

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: Conditional Use Permit 2021-06 Tree Farm

Lead Agency: Inyo County

Contact Person: Cathreen Richards

Mailing Address: PO Drawer L

Phone: 760-878-0263

City: Independence

Zip: 93526

County: Inyo

Project Location: County: Inyo

City/Nearest Community: Sandy Valley

Cross Streets: _____

Zip Code: _____

Longitude/Latitude (degrees, minutes and seconds): _____° _____' _____" N / _____° _____' _____" W Total Acres: _____

Assessor's Parcel No.: _____

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles:

State Hwy #: _____

Waterways: _____

Airports: _____

Railways: _____

Schools: _____

Document Type:

CEQA:

NOP

Early Cons

Neg Dec

Mit Neg Dec

Draft EIR

Supplement/Subsequent EIR

(Prior SCH No.) _____

Other: _____

NEPA:

NOI

EA

Draft EIS

FONSI

Other:

Joint Document

Final Document

Other: _____

Local Action Type:

General Plan Update

General Plan Amendment

General Plan Element

Community Plan

Specific Plan

Master Plan

Planned Unit Development

Site Plan

Rezone

Prezone

Use Permit

Land Division (Subdivision, etc.)

Annexation

Redevelopment

Coastal Permit

Other: _____

Development Type:

Residential: Units _____

Acres _____

Office: Sq.ft. _____

Acres _____

Employees _____

Commercial: Sq.ft. _____

Acres _____

Employees _____

Industrial: Sq.ft. _____

Acres _____

Employees _____

Educational: _____

Recreational: _____

Water Facilities: Type _____

MGD _____

Transportation: Type _____

Mining: Mineral _____

Power: Type _____

MW _____

Waste Treatment: Type _____

MGD _____

Hazardous Waste: Type _____

Other: Cannabis Cultivation

Project Issues Discussed in Document:

Aesthetic/Visual

Agricultural Land

Air Quality

Archeological/Historical

Biological Resources

Coastal Zone

Drainage/Absorption

Economic/Jobs

Fiscal

Flood Plain/Flooding

Forest Land/Fire Hazard

Geologic/Seismic

Minerals

Noise

Population/Housing Balance

Public Services/Facilities

Recreation/Parks

Schools/Universities

Septic Systems

Sewer Capacity

Soil Erosion/Compaction/Grading

Solid Waste

Toxic/Hazardous

Traffic/Circulation

Vegetation

Water Quality

Water Supply/Groundwater

Wetland/Riparian

Growth Inducement

Land Use

Cumulative Effects

Other: _____

Present Land Use/Zoning/General Plan Designation:**Open Space/Agriculture**

Project Description: (please use a separate page if necessary)

The applicant is applying for a CUP to develop the property for commercial cannabis cultivation. This property has been previously used to grow cantaloupes 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.

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".

<input type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Juaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>6</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date 10/7/2021 Ending Date 11/7/2021

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative:  Date: 10/7/21

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