Notice of Availability for Public Review

Inyo County

To: ☒ Interested Individuals
(SEE PROJECT LABEL LIST...)

From: *(Lead Agency)* INYO CO. PLANNING DEPT.
P.O. DRAWER L
INDEPENDENCE, CA 93526
(Address)
Contact TANDA GREIZ

☒ County Clerk
County of INYO

FILED
MAR 12 2012
INYO CO. CLERK
KAMMI FOOTE, CLERK
BY DEPUTY

Subject: Notice of Availability for Public Review

This is to advise that INYO CO. PLANNING DEPARTMENT *(Lead Agency)* has prepared a

☒ Negative Declaration ☐ Environmental Impact Report

for the project identified below. As mandated by State law, the minimum public review period for this document is:

Negative Declaration

☐ 20 days (Negative Declaration was not submitted to the State Clearinghouse for review)

☒ 30 days (Negative Declaration was submitted to the State Clearinghouse for review)

☐ 21 days (State Clearinghouse granted a shortened review period for the Negative Declaration)

EIR

☐ 30 days (Draft EIR was not submitted to the State Clearinghouse for review)

☐ 45 days (Draft EIR was submitted to the State Clearinghouse for a normal 45-day review)

☐ 30 days (State Clearinghouse granted a shortened review period for the Draft EIR)

The document is available for review at 138 N. EDWARDS ST., INDEPENDENCE *(Location)*

A public hearing has been scheduled with INYO CO. PLANNING COMMISSION *(Hearing Body)* to receive comments on the document.

Date: (NOT
Time: YET
Place: SCHEDULED)

The comment period for this document closes on APRIL 15, 2012 *(Date)*.

Testimony at future public hearings may be limited to those issues raised during the public review period either orally or submitted in writing by 5:00 p.m. the day the comment period closes.

Project Title: TENTATIVE PARCEL MAP #398/ KEMP

Project Location – Specific: LUBKEN CANYON ROAD, SOUTH OF THE ALABAMA HILLS COMMUNITY (APN: 026-160-08), LONE PINE, CA

Project Description: *(brief)*
(SEE ATTACHED NOTICE OF AVAILABILITY & MAP)

Signature Tanda Greiz
Title SR. PLANNER
Telephone 760-878-0265
Date 3-12-12

12-00014

Planning Department
168 North Edwards Street
Post Office Drawer L
Independence, California 93526

Phone: (760) 878-0263
FAX: (760) 878-0382
E-Mail: inyoplanning@Inyocounty.us

NOTICE OF AVAILABILITY

Notice is hereby given that an Initial Study of Environmental Impact and a Draft Negative Declaration of Environmental Impact have been prepared pursuant to the California Environmental Quality Act (CEQA) and are available for public review for the following application:

Tentative Parcel Map #398/Kemp

The subdivision of 120 acres into three parcels of 40 acres each. The project site (APN 026-160-08) is located approximately one and one-half miles south of the community of Alabama Hills, adjacent to Lubken Canyon Road (on the south), with each of the proposed three lots fronting the road. Individual septic and water wells are proposed. Proposed Parcel #2 is already developed with a home; of the two other proposed lots, only one is envisioned to be developed with a home in the foreseeable future. The project site is surrounded by vast tracts of undeveloped open lands, some privately owned and used for cattle ranching, with others owned by the Los Angeles Department of Water & Power (LADWP) or managed by the Bureau of Land Management (BLM).

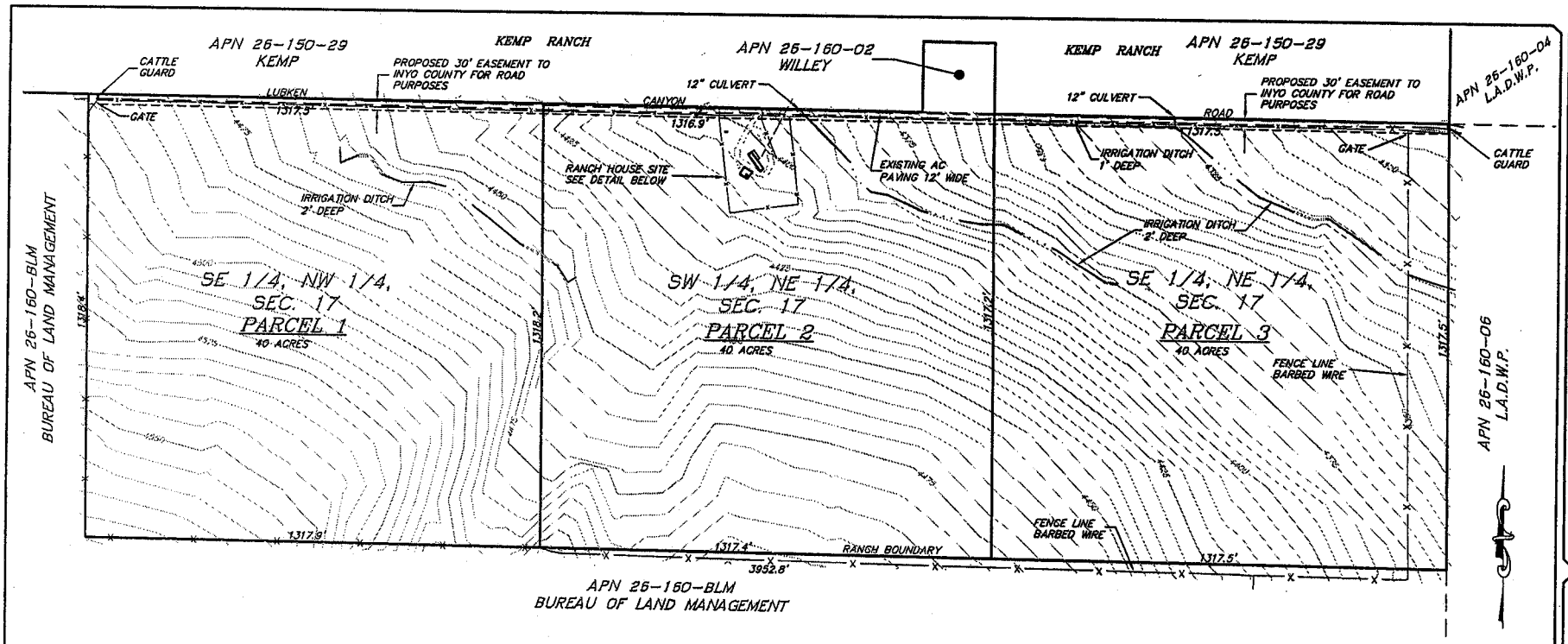
The property is designated Rural Protection (RP) under the Inyo County General Plan, and is zoned Open Space, 40-acre minimum (OS-40).

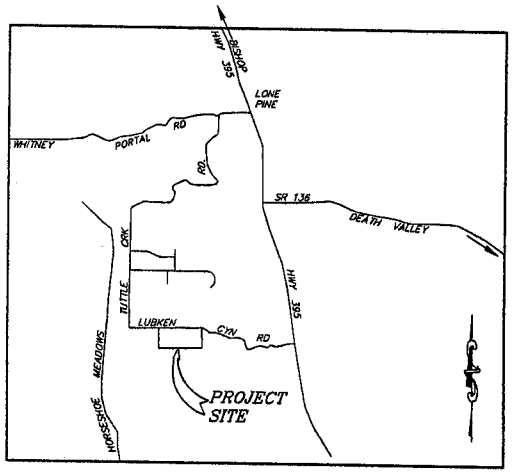
The 30-day review period for this Draft Negative Declaration of Environmental Impact expires on April 15, 2012. During this period the public may make comments on the proposed project. Inyo County is not required to respond to any comments received after this date. Written comments and all questions should be addressed to the Inyo County Planning Department, P. O. Drawer "L," Independence, CA 93526, or faxed to 760-878-0382, or emailed to inyoplanning@inyocounty.us

Copies of the Initial Study and Draft Mitigated Negative Declaration of Environmental Impact for this project are available for review at the Inyo County Planning Department offices (168 N. Edwards Street, Independence), all Inyo County Public Libraries, and on the Planning Department's website (www.inyoplanning.org - under the "Current Projects" link on the left-hand side of the page).

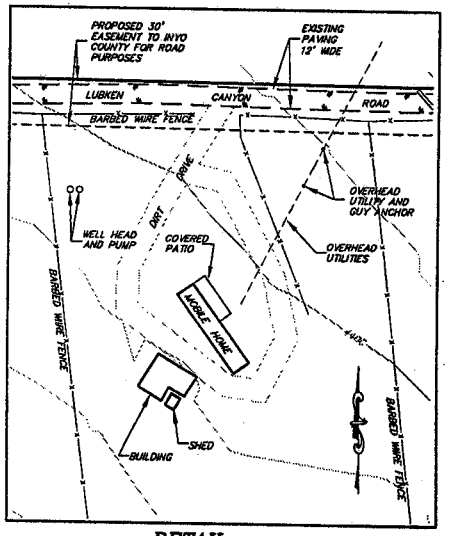
12-00014

12-00014





VICINITY MAP
NTS



DETAIL
SCALE: 1" = 50'

ENGINEER/SURVEYOR

TRIAD/HOLMES ASSOCIATES INC.
ANDREW K. HOLMES, L.S. 4428
873 N. MAIN STREET, STE. 150
BISHOP, CALIFORNIA 93515
(760) 873-4273

RECORD OWNER & SUBDIVIDER

KEMP LIVING TRUST DTD AUGUST 23, 2011
SCOTT KEMP AND MARY KEMP TRUSTEES
P.O. DRAWER P
INDEPENDENCE, CA 93526
PHONE NO. (760) 878-2321

DESIGN NOTES:

ACESSOR'S PARCEL NO.: 26-160-08
ADDRESS: LUBKEN CANYON ROAD, LONE PINE, CA 93545
GROSS SITE AREA: 119.56± ACRES
EXISTING ZONING: OS-40
EXISTING GENERAL PLAN LAND USE DESIGNATION: A-AGRICULTURE
PROPOSED GENERAL PLAN LAND USE: A-AGRICULTURE
WATER SUPPLY: INDIVIDUAL WELLS
SEWAGE DISPOSAL: INDIVIDUAL SEPTIC AND LEACHING SYSTEMS
ELECTRICITY: L.A.D.W.P.
TELEPHONE: VERIZON
FIRE PROTECTION: LONE PINE RURAL FIRE DEPARTMENT

LEGAL DESCRIPTION

THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 36 EAST, M.D.B.&M., IN THE COUNTY OF INYO, STATE OF CALIFORNIA.

EASEMENT INFORMATION

- THERE IS NO EXISTING EASEMENT OVER LUBKEN CANYON ROAD TO THE COUNTY OF INYO THAT IS OF RECORD AS DETERMINED BY INYO-MONO TITLE PRELIMINARY TITLE REPORT NO. 52612, DATE ISSUED: DECEMBER 5, 2011.
- EASEMENTS EXIST FOR ALL "DITCHES NOW EXISTING ON ANY OF THE FOREGOING 160 ACRES" PER 54/114 O.R., NOVEMBER, 1941

CONTOUR INTERVAL = 5'

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

KEMP RANCH, INYO COUNTY, CALIFORNIA

TENTATIVE PARCEL MAP NO. 398

PREPARD FOR: SCOTT AND MARY KEMP

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public works
land development

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e-mail slo@triadholmes.com

DATE	2/10/2012
SCALE	AS SHOWN
DRAWN	JSP/AKH
JOB NO.	04-0456
DWG	04-0456 TPM LUBKEN.DWG
SHEET	1 OF 1 SHEETS

K:\04 Bishop\4-0456 Kemp PM\ACAD\4-0456-TPM LUBKEN.dwg Feb 13,2012 - 12:43pm, jfeiler