

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Crystal Geyser Roxane Grant Ranch ProjectLead Agency: Inyo CountyContact Person: Cathreen RichardsMailing Address: 168 N. Edwards Street, P.O. Drawer LPhone: (760) 878-0447City: IndependenceZip: 93526County: Inyo**Project Location:** County: InyoCity/Nearest Community: Unincorporated community of GrantCross Streets: U.S. Highway 395 and State Route 190Zip Code: 93549Longitude/Latitude (degrees, minutes and seconds): 36 ° 14 ' 5.6112" N / -117 ° 59 ' 11.0544" W Total Acres: 14.62Assessor's Parcel No.: 033-110-60Section: 32Twp.: 19 SouthRange: 37 EastBase: Mt. Diablo MeridianWithin 2 Miles: State Hwy #: 395 and 190Waterways: N/AAirports: N/ARailways: N/ASchools: N/A**Document Type:**CEQA: ☒ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☐ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☒ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☐ Residential: Units _____ Acres _____☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☒ Industrial: Sq.ft. 124,500 Acres 14.62 Employees 40☐ Educational: _____☐ Recreational: _____☒ Water Facilities: Type water bottling facility MGD 0.51☐ Transportation: Type _____☐ Mining: Mineral _____☐ Power: Type _____ MW _____☐ Waste Treatment: Type _____ MGD _____☐ Hazardous Waste: Type _____☐ Other: _____**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☒ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☒ Other: Greenhouse Gas Emissions**Present Land Use/Zoning/General Plan Designation:**Zoning: Light Industrial (M-2), Open Space (OS-40), Rural Residential (RR-5.0); General Plan Land Use: Light Industrial (LI), Open Space (OSR), Residential Estate (RE)**Project Description:** *(please use a separate page if necessary)*

The project would include the construction of a water bottling facility, internal roadways, employee parking and truck staging areas, a fire suppression tank and fire pump building, and other utilities. The water bottling facility would be an approximately 124,500-square foot (sf) steel building that would house two water bottling lines, a warehouse, and shipping facilities. The project also seeks approval of Conditional Use Permit (CUP) No. 2025-01 to permit the water bottling facility on the Light Industrial (M-2) zoning district, and CUP No. 2025-05 for the water transfer pursuant to Chapter 18.77 of the Inyo County Code of Ordinances. A new production well would be drilled approximately 1,200 feet northwest of the proposed water bottling facility, which would be used as the source for all water uses during operation.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☐ Caltrans District # _____	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☐ Regional WQCB # _____
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☐ Fish & Game Region # _____	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☐ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date January 28, 2026 Ending Date February 27, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>HELIX Environmental Planning, Inc.</u>	Applicant: <u>CG Roxane, LLC.</u>
Address: <u>1180 Iron Point Road, Suite 130</u>	Address: <u>2705 Lexington Way</u>
City/State/Zip: <u>Folsom, CA 95630</u>	City/State/Zip: <u>San Bernardino, CA 92407</u>
Contact: <u>Robert Edgerton, AICP CEP</u>	Phone: <u>415-595-1212</u>
Phone: <u>(916) 365-8700</u>	

Signature of Lead Agency Representative:  Date: 1/28/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.