Inyo County Planning Department
168 North Edwards Street
Post Office Drawer L
Independence, California 93526

Notice of Determination - Inyo County

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

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

From (Public Agency): Inyo County Planning Department
P.O. Drawer L
Independence, CA 93526

FILING OF NOTICE OF DETERMINATION/EXEMPTION – ADDENDUM TO PROGRAM ENVIRONMENTAL IMPACT REPORT SCH 2014061039

PROJECT TITLE: Bonanza Peak Renewable Energy Project (Renewable Energy Development Agreements REDA 2026-01, Region I, and REDA 2026-02, Region II)

PROJECT LOCATION:
The project is located in the Charleston View SEDA in southeastern Inyo County. The project site is comprised of portions of the following Assessor's Parcel Numbers: 048-600-01 through -05, 048-610-01 through -13, 048-110-02, 048-620-01 through -16, 048-640-01 through -16, 048-660-01 through -05, 048-630-01 through -16, 048-650-01 through -16, 048-670-01 through -13, 048-120-10, 048-700-01 through -12, and 048-680-01 through -12.

PROJECT APPLICANT: Bonanza Peak Solar, LLC and Bonanza Peak Solar II, LLC

APPLICANT ADDRESS: 400 Spectrum Center Dr., Suite 1400, Irvine, CA 92618

APPLICANT PHONE: 406-240-8777 (Mountain)

PROJECT DESCRIPTION:
The project, as approved through two Renewable Energy Development Agreements (REDA 2026-01 and REDA 2026-02) covering contiguous Regions I and II of the project property, would include construction, operation, and maintenance of an estimated 2,400-acre utility scale solar photovoltaic (PV) energy generating facility in the Charleston View Solar Energy Development Area (SEDA) in southeastern Inyo County, California. Region I comprises a 400 MW solar energy facility on 1,898 acres, and Region II comprises a 100 MW solar energy facility on 502 acres. Components of the project would include the main solar energy generation area, power conversion systems including inverters and medium voltage transformers, a medium voltage underground electrical collection system, a high voltage substation, approximately 0.42 mile of the total 8.89-mile-long 230 kilovolt (kV) generation tie-in line, operation and maintenance (O&M) facilities, power plant control and monitoring system and communications networks, site security and fencing, and perimeter and access roads. The remaining portion of the generation tie-in line would be located on land managed by the Bureau of Land Management in Nye and Clark Counties, Nevada. When fully operational, the project would have the capacity to convert solar energy up to 500 megawatts (MW) of electricity. The project is anticipated to be developed within an estimated 18-month construction period and would have a 50-year project life, after which the site would be decommissioned and reclaimed in accordance with an approved reclamation plan. The applicant will offset impacts to biological resources by permanently conserving two adjacent off-site mitigation areas totaling at least 2,400 acres, consisting of the approximately 1,859-acre Kingston View property and approximately 600 acres of the Campito Peak property, which the applicant plans to secure under an option to purchase and which are being selected through biological surveys that are underway. The project site was previously subdivided into 144 individual parcels and is designated Open Space and Recreation (OSR) in the General Plan and is zoned Open Space – 40 acres minimum (OS-40).

PROJECT CONTACT

Person: Cathreen Richards, Planning Director, 760-878-0263, crichards@inyocounty.us

Lead Agency: County of Inyo, Planning Department, 168 North Edwards Street – Annex Building, Independence, CA 93526, (760) 878-0263; https://www.inyocounty.us/services/planning-department

STATE CLEARINGHOUSE REVIEW: ☐ YES ☒ NO

OTHER POTENTIAL PERMITTING AGENCIES:
Great Basin Unified Air Pollution Control District, Lahontan Regional Water Quality Control Board, the Bureau of Land Management; US Fish and Wildlife; and the California Department of Fish and Wildlife

ADDITIONAL INFORMATION:
Additional information pertaining to this environmental determination may be obtained from the Lead Agency at the contact information above and on the project page on the County's website at https://www.inyocounty.us/services/planning-department/bonanza-peak-renewable-energy-project.

SUMMARY: Notice of Determination/Notice of Exemption - State Clearinghouse No. 2014061039

This is to advise that the Inyo County Board of Supervisors as ☒ Lead Agency ☐ Responsible Agency approved the above described project on November 17, 2026, and has made the following determinations regarding the above described project:

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

The Board of Supervisors certified the Programmatic Environmental Impact Report (PEIR) (SCH# 2014061039) for the Inyo County Renewable Energy General Plan Amendment (REGPA) on March 24, 2015. An Addendum to the PEIR was prepared for the project pursuant to CEQA Guidelines Section 15164. The Board found, pursuant to CEQA Guidelines Sections 15168(c) and 15183, that the project and the REDAs are within the scope of the program analyzed in the PEIR and that all applicable feasible mitigation measures identified in the PEIR are incorporated into the project and the mitigation monitoring and reporting program and will be undertaken. The Board further found, pursuant to CEQA Guidelines Section 15183, that the project is consistent with the REGPA, the general plan amendment for which the PEIR was certified and qualifies for streamlined environmental review pursuant to CEQA Guidelines Section 15183. In addition, the Board found that the property lies within the Charleston View Solar Energy Development Area designated by the REGPA. As described in the staff report, the project does not exceed the 500 MW cap for the Eastern Solar Energy Group or the 2,400-acre development limit for the SEDA. The Board found that the environmental effects of the project that are not peculiar to the project or its site have been addressed in the PEIR, and that any effects peculiar to the project or its site have been examined in the Addendum and additional staff analysis. The Board considered the PEIR, the Addendum, and the additional staff analysis presented to the Board, and relied on the PEIR, the Addendum, and the CEQA Guidelines Section 15183 technical memorandum in approving the REDAs. The Board found, based on the whole record, that none of the conditions requiring preparation of a subsequent EIR under CEQA Guidelines Section 15162, or a supplemental EIR under CEQA Guidelines Section 15163 or Public Resources Code Section 21166, have occurred, and that no subsequent or supplemental EIR is required for approval of the project and the REDAs. The Board approved the Addendum and Section 15183 Checklist. This is to certify that the PEIR, the Addendum with its appendices, the CEQA Guidelines Section 15183 technical memorandum, and the record of project approval are available to the General Public at the Lead Agency address above.

This is to certify that the final Environmental Impact Report, Addendum, 15183 Analysis and record of project approval is available to the General Public at offices of the Inyo County Planning Department, 168 N. Edwards Street, Independence, California.

Cathreen Richards	Director, Inyo County Planning Dept.	November 19, 2026
	Title	***Date***

Date received for filing at OPR: