

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 2023-02/Leon7farms

Lead Agency: Inyo County Planning Department

Contact Name: Cynthia Draper

Email: cdraper@inyocounty.us Phone Number: 760-878-0265

Project Location: Charleston View Inyo
City *County*

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

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.

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

The project will not have significant or potentially significant effects. The proposed development site did not reveal any candidate, sensitive, or special status species. However, there is potential for habitat use by dispersing individuals such as the Banded Gila Monster, Burrowing Owls, and Desert Tortoise. Mitigation measures, detailed on pages 50-51 of the Biological Resources Report, will be implemented to protect these species. One plant species observed was ranked by the California Native Plant Society (CNPS) as a 2B.1 but was not protected by the CRSA or FESA: Torrey's Mormon-Tea. The proposed project will result in the removal of at least 4 Torrey's Mormon-Tea individuals identified on-site and will be removed and replanted on-site. The application of mitigation measure BIO 3 will minimize or mitigate impacts to this species. Given the absence of any candidate, sensitive, or special status species and the implementation of mitigation measures, the project's impact is deemed less than significant.

The biological resources report can be found at:

<https://www.inyocounty.us/services/planning-department/current-projects>

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

Non Applicable at this time

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

Great Basin Unified Air Pollution Control District
Inyo County Environmental Health Department
Lahontan Regional Water Quality Control Board
Inyo County Building and Safety
Inyo County Agriculture Dept.