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NOTICE OF PREPARATION

TO: Agencies, Organizations, and Interested Parties.

SUBJECT: Notice of Preparation (NOP) of an Environmental Impact Report (EIR) (California Code of Regulations, Title 14, Chapter 3, Section 15082). The Inyo County Planning Department is the Lead Agency under the California Environmental Quality Act (CEQA) for the Crystal Geyser Roxane Cabin Bar Ranch Water Bottling Facility Project (proposed project) identified below. The Inyo County Planning Department is preparing an EIR for the proposed project.

AGENCIES: The Inyo County Planning Department requests your agency's views on the scope and content of environmental information, if any, relating to the proposed project that may be relevant to your agency's statutory responsibilities. The Inyo County Planning Department makes this request in accordance with California Code of Regulations Title 14, Sections 15082(a), 15103, and 15375. Your agency will need to use the EIR when considering any permit or other approval that your agency must issue for the proposed project.

ORGANIZATIONS AND INTERESTED PARTIES: The Inyo County Planning Department requests your comments regarding the proposed project.

PROJECT TITLE: Crystal Geyser Roxane Cabin Bar Ranch Water Bottling Facility Project (proposed project).

PROJECT LOCATION: The project site consists of a 43.24-acre portion of the 420-acre Cabin Bar Ranch, which is located adjacent to and east of US 395, just south of the unincorporated Town of Cartago in southwestern Inyo County. The project site is located in Section 1, Township 19 South, Range 36 East; and Sections 5 and 6, Township 19 South, Range 37 East, Mount Diablo Baseline and Meridian. The project's location is depicted in the attached **Figure 1, Regional Location and Project Vicinity Map**.

PROJECT DESCRIPTION: The project applicant, Crystal Geyser Roxane (CGR), is proposing the construction of a spring water bottling facility and ancillary uses to be built in three phases over an approximate 10 to 15 year time period. Phase I and Phase II of the project would include the construction of an approximately 198,500-square-foot bottling facility that would house four water bottling lines and eight truck loading docks. Phase I would also include the construction of a 24-foot-wide access road that would extend from the proposed bottling facility to an access point along US 395, as well as a leach mound system and stormwater retention basin that would be located east of the proposed bottling facility. Phase II or Phase III of the proposed project would include the development of an 8.3-acre solar array to reduce the project's use of non-renewable resources and to achieve a Leadership in Energy and Environmental Design (LEED) Green or Certified level. The proposed solar array would be located on a southeast portion of Cabin Bar Ranch. Phase III would include an approximately 40,250-square-foot storage warehouse south of the bottling facility. If it is determined following Phase I that the demand for additional warehouse space is greater than the need for additional bottling capacity, the warehouse proposed in Phase III may be constructed prior to the planned Phase II development. The bottling facility would use spring water from three existing production wells located in the central portion of Cabin Bar Ranch. The proposed project would also use a fourth existing well to provide domestic potable water to the water bottling facility. To accommodate the proposed project, 23.46 acres of the Cabin Bar Ranch property would be rezoned to the M-2 (Light Industrial) zoning designation. In association with this zone change, a General Plan amendment would also be implemented to apply the Light Industrial General Plan land use designation to this 23.46-acre portion of Cabin Bar Ranch. The M-2 zone allows a bottling plant as a conditional use. As such, a Conditional Use Permit (CUP) is being requested as part of the proposed project. For the construction of Phase I, site preparation, demolition, earthwork, grading and installation of utilities is anticipated to begin in March 2012.

PROBABLE ENVIRONMENTAL EFFECTS: The Inyo County Planning Department has prepared an Initial Study that describes the potential environmental effects of the proposed project. The Initial Study found that the proposed project may have a potentially significant impact on the environment and an EIR will be prepared to evaluate potential impacts and analyze project alternatives. The EIR will evaluate in detail the following environmental factors that could be potentially affected by this proposed project: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Hydrology/Water Quality, Land Use/Planning, Noise, and Transportation/Traffic.

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RESPONSES AND COMMENTS: The Inyo County Planning Department will accept responses to this Notice of Preparation for thirty days, from the date of this notice through and including October 20, 2011. Please indicate a contact person for your agency or organization and send your responses to:

Ms. Tanda Gretz, Senior Planner
Inyo County Planning Department
P.O. Drawer L
168 N. Edwards Street
Independence, CA 93526

Comments may also be sent by FAX to (760) 878-0263 or by email to tgretz@inyocounty.us

SCOPING MEETING: A scoping meeting will be held on September 29, 2011, at 6:30 P.M. at the Olancho School Multi-Purpose Room, 123 School Road, Olancho, CA 93549. All parties are welcome to attend and to present their views regarding what environmental information should be addressed in the EIR.

DOCUMENT AVAILABILITY: The Initial Study is available for review on the Inyo County Planning Department website (www.inyoplanning.org) and at the following locations:

- Bishop Public Library, 210 Academy Avenue, Bishop, CA 93514
- Big Pine Public Library, 500 South Main Street, Big Pine, CA 93513
- Independence Public Library, 168 North Edwards Street, Independence, CA 93526
- Lone Pine Public Library, South Washington Street, Lone Pine, CA 93545
- Tecopa Public Library, 408 Tecopa Hot Springs Road, Tecopa, CA 92389
- Furnace Creek Public Library, Cow Creek Road, Death Valley, CA 92328

If you require additional information, please contact Tanda Gretz, Senior Planner at (760) 878-0265.