

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Conditional Use Permit 2021-06 Tree Farm

Lead Agency: Inyo County

Contact Name: Cathreen Richards

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Project Location: Sandy Valley Inyo
City County

Project Description (Proposed actions, location, and/or consequences).

The applicant is applying for a CUP to develop the property for commercial cannabis cultivation. This property has been previously used to grow cantalopes and most of the infrastructure for cannabis is existing. Proposed new construction includes (1) 875 ft² washroom and (1) 12,500 ft² building for drying and processing. CEQA analysis is required for CUPs in order for the Planning Commission to give final approval for the proposed cannabis cultivation. The proposed project site would cultivate cannabis on approximately 8 acres of the 40-acre parcel. The cultivation will be outdoor, and planted directly in the soil, using only organic products and methods. There will be (3) 108,900 ft² cultivation fields, (9) 2,160 ft² hoop houses, and (1) 780 ft² nursery. The cultivation will occur 300 feet back from each property line, per Inyo County Code. The entire cultivation areas have been previously disturbed, as a result of the previous agricultural uses, and two private residential dwelling units are located on the eastern property boundary.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Aesthetic: The owner or his agent will adhere to Inyo County 's General Plan Visual Resources requirement (VIS-1.6-Control of Light & Glare), which requires all outdoor light fixtures including street lighting, externally illuminated signs, advertising displays, and billboards use low-energy, shielded light fixtures which direct light downward (i.e., lighting shall not emit higher than a horizontal level) and are fully shielded.

Air Quality: The owner or his agent will be required to follow best management practices to control for dust and odors & will consult with the Great Basin Air Pollution Control District to minimize potential air quality effects from the cannabis crop 's VOC emissions (Terpenes).

Cultural: The two historic can/refuse scatters identified in the cultural resource study shall be appropriately recorded and submitted to the Eastern Information Center. If previously undocumented cultural resources are identified during earthmoving and ground disturbing construction activities for the Project, a qualified archaeologist shall be contacted to assess the nature and significance of the find. If necessary, construction activities shall be diverted from the discovery site.

Biological: Nesting Birds – If any vegetation removal activities occur between March 15 – September 15, A pre-construction survey will be conducted for nesting birds, no more than 3-days prior to construction, and submitted to the Planning Department. If active nests are found, a Nesting Bird Plan shall be prepared and implemented by a qualified avian biologist, per CDFW requirements, and any grubbing or vegetation removal shall occur outside peak breeding season.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

N/A