the Project, the County proposes to make two clarifying amendments to the General Plan (see discussion below).

MPLP has filed the required applications for a Conditional Use Permit (CUP) and needed variances with Mono County for the Project. Approval of the CUP and variances would grant MPLP the right to construct and operate the new M-1 plant; to continue to operate the existing MP-I plant with the M-1 plant during the limited-term commissioning period; and to decommission the MP-I plant after the replacement M-1 plant is fully operational. In addition, MPLP has submitted a Reclamation Plan for the Project which must be approved by Mono County; and to actually commence construction of the new M-

1 replacement plant, MPLP would also need to submit applications for and obtain approval, as necessary, from other responsible agencies for discretionary permit(s) and from Mono County for approval of grading and building permits required for construction.

Conformance with the direction provided by the relevant General Plan goals, objectives and policies discussed or referenced above is also a County objective for the Project and the EIR. In order for the Project to conform to Development Standards in the Land Use Element of the General Plan, the Applicant has applied for the following variances:

- An Aboveground Power Line Variance (needed for either of the two proposed aboveground interconnection transmission line options which would connect the Project substation with an existing SCE transmission line); and
- Development Standards Chapter 15 Resource Extraction Designation – Variance (needed to allow the construction of processing equipment or facilities within 100 feet of an exterior property line; and to allow geothermal development to occur within 500 feet of a surface watercourse within the Hot Creek Buffer Zone).

The County will concurrently draft minor revisions to the General Plan that clarify the County’s intent with respect to limitations on geothermal development within the Hot Creek Buffer Zone (see Figure 38 and discussion below).

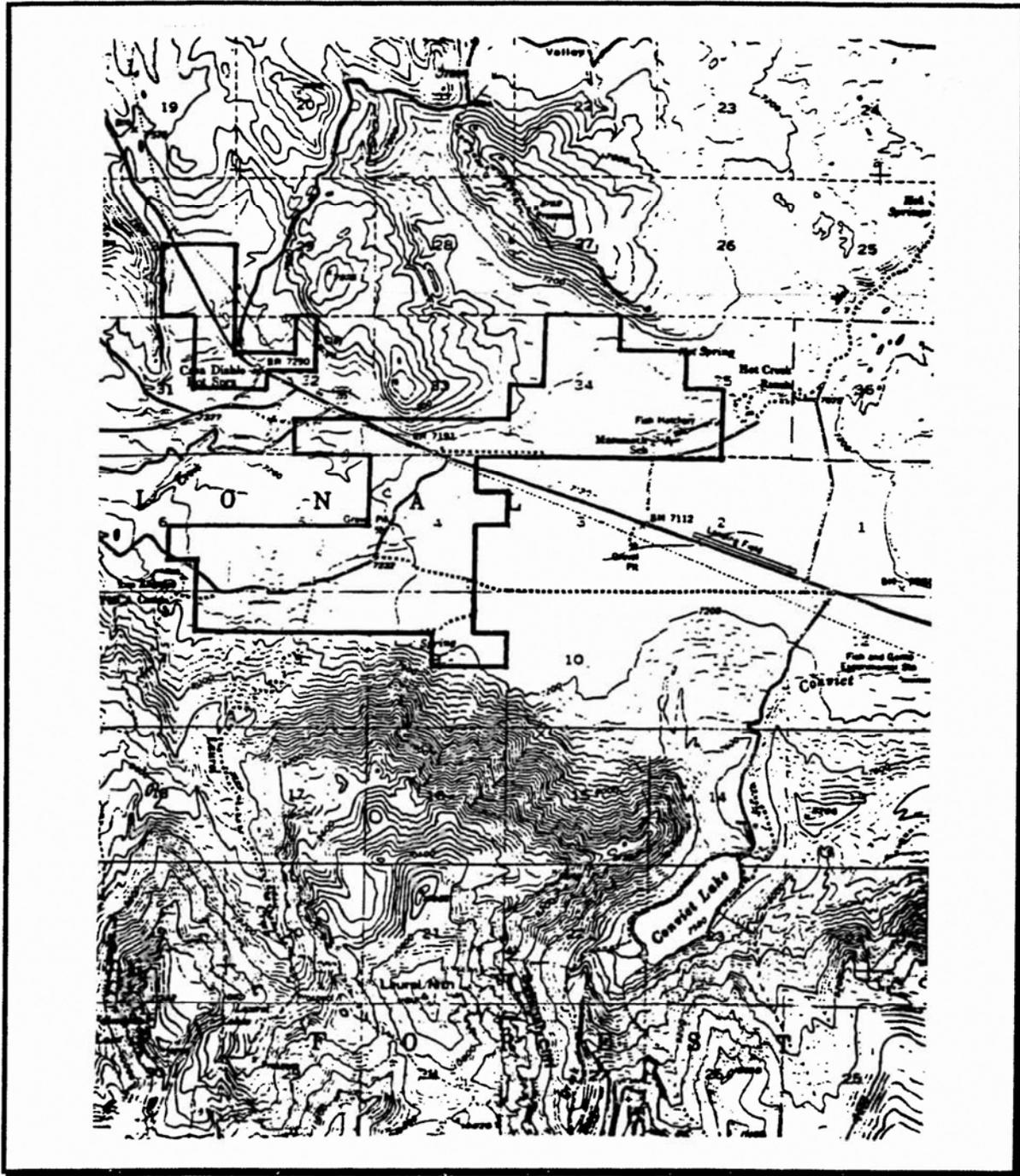
The Draft EIR would be used as a decision-making tool to assist Mono County in its determination whether to approve, modify or deny the Project activities within its jurisdiction and to support the required findings needed to grant the requested variances.

#### Agency Required Permits

Activities proposed on the private lands within the Project area by MPLP are subject to the approval of a Conditional Use Permit by the Mono County Planning Commission. The County must also approve the two required variances to the Development Standards in the Land Use Element of the General Plan for proposed activities on the private lands, as well as a Reclamation Plan. Ministerial building permits for construction of some aspects of the Project would be issued, as required, by the Building Division of the Mono County Community Development Department and the Mono County Department of Public Works.

The California State Water Resources Control Board (SWRCB) is the state agency responsible for protecting the quality of surface and ground waters in the state. MPLP would be required to submit to the SWRCB a Notice of Intent (NOI) to comply with the terms of the National Pollutant Discharge Elimination System (NPDES) General Construction Stormwater Permit to discharge storm water associated with construction activity. The general permit requires the development of a Stormwater Pollution Prevention Plan (SWPPP) and implementation of best management practices (BMP). The SWPPP would typically be administered and enforced by the Lahontan Regional Water Quality Control Board (RWQCB).

FIGURE 14  
HOT CREEK BUFFER ZONE



209  
Mono County MEA - 2001

Figure 38: Hot Creek Buffer Zone (Source: Mono County Master Environmental Assessment 2001)

The Great Basin Unified Air Pollution Control District (GBUAPCD) is the state/local agency responsible for regulating stationary (non-vehicular) sources of air pollution in Mono, Inyo and Alpine counties. MPLP would be required to obtain permit approvals from the GBUAPCD to operate the new M-1 replacement power plant and proposed diesel-fueled emergency generators.

The California Department of Fish and Game (CDFG) is the state agency principally responsible for the protection and conservation of the fish and wildlife resources of the state. Any activities proposed by MPLP that would divert or obstruct the natural flow or change the bed, channel or bank of any stream requires notification and negotiation of a Streambed Alteration Agreement with the CDFG to protect these resources. No Project activities have been identified for which a Streambed Alteration Agreement would be required.

All of the proposed Project construction activities and operations would be conducted on private land, and no decisions by federal agencies would be required for the Project. As such, no discretionary federal agency approvals or permits would be required for the Project.

To summarize, the following approvals are required from Mono County for the Project:

- A Conditional Use Permit for the M-1 replacement plant (including the granting of a height exception for mechanical appurtenances) and decommissioning/reuse of the existing MP-I plant site as a storage area;
- A Variance for setback reductions from property line(s); setback reductions from streams designated by a blue line on USGS topographic maps for structures within the 5.7-acre proposed M-1 plant site; and for grading of the existing MP-I plant site for use as an equipment storage area;
- A Variance to construct an aboveground electrical transmission line;
- Clarifying General Plan Amendments;
- Grading Permit;
- Building Permits; and
- A Reclamation Plan.

If the appropriate findings are made, and the proposed Project is ultimately approved, the Project would be consistent with the Mono County General Plan. Substantial evidence to support the required findings by the County is in the record, including this Draft EIR.

#### Consistency with Relevant General Plan Policies

For analysis of Project consistency with relevant General Plan Policies in the Land Use Element and the Conservation/Open Space Element pertaining to Aesthetics/Visual Resources, see Section 4.2. As discussed therein, the Project would be consistent with all applicable General Plan Policies pertaining to Aesthetics/Visual Resources with the exception of the following:

- Objective C, Policy 3, Actions 3.1-3.8 (Conservation/Open Space Element – Visual Resources): The Project's interconnection transmission line is proposed to be located at ground level. A ground level transmission line would not be consistent with this policy (which requires underground installation) unless a variance is granted. The Project would be consistent with this policy if such a variance were granted. Such a variance has been requested by the Project Applicant and was evaluated in the RDEIR.

- **Building Heights (Land Use Element – Development Standards):** Although the proposed M-1 geothermal plant would have a maximum height of approximately 35 feet above the excavated ground level, two-inch diameter vent pipes (from the purge tanks) and one-inch diameter lightning masts on top of the air cooling towers (see Figure 8 of the RDEIR) would extend to approximately 40 feet above ground level. This would exceed the permitted maximum height of 35 feet; however, Mono County regulations allow for exceptions in the cases of mechanical appurtenances. The purge tank vent pipes and lightning masts on top of the condensers qualify as “mechanical appurtenances” and would thus qualify for the height exception, subject to a Director Review/Conditional Use Permit. These mechanical appurtenances are part of the CUP application for the Project and were evaluated in the RDEIR. Thus, the project would be in compliance with County building height regulations if approved through the Director Review/Conditional Use Permit process.

The Project would be consistent with relevant General Plan Policies (shown in Table 10) in the Conservation/Open Space Element pertaining to Air Quality because Air Quality Design Features 1 and 2 would require the Project to secure the necessary permits from the GBUAPCD prior to commencement of construction and/or operation. These permits include monitoring requirements that would be in conformance with Action 1.1 under Goal 1, Objective G, Policy 1 in the Energy Resources section of the General Plan’s Conservation/Open Space Element.

The Project would be consistent with relevant General Plan Policies (shown in Table 17) in the Conservation/Open Space Element pertaining to Biological Resources for the following reasons:

- Goal 1, Objective C, Policy 1, Action 1.1: The Project would not increase the amount of geothermal development at the site beyond that which currently exists and would simply utilize existing geothermal wells. Additionally, no new geothermal development has occurred at the site within the past two years.
- Goal 1, Objective C, Policy 1, Action 1.2: Required Bio Mitigation Measure 1 would ensure that current hydrologic and biologic monitoring being performed under the supervision of the LVHAC will continue with implementation of the Project.
- Goal 1, Objective C, Policy 1, Action 1.3: A written analysis of the cumulative hydrologic and biologic impacts of the Project and other existing and proposed projects within the Casa Diablo geothermal complex is included in this Draft EIR (Chapter 5). Baseline descriptions of existing biologic and hydrologic resources are presented in Sections 4.4.2 and 4.8.2 of the RDEIR, respectively.
- Goal 1, Objective C, Policy 1, Action 1.4: The Project is proposed for the Casa Diablo area and is thus exempt from this Action. In addition, because the Project would not alter existing patterns of geothermal resource utilization, no cumulatively considerable adverse impact on springs, streams, or fumaroles within the Hot Creek Buffer Zone would result from its implementation.
- Goal 1, Objective D, Policy 1, Action 1.1: Consistent with this Action, the Project Applicant must submit draft hydrologic and biologic monitoring plans that include all required elements defined in the General Plan to the County during the permit processing period. This requirement is further stated in Bio Mitigation Measure 1, which would ensure that current monitoring being performed under the supervision of the LVHAC and which is consistent with applicable General Plan requirements would continue and would include the proposed M-1 plant.
- Goal 1, Objective D, Policy 1, Action 1.2: See discussion for Action 1.1 above.
- Goal 1, Objective D, Policy 1, Action 1.3: See discussion for Action 1.1 above.
- Goal 1, Objective D, Policy 1, Action 1.4: See discussion for Action 1.1 above.
- Goal 1, Objective D, Policy 1, Action 1.5: See above. With respect to baseline data, this Draft EIR summarizes and references the required baseline hydrologic and biologic resources data.

Under an existing cooperative agreement between the U.S. Geological Survey (USGS) and the County, hydrologic resources monitoring has been conducted and data has been collected on a regular basis by the USGS. These data are summarized annually by the LVHAC, which coordinates and provides oversight of hydrologic and biologic monitoring within the Casa Diablo geothermal complex and Hot Creek vicinity. The most recent LVHAC data summary (USGS 2011) is attached as Appendix M to this RDEIR2. The cooperative agreement between USGS and the County is attached as Appendix N to this RDEIR2.

- Goal 1, Objective D Policy 1, Action 1.6: Implementation of the Project would not inhibit the County's ability to require any of the described alterations to geothermal resource utilization at the Project site.
- Goal 1, Objective D Policy 1, Action 1.7: Post heat extraction, the proposed Project would inject back into the geothermal reservoir all extracted geothermal fluid, with the exception of certain allowed incidental uses. This does not represent any change to existing conditions at the Project site.
- Goal 1, Objective D Policy 1, Action 1.8: Bio Design Feature 7, HazMat Design Features 2 and 3, and Hydro Design Feature 5 include this requirement.
- Goal 1, Objective D, Policy 1, Action 1.9: See Action 1.6 above.
- Goal 1, Objective D, Policy 1, Action 1.10: As described on page 2-2 of the RDEIR, binary working fluids utilized by the Project would be air-cooled.
- Goal 1, Objective D, Policy 1, Action 1.11: The Project would not require the consumptive utilization of any additional surface water or groundwater beyond existing conditions at the Project site.
- Goal 1, Objective D, Policy 1, Action 1.12: See Action 1.8 above.
- Goal 1, Objective D, Policy 1, Action 1.13: Portions of the proposed M-1 plant facility would extend to within 500 feet of the unnamed blue-line ephemeral stream channel that crosses the site. Thus, a Variance would be required to allow a portion of the proposed M-1 plant to extend within this setback area. The Project would be consistent with this policy if such a variance were granted. The Project Applicant has requested such a variance, a variance from this setback is authorized by the General Plan and is evaluated in this RDEIR2, and evidence in the record supports the required findings for granting the variance. Action 1.13 is implemented through 15.070(B)(1)(d) and the proposed General Plan Amendment would further clarify this.
- Goal 1, Objective D, Policy 1, Action 1.14: As described in Section 2.1.8 of the RDEIR, the Project includes a Reclamation Plan subject to County approval to be implemented upon the end of the Project's design life.
- Goal 1, Objective D, Policy 1, Action 1.15: The geothermal permit applications, environmental documentation, and proposed project conditions will be referred to the LVHAC and CDFG prior to final County action on the permit applications.
- Goal 1, Objective D, Policy 1, Action 1.16: See discussion for Action 1.15 above.
- Goal 1, Objective D, Policy 1, Action 1.17: County permits for geothermal development require compliance with all applicable rules and regulations of other governmental agencies designed to protect the environment.
- Goal 1, Objective D, Policy 1, Action 1.18: The Project's design includes screening elements to minimize the visibility of pipelines and other Project elements to travelers on the designated scenic highway (U.S. 395) located proximate to the site.
- Goal 1, Objective E, Policy 1, Action 1.1: Bio Protection Measures 7 through 12 intended, in part, to minimize potential impacts to mule deer, would be included as permit conditions for the proposed Project.
- Goal 1, Objective E, Policy 1, Action 1.2: No finding that the Project would interfere with adopted CDFG regulations and/or deer herd management plans has occurred.

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- Goal 1, Objective E, Policy 1, Action 1.3: The Project would not interfere with the County's cooperative deer herd management relationship with CDFG.

The Project would be consistent with relevant General Plan Policies in the Safety Element pertaining to fire hazards for the following reasons:

- Goal 2, Objective B, Policy 1, Action 1.1: Per the analysis in Section 4.7.3 of the RDEIR, the Project would not create a significant risk from wildland or structural fire. The Project will obtain a will-serve letter from the Long Valley Fire Protection District and will implement Project HazMat Design Feature 4, which would extend the existing fire suppression and response program in place at the Casa Diablo Geothermal Complex to cover the proposed Project.
- Goal 2, Objective B, Policy 1, Action 1.2: See above. The County will be required to make a finding that sufficient structural fire protection measures are in place prior to approving Project permit applications.
- Goal 2, Objective B, Policy 1, Action 1.3: The Project site is within the Long Valley Fire Protection District's service area.
- Goal 2, Objective B, Policy 2, Actions 2.1/2.2: Appendix A to the RDEIR presents a list of measures that the Project would adopt in order to reduce the risk of wildland and/or structural fire. These measures include compliance with applicable requirements in the Fire Safe Ordinance and Uniform Fire Code.
- Goal 2, Objective B, Policy 3, Action 3.1: See Action 1.1 above.
- Goal 2, Objective B, Policy 3, Action 3.2: The Notice of Preparation for the Draft EIR was sent to the Department of Forestry and the Long Valley Fire Protection District was consulted in the preparation of the RDEIR.
- Goal 2, Objective B, Policy 3, Action 3.3: See Actions 1.1 and 2.1/2.2 above.

The Project would be consistent with relevant General Plan Policies in the Hazardous Waste Management Element pertaining to hazardous materials for the following reasons:

- Goal, Objective A, Policy 4, Action 4.9: The Use Permit application for the proposed Project includes several design features, presented as HazMat Design Features 1 through 5 in the RDEIR. As evaluated in Section 4.7 of the RDEIR, implementation of the Project with these design features would not result in a significant impact with respect to hazardous waste generation, management, or disposal.

The Project would be consistent with relevant General Plan Policies (shown in Table 25 of the RDEIR) in the Conservation/Open Space Element pertaining to hydrology and water quality for the reasons described above under Biological Resources.

For analysis of Project consistency with relevant General Plan Policies in the Noise Element pertaining to noise, see Section 4.9 of the RDEIR. As discussed therein, the Project, including Noise Design Features 1 through 3, would be consistent with all applicable General Plan Policies pertaining to noise.

As noted previously, the Project would not be consistent with the 100-foot exterior property line setback requirement contained in the Land Use Element of the General Plan (Section 15.070(B)(1)(b)) unless a variance is granted. The Project would be consistent with this policy if such a variance were granted. The Project Applicant has requested such a variance, a variance from this setback is authorized by the General Plan and is evaluated in the RDEIR, and evidence in the record supports the required findings for granting the variance.

General Plan Amendments

The County has determined that clarifying language should be added to the Conservation and Open Space Element of its General Plan, as well as to the land development regulations in the Land Use Element of its General Plan, as shown and discussed below.

The pertinent language in the General Plan Land Use Element, land development regulations, section 15.070 (B)(1)(d) reads: “No geothermal development located within the Hot Creek Buffer Zone shall occur within 500 feet on either side of a surface watercourse (as indicated by a solid or broken blue line on U.S. Geological Survey 7.5- or 15-minute series topographic maps).” The requirement of section 15.070(B)(1)(d) is also cited in the General Plan Conservation and Open Space Element as an action taken by the County to further the following water quality and hydrologic goals and policies:

- (1) To “establish a regulatory process with respect to both geothermal exploration and development that ensures that permitted projects are carried out with minimal or no adverse environmental impacts.” (Cons/Open Space Element p. V-37, Goal 1); and
- (2) “Geothermal exploration and development projects shall be sited, carried out and maintained by the permit holder in a manner that best protects hydrologic resources and water quality and quantity.” (Cons/Open Space Element, p. V-40, Objective D, Policy 1.)

The land development regulations within Mono County’s General Plan contain requirements formerly imposed by the County’s zoning ordinances. Those zoning ordinances were incorporated into the Land Use Element of the County’s General Plan in 2000, in accordance with an opinion from the California Attorney General (see *81 Ops.Cal.Atty.Gen 57* (1998)). Chapter 33 of the General Plan allows the Planning Commission to grant variances from the Land Development Regulations, provided that certain findings can be made.

The setback requirements of section 15.070(B)(1)(b) and (d) were originally codified in the County’s zoning ordinances at section 19.59.100 (see Appendix O). Variances from the provisions of the land development regulations (including these requirements) may be granted upon a finding that the conditions set forth in Government Code section 65906 (which authorizes variances from zoning requirements) exist, together with certain additional findings. Accordingly, any variance granted pursuant to Chapter 33 would also comply with section 65906.

A variance from sections 15.070(B)(1)(b) and (d) has been requested by the Project Applicant in order to permit a portion of the new M-1 power plant to be constructed within 500 feet of a mapped blue line stream and within 100 feet of an exterior property line, and to remove the existing MP-I structure and replace it with a graded storage area. The environmental consequences of these variances have been evaluated in this Revised Draft EIR and evidence in the record supports the necessary findings for the granting of the variance.

However, in recognition of the commenter’s concern, the County proposes to add clarifying language to the Conservation and Open Space Element of its General Plan to clearly identify Action 1.13 (supporting Goal 1 and Objective D, Policy 1) as being imposed by and implemented through section 15.070(B)(1)(d) of the Land Development Regulations and to clarify that the 500-foot setback from any surface watercourse is a land development regulation of the General Plan subject to variance in accordance with Chapter 33 and is not “imposed twice” by virtue of being cited as an action taken in furtherance of the goals and polices set forth in the Conservation and Open Space Element.

The proposed General Plan Amendment would read as follows (new language shown in underline):

**Land Use Element  
Land Development Regulations  
15.070 Development Standards.**

The following minimum development standards shall apply to all projects in the Resource Extraction Designation unless a variance is granted in accordance with Chapter 33 or amended through the "Specific Plan" process. Other standards or conditions identified during the use permit process may also apply.

**A. Lot Size and District Area.**

The minimum lot size and district area shall be 40 acres or a quarter, quarter section, with the exception of patent and/or historical mining claims and "vested operations" which shall be considered on a case by case basis. Minimum lot size and district area may be reduced in conformance to the "Development Plan" or "Specific Plan" process.

**B. Setbacks.**

1. No processing equipment or facilities shall be located and no resource development shall occur within the following minimum horizontal setbacks:

- a. One hundred (100) feet from any interior public street or highway unless the Public Works Director determines that a lesser distance would be acceptable.
- b. One hundred (100) feet from any exterior property line.
- c. Five hundred (500) feet from any adjacent private dwelling, institution, school, or other building or location used for public assemblage.
- d. No geothermal development located within the Hot Creek Buffer Zone shall occur within 500 feet on either side of a surface watercourse (as indicated by a solid or broken blue line on U.S. Geological Survey 7.5- or 15-minute series topographic maps).

**Conservation and Open Space Element  
Energy Resources, Objective D, Policy 1**

~~Action 1.13: No geothermal development located within the Hot Creek Buffer Zone shall occur~~  
Adoption of land development regulations for geothermal development within 500 feet on either side of a surface watercourse (as indicated by a solid or broken blue line on U.S. Geological Survey 7.5- or 15-minute series topographic maps) within the Hot Creek Buffer Zone (See Mono County Land Development Regulations, Chapter 15, section 15.070(B)(1)(d).)

The proposed amendment would clarify the County's intent and interpretation of its own General Plan. The setback requirement is a land development regulation, from which a variance may be granted consistent with the General Plan; there would be no substantive change to the General Plan. In addition, as discussed in Section 6.3 of the RDEIR, all impacts associated with the proposed Project, including the proposed variances, would be either less than significant or reduced to a level that is less than significant through the implementation of required project design features, environmental protection measures and mitigation measures. As is discussed throughout the RDEIR, the Project involves the decommissioning and removal of the MP-I power plant and its replacement with a new, more modern plant in a location

that is approximately 200 feet further away from the mapped blue-line stream than the existing plant. The existing geothermal well field is unchanged by the Project.

There would likewise be no change to any potential future geothermal development within the Hot Creek Buffer Zone as a result of the proposed General Plan Amendment. As noted, the change adds clarifying language but does not alter existing requirements. Such future development would continue to be subject to the setback requirements of Section 15.070, including the applicable variance provisions of Chapter 33. No potentially significant impact would be associated with the potential granting of a variance from those setbacks for any future project within the Hot Creek Buffer Zone for the following reasons:

- No geothermal development may be approved within the Hot Creek Buffer Zone (excluding the Casa Diablo area delineated on Figure 38) unless all impacts of the project are reduced to a less than significant level. (Mono County General Plan Conservation and Open Space Element, Energy Resources, Goal 1, Objective B, Policy 1, Action 1.2, page V-38).<sup>1</sup> Accordingly, no future project within the Hot Creek Buffer Zone (unless within the delineated Casa Diablo area) could be approved either with or without a variance unless its impacts were reduced to a less than significant level.
- The Casa Diablo area referenced in the General Plan Conservation/Open Space Element consists of the 90 acres of land owned by Ormat and under geothermal lease to MPLP on which the project site would be located and an adjacent approximately 194-acre parcel owned by the Los Angeles Department of Water and Power (LADWP). As illustrated on Figure 39, the LADWP parcel contains areas sufficient to accommodate geothermal development and processing facilities outside of the 500-foot setback from the blue-line stream channel (and more than 100 feet from exterior property lines). Thus, a variance under Chapter 33 would not be required in order to approve a future geothermal development project on the LADWP parcel. As is discussed in Section 2.2.1 of the RDEIR, no feasible location for a geothermal development exists within the 90-acre Ormat/MPLP parcel other than the site upon which the Project is being proposed.
- The granting of a variance under Chapter 33 is a discretionary act subject to CEQA. Accordingly, any future project that might seek such a variance would be subject to future environmental review under CEQA, as well as subject to the restrictions discussed above. Thus, any significant environmental impacts that might result from the granting of such a variance would be disclosed and mitigated to a less than significant level (for areas within the Hot Creek Buffer Zone but outside of the Casa Diablo area) and, for areas inside the Casa Diablo portion of the Hot Creek Buffer Zone, no such variance is necessary or available.

Thus, the proposed clarifying General Plan Amendment would not result in a significant impact to the environment, nor would it cause or increase any environmental impact associated with the Project or with any other project or activity in Mono County or within the Hot Creek Buffer Zone. Rather, it clarifies the existing meaning and intent of the General Plan, and preserves the setbacks imposed by section 15.070(B)(1), along with the variance procedure for any future project involving geothermal development within the Hot Creek Buffer Zone.

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<sup>1</sup> This is not a Land Development Regulation subject to variance.

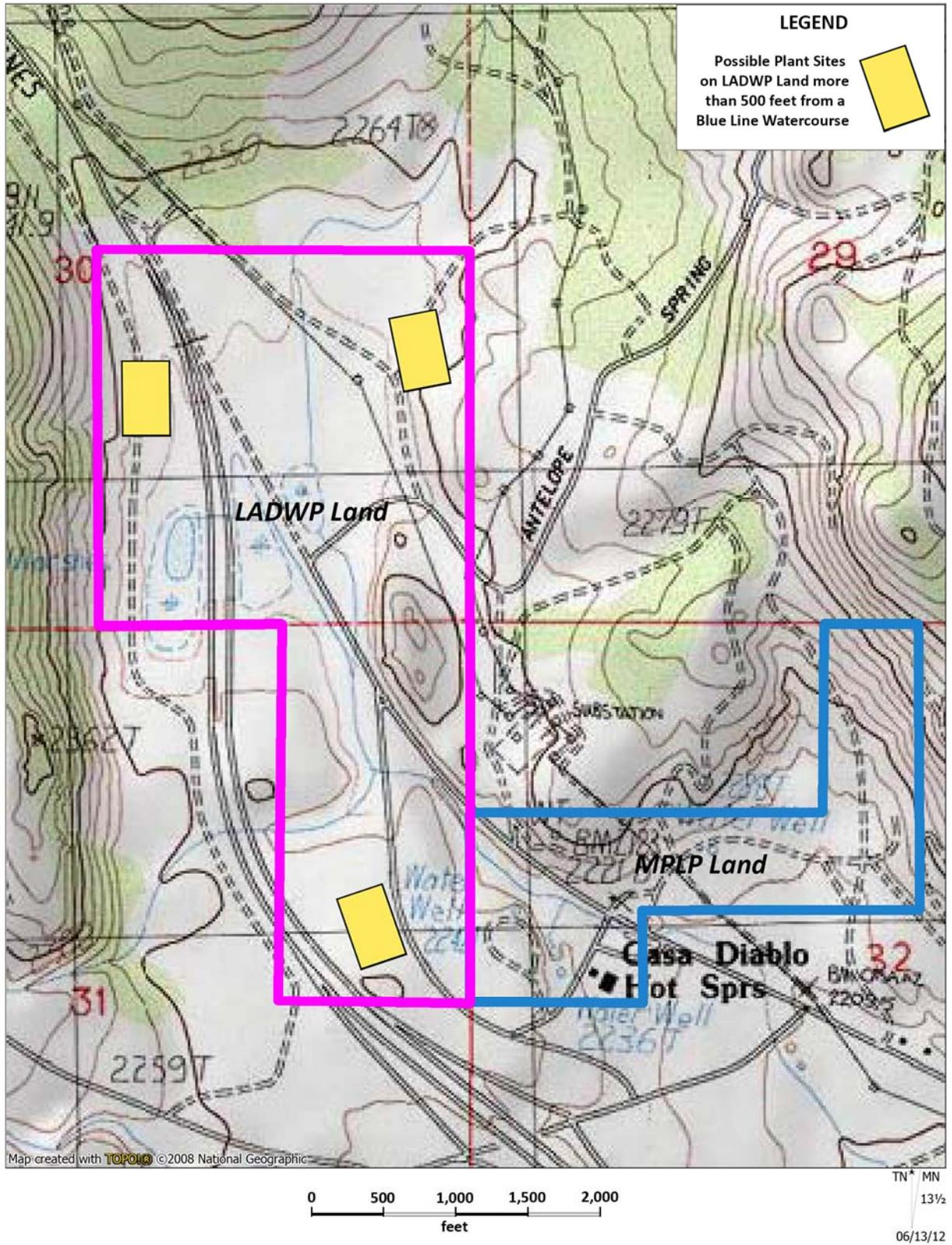


Figure 39: Possible Plant Sites on the Los Angeles Department of Water and Power Land near Casa Diablo

**Construction Activities:**

No impact related to land use planning would occur as a result of construction activities associated with the Project.

**Replacement Plant Operations:**

No impact related to land use planning would occur as a result of ongoing operation of the Project.

**Decommissioning Activities:**

No impact related to land use planning would occur as a result of decommissioning of the existing MP-I plant and grading of the pad for equipment storage.

**Site Reclamation:**

At the end of the Project life, all M-1 replacement plant facilities would be removed and the site would be restored to a natural condition consistent with the Reclamation Plan requirements approved by Mono County. No impact related to land use planning would occur as a result of site restoration.

*Environmental Impacts of the North Site Alternative*

The North Site Alternative would be located in the Casa Diablo area on neighboring public land north of the MP-I plant site under federal geothermal lease to MPLP that is also administered by the USFS. As the North Site is located on public land, approval of a geothermal power plant development at this location would also require a NEPA environmental assessment before a federal agency decision could be made on the project. Additionally, County General Plan policies and Land Development Regulations, including the setback requirements, would not apply to this alternative site. Instead, the North Site Alternative project location would need to be evaluated for consistency with applicable policies and provisions contained within the Inyo National Forest Land and Resources Management Plan.

Although pipelines and transmission lines would be needed to connect the North Site Alternative location to the existing geothermal wellfield and transmission lines, neither the 100-foot property line setback nor the 500-foot blue-line stream setback applies to pipelines and transmission lines. Thus, no variance from the setback requirements would be required with the North Site Alternative.

Impacts associated with the clarifying General Plan Amendment would be the same as under the proposed Project.

**Construction Activities:**

No impact related to land use planning would occur as a result of construction activities associated with the North Site Alternative.

**Replacement Plant Operations:**

No impact related to land use planning would occur as a result of ongoing operation of the Project at the North Site Alternative.

Decommissioning Activities:

No impact related to land use planning would occur as a result of decommissioning of the existing MP-I plant and grading of the pad for equipment storage.

Site Reclamation:

At the end of the Project life, all M-I replacement plant facilities would be removed from the alternative plant site and the North Site Alternative geothermal pipeline corridor, and the site would be restored to a natural condition consistent with the site restoration requirements of the USFS. No impacts related to land use planning would occur as a result of the site restoration.

*Environmental Impacts of the No Project Alternative*

Under the No Project Alternative the existing MP-I power plant would continue to operate. There would be no new plant site construction and there would be no new impact on land use planning in the existing Casa Diablo geothermal development area. However, because the existing MP-I power plant is located approximately 200 feet closer to the mapped ephemeral blue-line stream, the proposed Project would ultimately result in a smaller power plant encroachment into the 500-foot setback than currently exists.

## **5 CUMULATIVE EFFECTS**

**[The only change to Chapter 5 (Cumulative Effects) of the RDEIR was addition of the following Section 5.3.10 (Land Use/Planning) to the RDEIR, as follows.]**

### **5.3.10 Land Use/Planning**

#### *Area of Cumulative Land Use/Planning Effects Analysis*

The area of cumulative effects on land use/planning would be the land under private ownership, and thus subject to County land use policies and regulations, proposed for the respective cumulative effects projects.

#### *Cumulative Effects on Land Use/Planning*

Impacts associated with land use/planning tend to be site-specific for each project site being evaluated. Of the cumulative effects projects listed in Table 33, only the proposed MP-I Replacement Project and the existing MP-I and MP-II geothermal plants are located on private land. The proposed CD-4 geothermal development project and the existing PLES-I geothermal plant are located on federal land and thus are not subject to County land use policies and regulations. Pipelines and transmission lines are not subject to the setback requirements and thus would not be affected by the proposed clarifying General Plan Amendments. As a result, the proposed Project would not have the potential to generate, in combination with these projects/facilities, cumulatively considerable impacts with respect to land use/planning.

As noted throughout the RDEIR, the existing MP-I geothermal plant would be removed under the proposed Project and replaced with a storage area. A new geothermal plant, designated M-1, would be developed on currently vacant private land to the east of the MP-I plant. The environmental impacts of these proposed actions are evaluated throughout the RDEIR and this RDEIR2. As discussed in Section 4.10 of this RDEIR2, implementation of the proposed Project would require:

- A Conditional Use Permit for the M-1 replacement plant (including the granting of a height exception for mechanical appurtenances) and decommissioning/reuse of the existing MP-I plant site as a storage area;
- A Variance for setback reductions from property line(s); setback reductions from streams designated by a blue line on USGS topographic maps for structures within the 5.7-acre proposed M-1 plant site; and for the conversion of the existing MP-I plant site to a storage area;
- A Variance to construct an aboveground electrical transmission line; and
- Clarifying General Plan Amendments.

As is presented in Section 4.10, no significant impact on land use/planning would result from development of the proposed Project.

The existing MP-II plant is also located on private land within the Casa Diablo area and would not be altered by implementation of the proposed Project, nor is any cumulative effects project proposed involving the MP-II facility. Thus, the proposed Project would not have the potential to generate, in

combination with the MP-II facility, a cumulatively considerable impact with respect to land use/planning.

Thus, effects on land use/planning that are associated with existing, proposed, and reasonably foreseeable projects in the vicinity of the project site would not be cumulatively significant.

## **6 OTHER REQUIRED CONSIDERATIONS**

**[No changes to Chapter 6 of the RDEIR (Other Required Considerations) were made to this RDEIR2.]**

## **7 IMPACTS, MITIGATION AND COMPLIANCE SUMMARY**

**[The only change to Chapter 7 (Impacts, Mitigation and Compliance Summary) of the RDEIR was addition of the supplemental Land Use/Planning Environmental Resource Topic to Tables 34, 35 and 36 of the RDEIR which provide Impacts, Mitigation and Compliance Summaries for the Proposed Project, North Site Alternative, and No Project Alternative, respectively, as follows.]**

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[The only changes to Tables 34-36 of the RDEIR are shown below. The changes are summaries of the respective Land Use/Planning assessment.]

Table 34: Project Impacts, Mitigation and Compliance Summary

Environmental Resource Topics	Project Design Features Required by Mono County	Significant Environmental Impacts and Measures Prescribed by the Draft EIR to Mitigate the Impacts	Other Protection Measures Prescribed by the Draft EIR to Reduce the Adverse Effects of the Project	Mono County Compliance Standards and Conformance with and Other Agency Requirements
<b>Proposed Project:</b>				
<b>Land Use/Planning</b>	Not Applicable	No significant impacts identified.	None identified	<ol style="list-style-type: none"> <li>1. Applicant would be required to obtain a variance from the County in order to construct an aboveground electrical transmission line as part of the Project.</li> <li>2. Applicant would be required to obtain a variance from the County for setback reductions from exterior property line(s); setback reductions from streams designated by a blue line on USGS topographic maps for structures within the 5.7-acre proposed M-1 plant site; and for the conversion of the existing MP-I plant site to a storage area.</li> <li>3. Applicant would be required to obtain approval for a height exception from the County under Section 04.110 (Building Heights) of the Mono County Code to exceed the 35-foot height limit for mechanical</li> </ol>

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Environmental Resource Topics	Project Design Features Required by Mono County	Significant Environmental Impacts and Measures Prescribed by the Draft EIR to Mitigate the Impacts	Other Protection Measures Prescribed by the Draft EIR to Reduce the Adverse Effects of the Project	Mono County Compliance Standards and Conformance with and Other Agency Requirements
<b>Proposed Project:</b>				
				<p style="color: red;">appurtenances.</p> <p style="color: red;">4. The County would approve clarifying General Plan Amendments.</p>

Table 35: North Site Alternative Impacts, Mitigation and Compliance Summary

Environmental Resource Topics	Applicant-Proposed Project Design Features Required by Mono County	Significant Environmental Impacts and Measures Prescribed by the Draft EIR to Mitigate the Impacts	Other Protection Measures Prescribed by the Draft EIR to Reduce the Adverse Effects of the North Site Alternative	Mono County Compliance Standards and Conformance with and Other Agency Requirements
<b>North Site Alternative:</b>				
<b>Land Use/Planning</b>	Not Applicable	No significant impacts identified.	None identified	<p style="color: red;">1. Applicant would be required to obtain a variance from the County in order to construct an aboveground electrical transmission line on private land as part of the Project.</p> <p style="color: red;">2. Applicant would be required to secure approval for the Project from the USFS, along with other necessary federal and state agency approvals.</p>

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Table 36: No Project Alternative Impacts, Mitigation and Compliance Summary

Environmental Resource Topics	Applicant-Proposed Project Design Features Required by Mono County	Significant Environmental Impacts and Measures Prescribed by the Draft EIR to Mitigate the Impacts	Other Protection Measures Prescribed by the Draft EIR to Reduce the Adverse Effects of the No Project Alternative	Mono County Compliance Standards and Conformance with and Other Agency Requirements
<i>No Project Alternative:</i>				
<b>Land Use/Planning</b>	Not Applicable	No significant impacts identified.	Not Applicable	Not Applicable

## **8 LIST OF PREPARERS AND ORGANIZATIONS CONSULTED**

**[No changes to Chapter 8 of the RDEIR (List of Preparers and Organizations Consulted) were made to this RDEIR2.]**

## **9 REFERENCES**

[The only change to Chapter 9 (References) of the RDEIR was the addition of the following Section 9.10 (Land Use/Planning References) to the RDEIR2, as follows.]

### **9.10 Land Use/Planning References**

Howle, J.F., C.D. Farrar, J.F. Howle, and Kevin Bazar. 2011. *Long Valley Hydrologic Advisory Committee Hydrologic Monitoring Data for the Period Ending May 2011*. Unpublished Provisional U.S. Geological Survey Data.