



INYO COUNTY CLERK  
CEQA FILING COVER SHEET

Filed in County Clerk's Office  
County of Inyo County

Danielle M. Sexton  
Clerk-Recorder

**14-04242025-016**

04/24/2025  
10:30 AM

Pages: 2

Fees: \$3018.75

DocType: CEQA  
jortega



THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OF PRINT CLEARLY

Project Title

Conditional Use permit 2023-02/ Leon7farms

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Other (Please fill in type): **Notice of Determination**

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044
Street Address: 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Inyo County
Address: PO Box F
Independence, CA 93526

From:

Public Agency: Inyo County Planning Dept
Address: PO Drawer L
Independence, CA 93526
Contact: Cynthia Draper
Phone: 760-878-0265

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2024101391

Project Title: Conditional Use Permit 2023-02/Leon7farms

Project Applicant: Jaime Varela- 7843 Triplecrown Line, Camby IN 46113/ ph: 317-664-0227

Project Location (include county): Charleston View- Inincorporated Inyo County

Project Description:

Commercial cannabis cultivation facility on a 2.5-acre parcel located at 631 Ruby Lane in Charleston View, within unincorporated Inyo County. The nearest town is Pahrump, Nevada, approximately 30 miles to the north. The site is zoned Rural Residential, which allows cannabis cultivation with a CUP, and it is surrounded by mostly vacant land with some scattered development. The project is not within 600 feet of a school, daycare, park, or library.

This is to advise that the Inyo County Planning Commission has approved the above (Lead Agency or Responsible Agency)

described project on 4/23/2025 and has made the following determinations regarding the above described project.

- 1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

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

Signature (Public Agency): Cynthia Draper Title: Associate Planner

Date: 4/24/2025 Date Received for filing at OPR:



State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

**Print**    **StartOver**    **Save**

RECEIPT NUMBER:  
 14 — 04/24/2025 —  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
**2024101391**

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY <b>Inyo County Planning Department</b>	LEAD AGENCY EMAIL	DATE <b>04/24/2025</b>
COUNTY/STATE AGENCY OF FILING Inyo	DOCUMENT NUMBER <b>25-016</b>	

PROJECT TITLE

**conditional use permit 2023-02/Leon7farms**

PROJECT APPLICANT NAME <b>Jaime Varela</b>	PROJECT APPLICANT EMAIL	PHONE NUMBER <b>(317)664-0227</b>
PROJECT APPLICANT ADDRESS <b>7843 Triplecrown Line</b>	CITY <b>Camby</b>	STATE <b>IN</b>
		ZIP CODE <b>46113</b>

**PROJECT APPLICANT** (Check appropriate box)

- Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

**CHECK APPLICABLE FEES:**

- |   |            |    |          |
|---|------------|----|----------|
| <input type="checkbox"/> Environmental Impact Report (EIR)  | \$4,123.50 | \$ | 0.00     |
| <input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                        | \$2,968.75 | \$ | 2,968.75 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,401.75 | \$ | 0.00     |

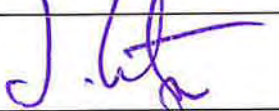
- Exempt from fee  
      Notice of Exemption (attach)  
      CDFW No Effect Determination (attach)  
 Fee previously paid (attach previously issued cash receipt copy)

- |   |          |    |       |
|---|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00  |
| <input type="checkbox"/> County documentary handling fee  |          | \$ | 50.00 |
| <input type="checkbox"/> Other  |          | \$ |       |

**PAYMENT METHOD:**

- Cash   
  Credit   
  Check   
  Other

**TOTAL RECEIVED** \$ 3,018.75

SIGNATURE <b>X</b> 	AGENCY OF FILING PRINTED NAME AND TITLE <b>Justin Ortega Deputy Clerk</b>
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