



County of
INYO

PLANNING COMMISSION

DRAWER L • INDEPENDENCE • CALIFORNIA 93526 • (714) 878-2411 (Ext. 318)

November 19, 1981

Mr. Albert Elton
Cabin Bar Ranch
Olancho, CA 93549

Mr. Richard Stevens
Wrather Corporation
270 N. Canon Drive
Beverly Hills, CA 90210

RE: Conditional Use Permit #81-23/Elton

NOTICE OF DECISION

On November 18, 1981, the Inyo County Planning Commission considered your application (CUP#81-23). The Conditional Use Permit is for the establishment of a water bottling and warehouse facility to be situated on 10 acres zoned AE (Agriculture Exclusive) located on the east side of Highway 395, approximately one mile south of Cartago. At that meeting, the Commission adopted the Negative Declaration and certified that the provisions of the California Environmental Quality Act have been satisfied. The Commission found that the Conditional Use Permit was consistent with the Inyo County General Plan and there was a reasonable probability it would be consistent with the General Plan Update. They also found that the project site has a sewage disposal expansion area of 200% and any well will be subject to Health Department approval. The Commission voted to approve the Conditional Use Permit subject to the following conditions:

CONDITIONS OF APPROVAL:

1. This CUP shall become void unless the use is established or construction necessary to its establishment is not commenced within one year from the date of approval unless extended by the Planning Commission.
2. Any expansion or alteration of the proposed use beyond that contained in the application and authorized herein shall require an amendment to this conditional use permit.
3. The proposed building shall be painted and shall be maintained in a good state of repair at all times.
4. Appropriate building/electrical permits shall be obtained for all structures and construction on the site.
5. Encroachment permits shall be obtained from CALTRANS for any improvements within their right-of-way.

6. The access roads and parking areas designated as "paved" as well as those areas designated as "lawn" shall be paved and planted respectively, within six (6) months of the completion of the building.
7. The proposed identification sign to be located adjacent to Highway 395 shall be approved by the Planning Department prior to its construction.

If you have any questions regarding the above, please feel free to contact this office.

Sincerely,

Ted Hilton
Planning Director



Roger DeHart
Associate Planner

CC: Bldg & Safety
Assessor's Office
CALTRANS
Health Department

RDH/ih



NOTICE OF DETERMINATION

County of INYO

PLANNING COMMISSION

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TO: Secretary for Resources
1416 Ninth Street, Room 1311
Sacramento, California 95814

County Clerk
County of Inyo
Independence, California 93526

PROJECT TITLE: Conditional Use Permit #81-23/Elton

STATE CLEARING HOUSE NUMBER: _____

CONTACT PERSON: Roger DeHart TELE: 878-2411

PROJECT LOCATION: Project site involves a 10 acre site zoned AE (Agriculture-Exclusive) located on the east side of Highway 395, approximately one mile south of Cartago.

PROJECT DESCRIPTION: Project involves the establishment of a water bottling plant and warehouse facility. The building will be 20-25,000 sq. ft. in size. From 10-12 employees will be required. Approximately 750,000 bottles will be shipped per year increasing to 1,000,000 within four years. Existing Spring on the site will be utilized for the water.

This is to advise that the COUNTY OF INYO Planning Commission has approved the project on Nov. 18, 1981, and has made the following determinations.

The project will, will not, have a significant effect on the environment.

An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA and was certified as required by Section 15085 (g).

A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

Mitigation measures were adopted to reduce the impacts of the approved project and are attached.

A statement of Overriding Considerations was adopted for this project.

All EIRs and Negative Declarations are on file with the Inyo Co. Planning Dept.

Date: Nov. 19, 1981

By Ted Hilton
Ted Hilton, Planning Director

Reference: California Administrative Code, Title 14, Sections 15035, 15083 (f), 15085 (h), 15085.5 (i).