



County of
INYO

NOTICE OF DETERMINATION

PLANNING COMMISSION

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

TO: Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, California 95814

County Clerk
County of Inyo
Independence, California 93526

PROJECT TITLE: General Plan Amendment #87-13 & Zone Reclassification #87-55

STATE CLEARING HOUSE NUMBER: ----

CONTACT PERSON: Roger DeHart TELE: 878-2411

PROJECT LOCATION: Site consists of 40 acres located on the east side of Highway 395 approximately one mile south of Owens Street, Cartago.

PROJECT DESCRIPTION: Projects involve the redesignation of the 40 acres from "Arable" to "Light Industrial" in the Land Use Element of the Inyo County General Plan and rezoning the property from LC (Limited Control) to M-2-10.0 (Light Industrial - 10 acre minimum) for the purpose of constructing a water bottling plant on the site.

This is to advise that the COUNTY OF INYO BOARD OF SUPERVISORS has approved the project on March 8, 1988, 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 15090 (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: March 11, 1988

By ROGER DeHART

ROGER DeHART, Planning Director

Reference: California Administrative Code, Title 14, Sections 15075, 15094, 15096(i)
15112(c)(1), 15153(b)(5), 15373

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In the Rooms of the Board of Supervisors
County of Inyo, State of California

I HEREBY CERTIFY, That at a meeting of the Board of Supervisors of the County of Inyo, State of California, held in their rooms at the Court House in Independence on the 8th day of March, 1988, an order was duly made and entered as follows:

CEQA Moved by Supervisor Irwin, seconded by Supervisor Campbell to
Findings/ adopt the Negative Declaration certifying that the provisions of
GPA 87-13 the California Environmental Quality Act have been satisfied
ZR 87-55 with regard to proposed General Plan Amendment 87-13 and Zone
Reclassification 87-55. Adoption of Negative Declaration based
upon the Initial Study, all written/verbal comments received and
the Planning Commission's Staff Report. Motion carried.
Supervisor Bremmer, absent.

Reso 88-17 Moved by Supervisor Irwin, seconded by Supervisor Campbell to
Ord 827/ adopt Resolution 88-17 and Ordinance 827 upon the basis of the
Adoption Negative Declaration, the Planning Commission's Staff Report and
Basis the testimony received during the Public Hearing. Motion
carried. Supervisor Bremmer, absent.

ROUTING:

CC _____
Purchasing _____
Personnel _____
Auditor _____
CAO _____
Other Planning _____
Date 3/21/88

WITNESS my hand and the seal of said Board this 8th
day of March, 1988

C. BRENT WALLACE
Clerk of the Board of Supervisors

By Kelli Landhaus

COUNTY OF INYO
INTER - OFFICE CORRESPONDENCE

DATE: February 10, 1988

TO: : Clerk of the Board of Supervisors

FROM: PLANNING DEPARTMENT

SUBJECT: REQUESTED AGENDA ITEM, BOARD MEETING OF February 16, 1988

NOTE: This form does not require typing. Form is to accompany agenda material and must be delivered to the Clerk of the Board before 5:00 P.M. on the Wednesday before the Board Day.

Supervisorial District: First Second Third Fourth Fifth

1. PLACE ON AGENDA

 Consent

 Administrator

 Departmental

 Written Correspondence

XX Scheduled Hearing - Time Have Board set time and date

2. CONSENT OR WRITTEN CORRESPONDENCE AGENDA ITEMS:

Indicate exact wording desired for subject (include action of the Board requested or recommended, if any).

3. REGULAR OR SCHEDULED AGENDA ITEMS:

a. Indicate section of agenda desired.

b. Indicate exact working desired for agenda.

c. Indicate each letter, agreement, transfer, etc. (be sure to include all pertinent background material necessary for Board review. 10 copies of background material needed.)

PLANNING DEPARTMENT: Setting time and date for public hearing and waiving the first reading of the Ordinance for General Plan Amendment #87-13 and Zone Reclassification #87-55 (Cartago).

ATTACHMENTS:

Staff Report, Neg Dec., Sample Hearing Notice, Surrounding Property Owners, Resolution and Ordinance.

4. CAO Remarks:



County of
INYO

PLANNING COMMISSION

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

(619) 878-2411, ext. 2263

TO: INYO COUNTY BOARD OF SUPERVISORS
FROM: INYO COUNTY PLANNING COMMISSION
RE: GENERAL PLAN AMENDMENT #87-13/ELTON
ZONE RECLASSIFICATION #87-55/ELTON

BACKGROUND:

This proposal involves two (2) separate actions by the County, a general plan amendment and a zone reclassification. Inasmuch as they are interrelated and involve the same parcel of property, the public hearings as well as the staff reports have been combined.

The proposals involve approximately 40 acres consisting of an 11 acre parcel and 30 acres of a 110 acre parcel located on the east side of Highway 395 approximately one mile south of Owens Street, Cartago (see attached vicinity map).

The request is to amend the Inyo County General Plan by redesignating these 40 acres from the present designation of "Arable" to "Light Industrial" AND rezoning the 40 acres from the present LC (Limited Control) zoning to M-2-10.0 (Light Industrial - 10.0 acre minimum). The purpose for these actions is to allow for the eventual construction of a water bottling plant on the site. Attached is a plot plan showing the entire 121 acres, the existing and proposed development and the applicant's adjacent property (10 acres).

The properties to the east and west of the 121 acres are privately owned, undeveloped and are also zoned LC. (NOTE: the LC zoning is a temporary zone until the County establishes zoning consistency with the Open Space Element of the General Plan.)

The property to the south of the 121 acres and adjacent to Highway 395 is privately owned and developed with a residence. The remaining property to the south is owned by LADWP and is used for grazing.

The properties to the north consists of ten (10) acres owned by the applicant which is vacant except for a bulk water loading facility and the remaining property consists of the Cabin Bar Ranch owned by Anheuser Busch.

The subject property is developed with a single family dwelling and a mobilehome. There is a 30' x 45' unfinished building adjacent to Highway 395 that was going to be utilized as a concession building in conjunction with a public fishing business proposed by the former property owner (CUP #81-1/Owen). Also on the property are numerous accessory buildings and corrals. The rest of the property is vacant and is used for grazing.

Numerous springs, artesian wells and marsh areas are located near the center of the property. They trend in a north-south direction along a fault line. To the east there is a large sand/gravel bar along one of the historic shorelines of Owens Lake.

PROJECT DESCRIPTION:

As mentioned above, the purpose of the general plan amendment and zone reclassification to a Light Industrial designation is to allow for the construction "by right" of a water bottling plant on the site (see attached site plan).

Two conditional use permits (CUP #81-23 and CUP #83-10) were issued to the applicant on the 10 acres adjacent to this proposal but they were never utilized.

If the applications are approved the applicant proposes first to develop a bulk spring water loading facility similar to the one to the north and then to construct a water bottling plant.

The water bottling plant is proposed to be housed in a 200' x 250' (50,000 sq. ft.) Pascoe metal building. There will be employee and visitor parking on the west side of the building and truck loading on the east side. At full production it is anticipated the plant would operate on two shifts employing a total of 30 people. In addition, up to 40 truck drivers would be needed transporting the bottled water to market.

A more detailed description of the proposed development is attached (Exhibit II).

STAFF ANALYSIS:

The Commission has no objections or concerns regarding these applications. The proposed general plan amendment and zone reclassification will involve an expansion of the 10 acres of light industrial zoning located to the north.

The proposed "Light Industrial" designation would allow additional permitted land uses other than a bottling plant. However, the additional permitted land uses do not appear to be any more intensive than the water bottling plant proposed by the applicant.

As previously noted there is an earthquake fault on the property which is subject to the Aquist-Priolo Special Studies Zone Act. Prior to the issuance of a building permit a seismic/geologic report is required to be prepared and approved by the County.

Even though consideration of the two applications does not specifically address a water bottling plant, it appears from the applicant's description that it is a logical and proper land use for this property. There is sufficient flow from the existing springs to more than adequately serve the bottling plant and not adversely affect the existing marsh areas.

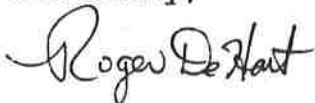
An Initial Study was prepared by the Planning Department addressing the proposed general plan amendment and zone reclassification. The Initial Study indicated the two proposals would not have a significant adverse impact on the environment. Subsequent to the Initial Study, a Negative Declaration was issued for public review and comment. The period of time allotted for public review and comment expired on January 22, 1988, and as of that date, two comments had been received. Comments were received from CALTRANS and the Los Angeles Department of Water and Power (attached), however, neither agency questioned the issuance of the Negative Declaration.

RECOMMENDATIONS:

The Planning Commission recommends the Board of Supervisors approve the projects by taking the following three (3) actions:

1. NEG. DEC.: Upon the basis of the Initial Study, all written/verbal comments received and the Planning Commission's Staff Report, adopt the Negative Declaration certifying the provisions of the California Environmental Quality Act have been satisfied.
2. GPA #87-13: Upon the basis of the Negative Declaration, the Planning Commission's Staff Report and the testimony received during the Public Hearing, adopt a resolution redesignating the subject property from "Arable" to "Light Industrial" in the Inyo County General Plan.
3. ZR #87-55: Upon the basis of the Negative Declaration, the Planning Commission's Staff report and the testimony received during the Public Hearing, adopt an ordinance rezoning the subject property from LC (Limited Control) to M-2-10.0 (Light Industrial - 10.0 acre minimum).

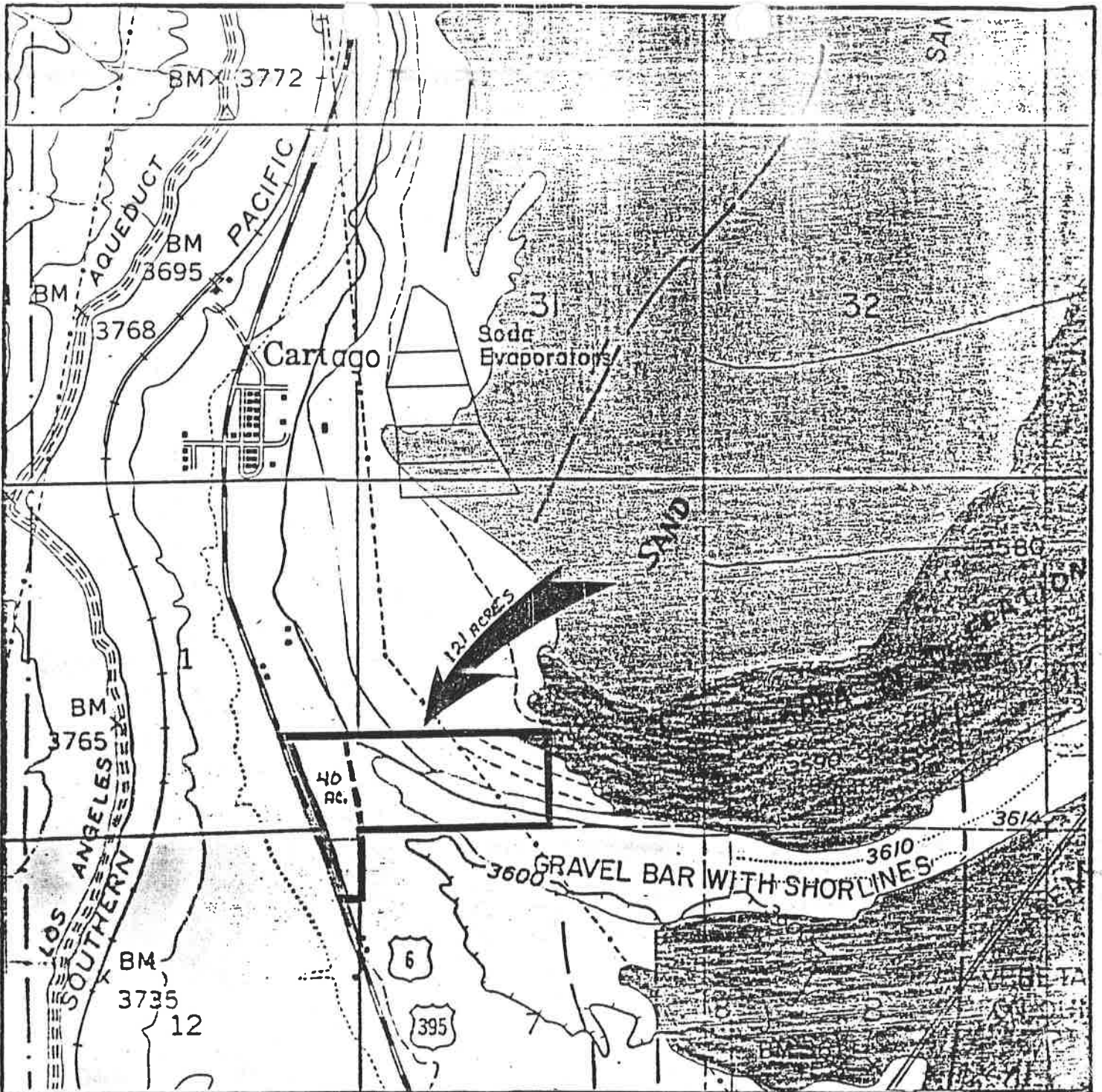
Sincerely,



Roger DeHart
Planning Director

Attachments: Vicinity Map
Site Plan
Exhibit II
Initial Study
Negative Declaration
DWP Letter
CALTRANS Letter

RDH/db



VICINITY MAP



APPLICATION NO. GPA#87-13 & ZR#87-55
 APPLICANT Albert & Patricia Elton
 GEN. PLAN DES. "A-R-10"
 REQUEST Change the GENERAL PLAN designation
of 40 acres to "Light Industrial" and rezone
the 40 acres from LC (Limit Control) to
Light Industrial - 100' max height

SCALE 1" = 100'

PROPOSED PROPERTY USE

The property to be rezoned is presently not used for any other purpose than a caretakers small residence and light grazing for horses. There are several fine springs flowing from the same aquifer that also services the 10 acre parcel adjoining the north boundary. This parcel is also owned by the applicant and is zoned light industrial and used as a bulk spring water loading facility for sales to the bottled water industry. As more land was needed for the long range plan to erect a 50,000 square foot bottling facility, this 120 acre parcel was purchased in 1986 and a new bore hole was added to the 2 already on the property. The water is of exceptionally high commercial quality and should be bottled right at the spring site to assure no trucking contamination and interim storage problems.

The plan is in 2 increments (1) to develop a spring into a loading facility. This entails some ground hardening around the selected bore hole site for truck traffic, an overhead loading system and the cutting of a hardened roadway to the site.

DWP has been granted a 600' easement for a power panel and a 440V panel will be installed at the loading facility. This panel will be adequate to service the bottling plant when and if it is built. This is increment (2).

The proposed plant is a 50,000 square foot Pascoe metal building 200-250' (see attached contract). There will be employee and visitor parking on the west side of the building and truckloading (palletized bottle water) on the rear east side of the facility. The building site is approximately at 3,940 foot elevation and the ground slopes eastward on a 3% grade. Approximately 800 feet due east of the building site is a large sand dune shown on the site plan as a waste disposal site. There is little waste water other than bathroom waste associated with a bottling operation. The treated water used in the bottle washer is recycled and only a small portion of rinse water is flushed. All excess water from all facilities present or future will use this common disposal site. No septic tank will be placed on the property west of the aquifer spring sites.

At present spring flow is approximately 600 gallons per minute on the property and pumping tests from the aquifer for a 2 year period continually at 600 gallon per minute did not lower the water table appreciably. One artesian did not flow during pumping but resumed flow 10 minutes after shutdown. A full scale bottling operation using 3 lines of containers 1 gallon, 2½gallon and 5 gallon would create at full capacity the following water use gallons per minute (GPM):

5gallon bottle - 600 bottles per hour	3000 gallons	50 GPM
1gallon bottle - 50 bottles per minute		50 GPM
2½gallon bottle - 20 bottles per minute		<u>50 GPM</u>

TOTAL-----150 GPM

One of our bore holes (wells) is artesian and flows 150 gallons per minute and could supply without a pump the entire amount required for a simultaneous operation of all these phases which would be unlikely. Normally each shift will operate one container line only as handling, palletizing etc. is less complicated. There will be no affect on the aquifer of even the adjacent bore holes much less adjacent property owners.

It is estimated that several years downstream and with the plant operating at full capacity, 40 trucks a day would ingress/egress the area. CalTrans has advised that this small number of entrys would require no special effort on the part of CalTrans.

Some of the existing buildings may be removed for aesthetic purposes sometime in the future. The new building next to Hwy 395 in the northwest corner of the property will probably be used as a construction superintendents office during construction of the plant in increment (2).

A seismic report and all necessary permits for building will be tendered prior to any building project as required by the agencies.

DEPARTMENT OF TRANSPORTATION

500 SOUTH MAIN STREET
P.O. BOX 847
BISHOP, CA 93514



January 21, 1988

File: Iny-395
GPA #87-13
ZCC #87-55

County of Inyo
Planning Department
P. O. Drawer L
Independence, CA 93526

Attn: Mr. Roger DeHart

GPA #87-13/Elton, ZCC #87-55/Elton

We have reviewed the above referenced document and have the following comment:

CALTRANS is a Responsible Agency as defined by CEQA, since Encroachment Permits will be required to install driveways, utilities, or other facilities within the right-of-way for State Highway Route 395. As a Responsible Agency, CALTRANS will rely on the Lead Agency's environmental document for CEQA clearance of any such Encroachment Permits.

Andrew J. Zeilman, Chief
Transportation Planning Branch

AJZ:jl

RECEIVED

JAN 21 1988

Department of Water and Power  the City of Los Angeles

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DUANE L. GEORGESON, *Assistant General Manager - Water*
DANIEL W. WATERS, *Assistant General Manager - External Affairs*
NORMAN J. POWERS, *Chief Financial Officer*

January 21, 1988

Mr. Roger DeHart
Planning Director
Planning Department
County of Inyo
Drawer L
Independence, California 93526

Dear Mr. DeHart:

General Plan Amendment #87-13/Elton
Zone Reclassification #87-55/Elton

The Department has reviewed the Negative Declaration for the proposed water bottling plant planned by Mr. Albert Elton in the Cartago area. We have no comments with regard to the proposed rezoning and amendment of the County's General Plan.

As stated in the Negative Declaration, we understand there will be no pumping from the aquifer for the proposed bottling plant. The proposal is to collect water from a natural flowing aquifer, bottle it, and transport it to various locations. The finding of the Planning Department is that this will not have a significant adverse effect on the environment.

Thank you for the opportunity to review and comment on the Negative Declaration.

Sincerely,



DUANE D. BUCHHOLZ
Northern District Engineer
Los Angeles Aqueduct Division

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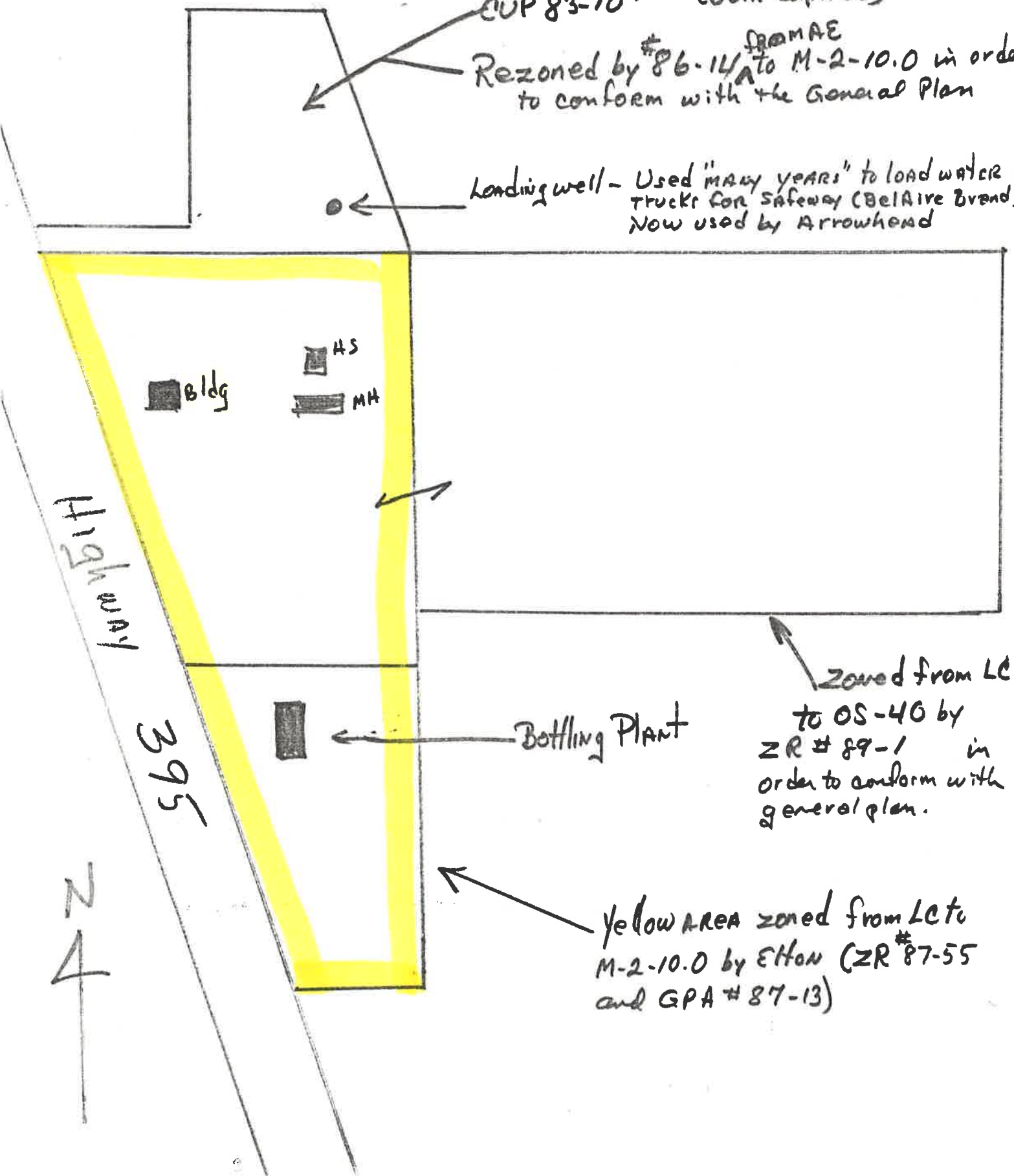
JAN 24 1988

COUNTY OF INYO PLANNING DEPT.

CUP 81-23 } Bottling Plant in ANAE zone
CUP 83-10 } (both expired)

Rezoned by #86-14^{to ANAE} to M-2-10.0 in order
to conform with the General Plan

Landing well - Used "many years" to load water
trucks for Safeway (Bel Air Brand)
Now used by Arrowhead



Zoned from LC
to OS-40 by
ZR # 89-1 in
order to conform with
general plan.

Yellow area zoned from LC to
M-2-10.0 by Elton (ZR # 87-55
and GPA # 87-13)

Bottling Plant

Bldg

HS

MH

Highway

395

