

NOTICE OF APPEAL HEARINGS & PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Mono County Board of Supervisors will conduct two Appeal Hearings and a Public Hearing **Nov. 13, 2012**, in the Board of Supervisors Chambers, Mono County Courthouse, Bridgeport, CA, to consider the following:

2:30 P.M.

A. APPEAL HEARING 1: MAMMOTH PACIFIC I REPLACEMENT PROJECT California Unions for Reliable Energy (CURE) appeal of planning division 10/11 actions on Conditional Use Permit 12-004 and adoption of Final Environmental Impact Report (FEIR) for the MP-1 Replacement Project. Use Permit 12-004, conditionally approved by the Mono County Planning Commission on Oct. 11, 2012, would authorize Mammoth Pacific to replace its aging MP-I geothermal power plant ("MP-1") with a new binary power plant ("M-1") while maintaining the existing geothermal well field, pipeline system and ancillary facilities. No new offices or other structures would be authorized, with the exception of a small substation to be placed on the north side of the project site. The M-1 plant would be located ~500' east of the existing MP-I plant, which is ~1,200' northeast of the intersection of US Highway 395 and State Route 203 on 90 acres of private (fee) land owned by Ormat Nevada Inc. The M-1 replacement power plant is anticipated to increase the net electricity generation by 34% while utilizing the same geothermal resources for the existing MP-I facility. 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 the applicant would close and dismantle the old MP-I plant and would utilize the former plant location for equipment storage. The transition period during which both the MP-I and M-1 operations would overlap but would not exceed two years from the date the M-1 plant begins startup operations. The Planning Commission certified the FEIR for the project, finding that all impacts would be reduced to a level that is less than significant. Copies of all relevant environmental and planning documents are available at the county offices in Mammoth Lakes and Bridgeport and at the following website: <http://www.monocounty.ca.gov/planning/page/projects-under-review>

In hearing any such appeal, the Board of Supervisors may affirm, affirm in part, or reverse the previous determination which is the subject of appeal, including making any required findings and approvals.

B. APPEAL HEARING 2 (immediately following Appeal Hearing 1): **MAMMOTH PACIFIC I REPLACEMENT PROJECT Laborer International Union of North America, Local Union 783 (LIUNA), appeals the 10/11/12 Planning Commission approval of the Mammoth Pacific 1 Replacement Project, including, Use Permit 12-004; Variance 12-002; Reclamation Plan 12-001, Notice of Decision, CEQA approvals (FEIR, CEQA findings), and General Plan Amendment [sic].** Use Permit 12-004, conditionally approved by the Mono County Planning Commission on Oct. 11, 2012, would authorize Mammoth Pacific to replace its aging MP-I geothermal power plant ("MP-1") with a new binary power plant ("M-1") while maintaining the existing geothermal well field, pipeline system and ancillary facilities. No new offices or other structures would be authorized, with the exception of a small substation to be placed on the north side of the project site. Variance 12-002 would grant a variance for the Project from the 100-foot property-line and 500-foot watercourse setbacks applicable to geothermal development in the Hot Creek Buffer Zone. Reclamation Plan 12-001 would provide for the reclamation and reuse of the existing MP-1 site and the ultimate reclamation and return to natural conditions of the entire site at the culmination of operations. The M-1 plant would be located ~500' east of the existing MP-I plant, which is ~1,200' northeast of the intersection of US Highway 395 and State Route 203 on 90 acres of private (fee) land owned by Ormat Nevada, Inc. The M-1 replacement power plant is anticipated to increase the net electricity generation by 34% while utilizing the same geothermal resources for the existing MP-I facility. 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 the applicant would close and dismantle the old MP-I plant and would utilize the former plant location for equipment storage. The transition period during which both the MP-I and M-1 operations would overlap but would not exceed two years from the date the M-1 plant begins startup operations. The Planning Commission certified the FEIR for the project, finding that all impacts would be reduced to a level that is less than significant. Copies of all relevant environmental and planning documents are available at the county offices in Mammoth Lakes and Bridgeport and at the following website: <http://www.monocounty.ca.gov/planning/page/projects-under-review>

In hearing any such appeal, the Board of Supervisors may affirm, affirm in part, or reverse the previous determination which is the subject of appeal.

C. PUBLIC HEARING (immediately following Appeal Hearing 2): **CLARIFYING GENERAL PLAN AMENDMENT 12-003(b) /Mammoth Pacific I Replacement Project.** General Plan Amendment 12-003(b) would revise language within the Mono County General Plan to clarify provisions within Chapter 15 and within the Conservation and Open Space Element pertaining to 500-foot setbacks from mapped watercourses for geothermal development located within the Hot Creek Buffer Zone, including the applicability of variance provisions to those setback requirements. The Planning Commission certified the FEIR for the Mammoth Pacific I Replacement Project, which addresses the clarifying amendment, and recommended that the Board approve the proposed clarification following a duly noticed public hearing held Oct. 11, 2012.

NOTE: If you challenge any of the actions shown on this agenda in court, you may be limited to raising only those issues raised in your appeal, and/or raised at the public hearing described in this notice, or in written correspondence delivered to the Clerk of the Board, County of Mono, PO Box 237, Bridgeport, CA 93517 at, or prior to, the public hearing.

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