



Roger DeHart
TED HILTON, A.I.C.P.
Planning Director

PLANNING DEPARTMENT

DRAWER L • INDEPENDENCE • CALIFORNIA 93526

(619) 878-2411 (Ext. 2263)

County of
INYO

NEGATIVE DECLARATION

PROJECT TITLES:

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

PROJECT LOCATION:

The proposed projects involve a 40 acre portion of a 121 acre parcel zoned LC (Limited Control) located on the east side of State Highway 395 approximately one mile south of Owens Street, Cartago. See attached vicinity map.

PROJECT DESCRIPTIONS:

The projects involve redesignating the 40 acres from "Arable" to "Light Industrial" in the Open Space and Land Use Elements of the Inyo County General Plan AND rezone the 40 acres from LC (Limited Control) to M-2-10.0 (Light Industrial - 10.0 acre minimum) to conform with the general plan designation.

The purpose of the general plan amendment and zone reclassification is to permit the construction of a water bottling plant on the site. The proposed plant at maximum production would require 144,000 gallons of water per day and employ 30 persons together with up to 40 truck drivers..

FINDINGS:

An Initial Study prepared by the Inyo County Planning Department which indicated that the proposed projects (GPA #87-13 and ZR #87-55) and the proposed bottling plant would not have a significantly adverse effect on the environment based upon the following:

1. None of the other permitted uses in the Light Industrial zone are more intense than the proposed water bottling plant.
2. A geological report shall be prepared prior to development as required by the Alquist-Priolo Special Studies Zones Act.
3. No pumping from the aquifer will be required for the water bottling plant operation.

4. The project will not extend public facilities or services beyond existing capacities.
5. Excellent access to the site is provided by State Highway 395.
6. No bio-physical or socio-cultural resources will be adversely affected by the project.

The review and comment period for this Negative Declaration expires January 22, 1988. Inyo County is not required to respond to comments received after this date.

ADDITIONAL INFORMATION IS AVAILABLE FROM THE INYO COUNTY PLANNING DEPARTMENT

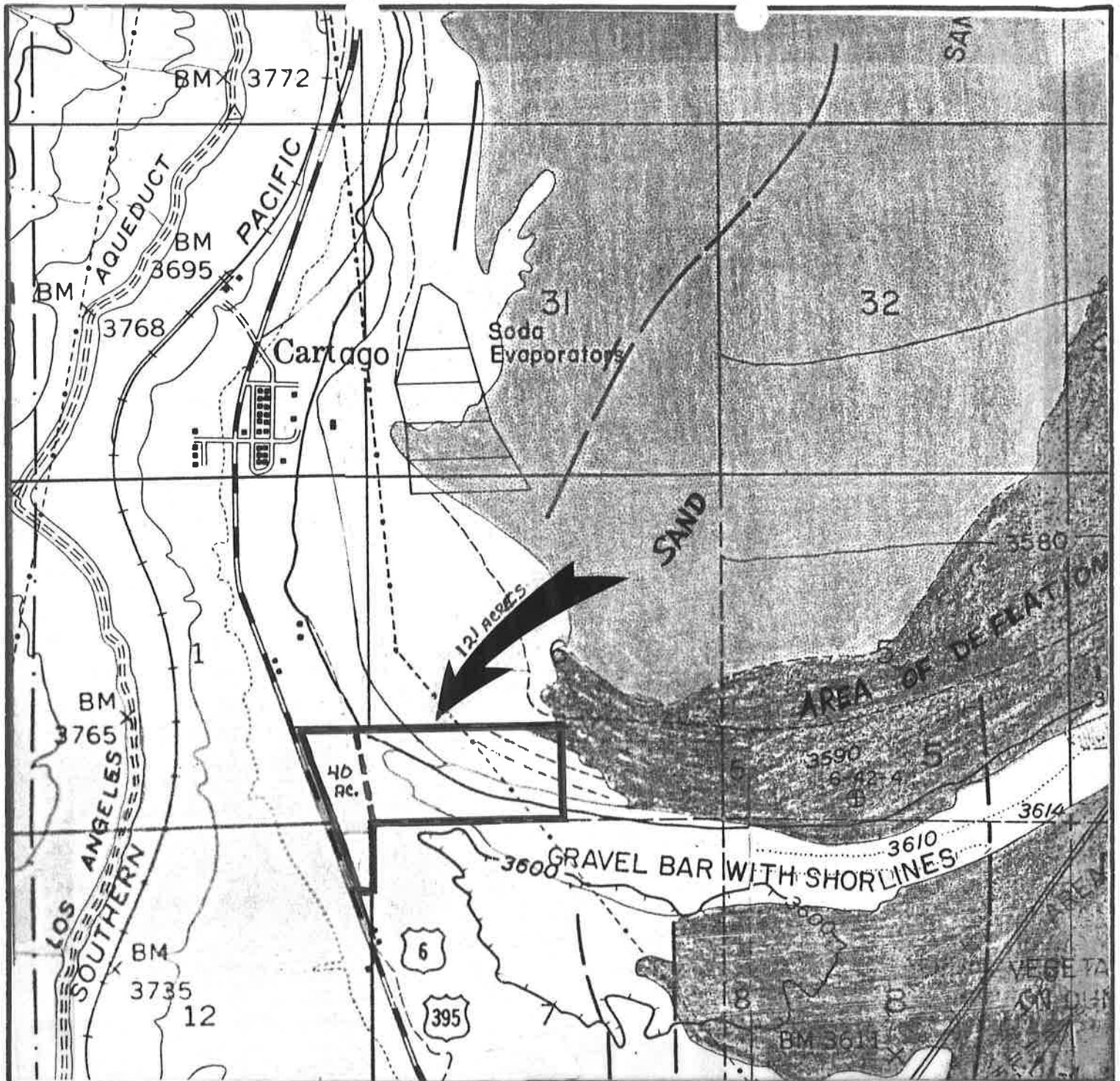
INYO COUNTY PLANNING DEPARTMENT

1-5-88
Date



Roger De Hart, Planning Director

Attachments: Initial Study
Vicinity Map
Site Plan



VICINITY MAP



APPLICATION NO. GPA#87-13 and ZR#87-55

APPLICANT Albert & Patricia Elton

GEN. PLAN DES. "A-10"

REQUEST Change the general plan designation of 40 acres to "Light Industrial" and rezone the 40 acres from LC (Limit Control) to M-2-10.0 (Light Industrial - 10.0 acre min.)

SCALE 2 1/2" = 1 mile



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County of
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INITIAL STUDY

FOR USE WITH: GENERAL PLAN Amendment #87-13 and Zone Reclassification #87-55

CONCLUSIONS - RECOMMENDED ACTION

The Planning Department recommends the following actions:



The proposed project will not have a significant environmental effect and the issuance of a Draft Negative Declaration is recommended and if adopted shall constitute a negative finding for the mandatory findings required pursuant to Section 15065 of the guidelines.



The proposed project may have a significant effect on the environment but which can be mitigated by the measures described in the Initial Study. These measures are recommended as conditions for the adoption of a Negative Declaration and that if these measures are so incorporated into and made a part of the proposed project, the project shall be found not to have a significant effect on the environment and if adopted shall constitute a Negative Finding for the Mandatory Findings required pursuant to Section 15065 of the Guidelines.



The proposed project may have a significant effect on the environment, this due to the uncertainty resulting from a specific lack of basic information which could affect the finding. This additional information should be provided and analyzed before the Initial Study is completed and a finding made.



The proposed project may have a significant effect on the environment and an Environmental Impact report is required which shall address the issues and concerns identified in the Initial Study. This shall constitute an Affirmative Finding or one or more of the Mandatory Findings of significance pursuant to Section 15065 of the Guidelines.

Roger De Hart

1/15/88

Date

RECOMMENDED - MANDATORY FINDINGS OF SIGNIFICANCE:

(Required - Section 15065 State Guidelines)

(Yes-No)

- No 1. The project has a potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or pre-history.
- No 2. The project has the potential to achieve short-term environmental goals to the disadvantage of long term environmental goals.
- No 3. The project has possible environmental effects which are individually limited but cumulatively considerable. As used in the subsection, "Cumulatively Considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
- No 4. The environmental effects of a project will cause substantial adverse effects on human beings, either directly or indirectly.

BACKGROUND INFORMATION

APPLICANT Albert and Patricia Elton

ADDRESS 11916 Woodley Avenue PHONE (818) 366-0851

CITY, STATE, ZIP Granada Hills, Calif. 91344

PROJECT LOCATION: East side of Highway 395, approximately 1 mile south of Owens Street, Castano

ASSESSOR'S PARCEL NO. 33-470-04 and 05 (121 acres ±)

GENERAL PLAN DESIGNATION: "Arable" (Open Space)

ZONING DISTRICT: Limited Control (LC)

OTHER ENVIRONMENTAL DOCUMENTS ON OR ADJACENT TO PROJECT SITE:

Neq. Decs. ① CUP#83-10 for water bottling plant north adjacent to site ② TPM #207- dividing site into two lots ③ CUP#79-1 - RV park west adjacent to site ④ CUP#83-8 - Application to buy

DEPARTMENTS/AGENCIES/GROUPS TO BE SENT ENVIRONMENTAL DOCUMENT: north of site,

CALTRANS - Bishop

County Health Department

DWP - Bishop

County Public Works Department

County Water Department

PROJECT DESCRIPTION: Project involves redesignating approximately 40 acres of the 121 acres from "Arable" to "Light Industrial" in the County General Plan and rezoning the 40 acres from LC (Limited Control) to M-2-10.0 (Light Industrial - 10 acre min.) for the purpose of establishing a water bottling plant with a maximum capacity of 150 gallons per minute.

ENVIRONMENTAL DESCRIPTION OF PROJECT SITE: Bordered on the west by Hwy 395. Western portion developed with a house, mobilehome, garage, accessory bldgs, corrals, unused (unfinished) 30x40 commercial bldg and pasture. Central portion consist of numerous springs and marsh areas. Eastern portion consists of pasture and a large sand bar from former Owens Lake. Note: Only western portion of property (40 acres) involved in general plan amendment and zone reclassification. Elevation 3600'

PRESENT LAND USES/ACTIVITIES SURROUNDING PROJECT SITE: Site slopes to east 3% ±,

① Cabin Bar Ranch - Cattle/horse operation - zoned AC-40.0

NORTH ② Bulk water loading facility - owned by Applicant - zoned M-2-10.0

SOUTH ① Private land - residence - zoned LC

② DWP land - pasture - zoned LC

EAST VACANT - private land - zoned LC

WEST Hwy 395; vacant private property - zoned LC

EVALUATION OF POTENTIAL SIGNIFICANT EFFECTS OF AMENDING GENERAL PLAN AND ZONING TO LIGHT INDUSTRIAL FOR a water bottling plant - (150 gpm capacity)

MATRIX KEY:

1. IMPACT: A-ADVERSE; B-BENEFICIAL; N-NO EFFECT
(Explanation of all adverse impacts are contained at the back of this Initial Study)
2. DEGREE: I-INSIGNIFICANT S-SIGNIFICANT
3. PHASE: C-CONSTRUCTION O-OPERATION
4. LINKAGE: D-DIRECT; I-INDIRECT
5. DURATION: S-SHORT TERM; L-LONG TERM
6. MITIGATION MEASURES: YES; NO

| IMPACT | DEGREE | PHASE | LINKAGE | DURATION | MITIGATION MEASURES |
|--------|--------|-------|---------|----------|---------------------|
|--------|--------|-------|---------|----------|---------------------|

RESOURCES-CONDITIONS-PROCESSES

IMPACT CHARACTERISTICS

GEOLOGIC

| | | | | | | | | |
|--------------|--------------------|--|---|---|---|---|---|-----|
| Liquefaction | STABILITY | High water table near earthquake fault (see below) | A | ? | O | I | L | Yes |
| Near faults | SEISMIC HAZARDS | within Alquist-Priolo Special Studies Zone | A | ? | O | I | L | Yes |
| | SOILS | No change Minor grading required | N | | | | | |
| | EROSION | Site level, 3% ± slope. | N | | | | | |
| | GEOLOGIC RESOURCES | | N | | | | | |

BIOTIC

| | | | | | | | | |
|--|------------------------------|---|---|--|--|--|--|--|
| | FLORA | No natural veg. or wildlife habitat. Site has been cleared and leveled. | N | | | | | |
| | FAUNA | No anticipated impact on marsh areas to the east. | N | | | | | |
| | RARE OR ENDANGERED LIFE FORM | None known on site or adjacent to the site | N | | | | | |

ATMOSPHERIC

| | | | | | | | | |
|--|-------------|---|---|---|---|---|---|-----|
| | AIR QUALITY | Dust during construction of water bottling plant. | A | I | C | I | S | Yes |
| | CLIMATE | | N | | | | | |

| | IMPACT | DEGREE | PHASE | LINKAGE | DURATION | MITIGATION MEASURES |
|------------------------------------|------------------------|--------|-------|---------|----------|---------------------|
| RESOURCES - CONDITIONS - PROCESSES | IMPACT CHARACTERISTICS | | | | | |

HYDROLOGIC

Zone C

| | | | | | | |
|-------------------|--|---|---|---|---|----|
| FLOODS - FLOODING | Not in designated flood prone area | | | | | |
| WATER QUALITY | N | | | | | |
| WATER USE | AT anticipated max. production of water bottling plant (150 gpm) on two shifts consumption would be 144,000 gpd. | | | | | |
| | A | I | O | D | L | No |

ENERGY AND RESOURCE CONSERVATION

| | | | | | | |
|---------------|-----------------------------|---|---|---|---|----|
| ENERGY USE | Additional electrical usage | | | | | |
| | A | I | O | I | L | No |
| ENERGY SOURCE | DWP - Adequate capacity | | | | | |
| | N | | | | | |

CULTURAL-AESTHETIC RESOURCES

Adjacent to Hwy 395

Area of high probability

| | | | | | | |
|---------------------------------|---|---|---|---|---|-----|
| UNIQUE LANDFORMS | N | | | | | |
| VISUAL QUALITY-SCENIC RESOURCES | Open field changed to light industrial usage | | | | | |
| | A | I | O | D | L | Yes |
| PARKS-RECREATION | N | | | | | |
| HISTORICAL RESOURCES | N | | | | | |
| ARCHAEOLOGICAL RESOURCES | Site previous cleared, leveled and used as pasture. | | | | | |
| | N | | | | | |

SOCIO-ECONOMIC RESOURCES

30 plant employees
40 truck drivers

| | | | | | | |
|------------|---|---|---|-----|-----|----|
| EMPLOYMENT | If bottling plant operates at 2 shifts with max. production up to 70 new jobs would result | | | | | |
| | B | I | % | D | 1/2 | NA |
| HOUSING | Creates additional demand for housing. | | | | | |
| | A | I | O | I | L | No |
| ECONOMY | From 50-70 new jobs with resulting payroll. Goods and services to bottling plant. Additional taxes to schools/county. | | | | | |
| | B | I | % | 1/2 | | NA |

| | IMPACT | DEGREE | PHASE | LINKAGE | DURATION | MITIGATION MEASURES |
|------------------------------------|------------------------|--------|-------|---------|----------|---------------------|
| RESOURCES - CONDITIONS - PROCESSES | IMPACT CHARACTERISTICS | | | | | |

TRANSPORTATION-CIRCULATION

| | | | | | | |
|----------------------------|--------------------------|---|--|--|--|--|
| HIGHWAY-STREET CAPACITY | Site adjacent to Hwy 395 | N | | | | |
| INTERNAL CIRCULATION | Not required | N | | | | |
| AIRPORT-AIR TRANSPORTATION | | N | | | | |
| HIKING-EQUESTRIAN TRAILS | | N | | | | |

LAND USE PLANNING

| | | | | | | |
|-----------------------|--|---|--|--|--|--|
| SURROUNDING LAND USES | Three (3) bulk water facilities adjacent to end north of site. | N | | | | |
| GENERAL PLAN | | N | | | | |
| ZONING | | N | | | | |

SERVICES INFRASTRUCTURE

| | | | | | | |
|--------------------|--|---|---|---|---|------|
| WATER SUPPLY | On-site - Adequate | N | | | | |
| SEWAGE DISPOSAL | On-site - | N | | | | |
| FIRE PROTECTION | Olancho Volunteers | A | I | O | I | L No |
| EDUCATION | Possibly beneficial. Employee's children to reverse declining enrollment | N | | | | |
| ELECTRICAL SERVICE | DWP | N | | | | |
| SOLID WASTE | Private Service Available | A | I | O | I | L No |
| COMMUNICATIONS | Continental Telephone | N | | | | |
| POLICE PROTECTION | County Sheriff | A | I | O | I | L No |

Proposed Amendment
Proposed rezoning

Olancho Elem.
Lone Pine High Sch

Lone Pine Dump

Additional protection demands on the site as well as for new resident employees,

The specific project approval requested by the applicant involves the re-designation of approximately 40 acres of a 121 acre parcel from "Arable" to "Light Industrial" in the Land Use Element of the Inyo County General Plan AND the rezoning of the 40 acres from LC (Limited Control) to M-2-10.0 (Light Industrial - 10.0 acre minimum) in order to conform with the proposed general plan designation.

The above actions by the County, in and by themselves, will not result in any environmental impacts. However, the basis for the general plan amendment and zone reclassification is to allow for the eventual establishment of a water bottling plant on the subject property. Therefore, the Initial Study addressed the environmental impacts of that facility.

The proposed "Light Industrial" designation would, of course, 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. These additional uses are therefore, not addressed in the Initial Study.

The following is a discussion of the environmental impacts that may be generated by the proposed water bottling plant and possible feasible mitigation measures to reduce the impacts:

1. **STABILITY:** The area has a relatively high water table with numerous springs occurring along the eastern edge of the 40 acre site. There is potential for subsidence and/or liquefaction. A geologic and soils report could be required in conjunction with the building permit for the water bottling plant.
2. **SEISMIC HAZARDS:** The site is within an Alquist-Priolo Special Studies Zone. The springs along the eastern edge of the 40 acres is caused by faulting. The Alquist-Priolo Act requires a geologic report for any development beyond a single family dwelling. Therefore, one must be prepared prior to any building permit being issued for the water bottling plant. The report will identify any active faults on the site and will also address liquefaction (see No. 1 above).
3. **AIR QUALITY:** The project proposes development of approximately 4 to 5 acres with the bottling plant, parking area and loading facilities. Some dust may be generated during grading and construction activities for a short period of time. Wetting the site during this period can control this impact. Surfacing of the access road, parking area and the truck loading area with gravel, cinders or paving will reduce or eliminate vehicular dust. Landscaping the area around the bottling plant with lawn, permanent pasture, trees will also reduce the generation of dust.

4. WATER USE: Assuming that the proposed bottling plant was operating at maximum capacity of 150 gallons per minute on a two shift operation, approximately 144,000 gallons per day would be bottled and shipped to market. The applicant has estimated that the current output of the springs on the property is approximately 600 gallons per minute. An artesian well adjacent to the proposed water bottling plant has a production of approximately 150 gallons per minute which is sufficient to provide all the water for the plant's operation. No pumping from the aquifer is proposed thereby insuring that usage will not exceed recharge. No mitigation necessary.

5. ENERGY USE: The proposed bottling plant would use electricity provided by LADWP for its operation. Adequate capacity is available for this use. No mitigation required.

6. VISUAL QUALITY: The proposed bottling plant will convert an open field adjacent to Highway 395 to a more intensive use. The site would be occupied by a 200' x 250' Pascoe metal building, a parking area and a truck loading area. Mitigation measures include landscaping the premises with lawn and trees, paving the parking and loading areas and providing the metal building with a subdued exterior color.

7. EMPLOYMENT/ECONOMY: The impact of a water bottling plant operating at maximum capacity as proposed would generate approximately 70 jobs. This would be beneficial to the Olancha/Cartago area. The area is near the community of Lone Pine and considerable vacant privately-owned parcels are nearby to absorb any additional demand for housing. No mitigation is necessary.

8. FIRE PROTECTION: The project involves the construction of a 200' x 250' metal industrial building. This would place additional minor demands on the Olancha Volunteer Fire Department to provide fire protection for the plant as well as for any new residences constructed resulting from the additional employment. Impact is insignificant and no feasible mitigation measures are suggested.

9. SOLID WASTE: Some additional amounts of solid waste would be generated by the bottling plant and from any new residences constructed resulting from the additional employment. Private disposal services are available and the Lone Pine Sanitary Land Fill facility has sufficient future capacity. No mitigation measures are suggested.

10. POLICE PROTECTION: The project and any associated new residences would require protection by the County Sheriff's Office. A Sheriff Sub-station is located in Olancha just south of the project site. No mitigation measures are suggested.

11. NOISE (Human): The bottling plant, employee traffic and truck traffic (up to 40 trucks per day) will generate additional noise on the project site and along Highway 395. The nearest dwellings from the property are located approximately 2,000 feet to the north and south on the east side of Highway 395 and should not be adversely affected by any noises at the bottling plant. Additional traffic noise on Highway 395 will be minimal and no feasible mitigation measures are suggested.