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 2023-02/Leon7farms

Lead Agency: Inyo County | Contact Person: Cynthia Draper
Mailing Address: PO Drawer L | Phone: 760-878-0265
City: Independence | Zip: 93526 | County: Inyo

Project Location: County: Inyo | City/Nearest Community: Charleston View/Spring Valley Ranchos
Cross Streets: Garnet Street | Zip Code: 92389
Longitude/Latitude (degrees, minutes and seconds): ____° ____′ ____″ N / ____° ____′ ____″ W Total Acres: ____
Assessor's Parcel No.: 048-364-07 | 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: CUP

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/Agriculture

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:

(RR-2.5) Rural Residential / (REC) Resort Recreational

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

The project is situated on a 2.5-acre parcel of private land in Charleston View, CA, owned by Leon7farm LLC (Assessor Parcel Number: 048-364-07). The applicant is seeking a conditional use permit to establish a cannabis cultivation operation. This will involve the construction of two greenhouses and five shipping containers, covering a total of approximately 6,800 square feet. The facilities will be designed to accommodate growing, harvesting, and processing activities, including drying, curing, and trimming. Additionally, the site will feature areas for storage, an employee break room, and equipment storage. Key infrastructure will include two water tanks for potable and non-potable water, restrooms, parking, and solar lighting for enhanced sustainability.

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 distribntion by marking agencies below with and "X".
If you have already sent yonr docnment to the agency please denote that with an "S".

X	Air Resonrces 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	X	Pesticide Regulation, Department of
	Caltrans District #9	X	Public Utilities Commission
	Caltrans Division of Aeronantics	X	Regional WQCB #6
	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 Qnality
	Energy Commission		SWRCB: Water Rights
X	Fish & Game Region #6		Tahoe Regional Planning Agency
	Food & Agriculture, Department of		Toxic Substances Control, Department of
X	Forestry and Fire Protection, Department of	X	Water Resources, Department of
	General Services, Department of		
X	Health Services, Department of		Other:
	Housing & Community Development		Other:
	Native American Heritage Commission		

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

Starting Date November 2, 2024 Ending Date December 2, 2024

Lead Agency (Complete if applicable):

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

Applicant: Leon7farms/Jaime Varela
Address: 7843 E. Triple Crown Lane
City/State/Zip: Camby IN, 46113
Phone: 317-664-0227

Signature of Lead Agency Representative: Cynthia M. Draper **Date:** 11/30/2024

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