Red Eye Kite, Inc.
Industrial Cannabis Cultivation Project

Initial Study – Mitigated Negative Declaration

prepared by

City of Lompoc
Planning Division, Community Development Department
100 Civic Center Plaza
Lompoc, California 93436
Contact: Brian Halvorson, Planning Manager

prepared with the assistance of

Rincon Consultants, Inc.
1530 Monterey Street, Suite D
San Luis Obispo, California 93401

November 2022

RINCON CONSULTANTS, INC.
Environmental Scientists | Planners | Engineers
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Initial Study

1. Project Title

Red Eye Kite, Inc., Commercial Cannabis Cultivation, Processing, and Distribution Project

2. Lead Agency Name and Address

City of Lompoc
Community Development Department

Planning Division
100 Civic Center Plaza
Lompoc, California 93436

3. Contact Person and Phone Number

Brian Halvorson, Planning Manager
Email: b_halvorson@ci.lompoc.ca.us
(805) 875-8228

Greg Stones, Principal Planner
Email: g_stones@ci.lompoc.ca.us
(805) 875-8273

4. Project Location

The project site is located at 1501 East Laurel Avenue at the northeast corner of East Laurel Avenue and North Seventh Street in the City of Lompoc, California. The project site is approximately 0.72 acres and is identified with Assessor Parcel Number (APN) 099-500-004. Figure 1 shows the regional location of the project and Figure 2 shows an aerial view of the project site and the surrounding neighborhood setting.

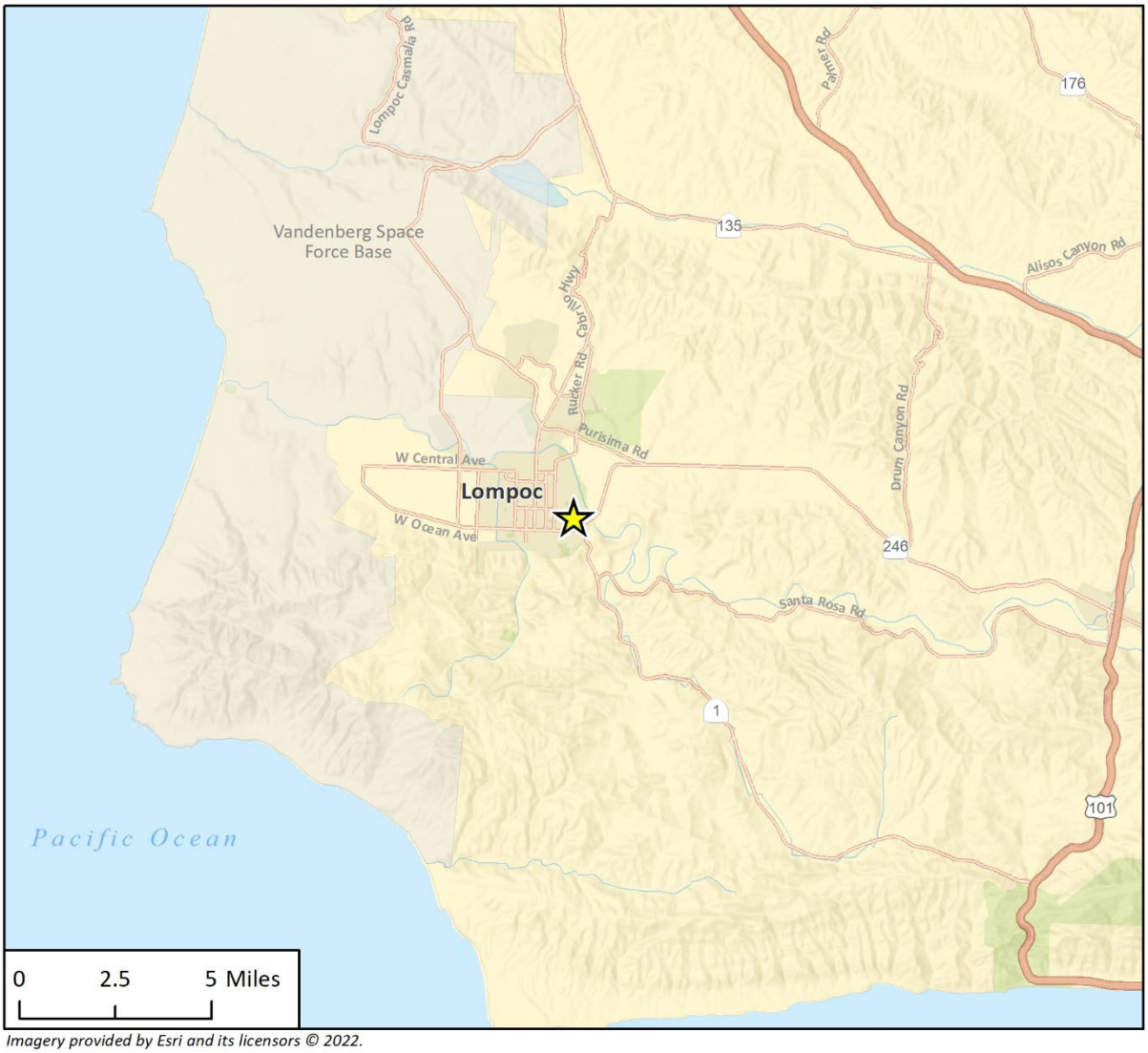
5. Project Sponsor's Name and Address

Satenik Sarah Ambartsumyan
Red Eye Kite, Inc.
17117 Ceredo Place
Granada Hills, CA 91344

6. General Plan Designation

Industrial

Figure 1 Regional Project Location



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Project Location

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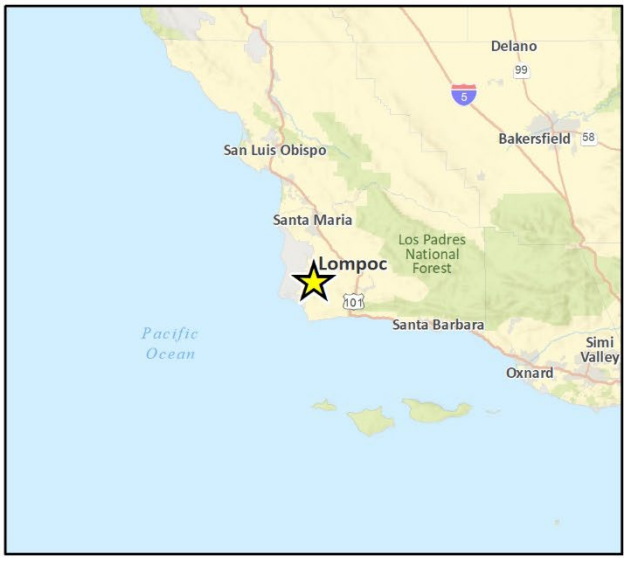

Figure 2 Project Location

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7. Zoning

Industrial

8. Description of Project

Red Eye Kite, Inc. ("Red Eye Kite" or "Applicant") proposes to establish an indoor industrial cannabis cultivation, processing, and distribution facility on a developed 0.72-acre site. The site is currently developed with a one-story industrial building. The proposed use would be located within a portion of, the existing vacant one-story, 8,000 square-foot building, with a maximum height of approximately 19 feet. The building consists of two warehouses. Warehouse Unit A is approximately 4,000 square feet and occupies the western half of the building and would be upgraded to house the proposed cannabis facility. Warehouse Unit B is approximately 4,000 square feet and occupies the eastern half of the building and would remain vacant.

No changes are proposed to Warehouse B as a part of this project and a 160 square-foot addition is proposed along the northern portion of Warehouse Unit A in an area already paved.

The project would involve minor tenant improvements, including removal of an existing exterior block wall, installation of a new transformer pad, new concrete sidewalk and ramp along the western and northern exterior of the building, changes to the interior layout, 160 square-foot addition to the northeast part of the existing warehouse, and installation of a new HVAC system.

Hours of operation for the cannabis facility would be from 9:00 AM to 9:00 PM Monday through Saturday. The project is anticipated to require up to 12 employees within the first year of operation and up to 18 employees by the third year.

shows the proposed site plan and Figure 4 shows the exterior elevations.

The structure would contain areas for cultivation and processing, an office for employees, shipping and receiving room, security and safe room, lobby area, and restrooms. The facility would only sell cannabis products to State licensed facilities on a wholesale basis and there would be no retail sales on-site. As such, the proposed industrial cannabis cultivation facility would not be open to the public and visitors would be permitted only when escorted and for a specific business purpose. Table 1 below provides a summary of the project components.

Table 1 Project Summary

Building Area and Use	
Warehouse Unit A Existing	4,000 square feet
Warehouse Addition	160 square feet
Total Project Interior Area	**4,160 square feet**
Other Project Components	
Vehicle Parking Spaces	16 spaces
Floor Area Ratio	26 percent
Security Room	72 square feet

Cultivation Areas

Nurseries are defined by the State of California as "cultivation sites that produce only clones, immature plants, seeds, and other agricultural products used specifically for the planting, propagation, and cultivation of cannabis." The proposed cultivation facility would have a clone room area, named "Cloner Room" in the floor plan (see Figure 5). The cloner room would produce immature plants and would consist of vegetative propagation using "mothers" and "clones" within the dedicated 138 square-foot space. A mother is a plant that is grown specifically for cloning purposes. The mother plants are kept in a constant vegetative state and never transitioned into the flowering stage. Stem cuttings from mother plants would be used to start the cloning process.

Vegetative mother plants and immature cloned plants, once old enough, would be grown within the 700 square-foot veggie room before being moved into one of the flower rooms. The cultivation facility would have two 700 square-foot flower rooms in which the cannabis would grow until harvesting.

Processing, Testing, Storage, & Distribution

The proposed facility would also include areas for processing, storage, and distribution. Processing includes drying, destemming/trimming, sorting, and packaging, and would occur within the 208 square-foot drying/trimming room, as shown in Figure 5.

All products would be tested by a dually licensed testing lab for certification. Testing for quality control would be conducted by a third-party, state-licensed cannabis testing lab. In-house testing for facility records and quality control would provide additional product safety and compliance, utilizing ACQUITY H-Class UPLC analytical system with a Photo-diode Array Detector for potency. In the event pesticides are used, the facility would utilize an LC/MS-MS system with an atmospheric pressure gas chromatograph (APGC) for testing.

Distribution is defined by the State of California as "the procurement, sale, and transport of cannabis and cannabis products between licensees." The facility would produce, sell, and transport cannabis products to distribution centers and/or retail outlets. Deliveries to and from the project site would be within a 160 square-foot secured and enclosed shipping and receiving room in the southwest corner of the structure. The applicant would be required to obtain cultivation, testing, and distribution licenses from the Department of Cannabis Control (DCC).

Access and Parking

Site access would be provided through an existing shared driveway off East Laurel Avenue in the southeast corner of the site, as shown in

A loading zone for deliveries and distribution would be located near the southwest corner of the building. The proposed nursery, manufacturing, and office uses would require a minimum of 8 parking spaces under Chapter 17.308, and the project would provide 8 spaces (7 regular spaces and 1 van accessible space). Shipping and receiving at the facility would be located on the southwestern portion of Warehouse Unit A through an existing door and designated shipping and receiving room.

Odor Controls

The proposed building would be equipped with an air ventilation/filter system in the cannabis production facilities that contains carbon filters for the abatement of odors. The project would install a mechanical system which would include negative and positive air pressure rooms and carbon filtration technology to prevent odors from leaving the building. Ceiling mounted exhaust fans which,

Figure 3 Site Plan

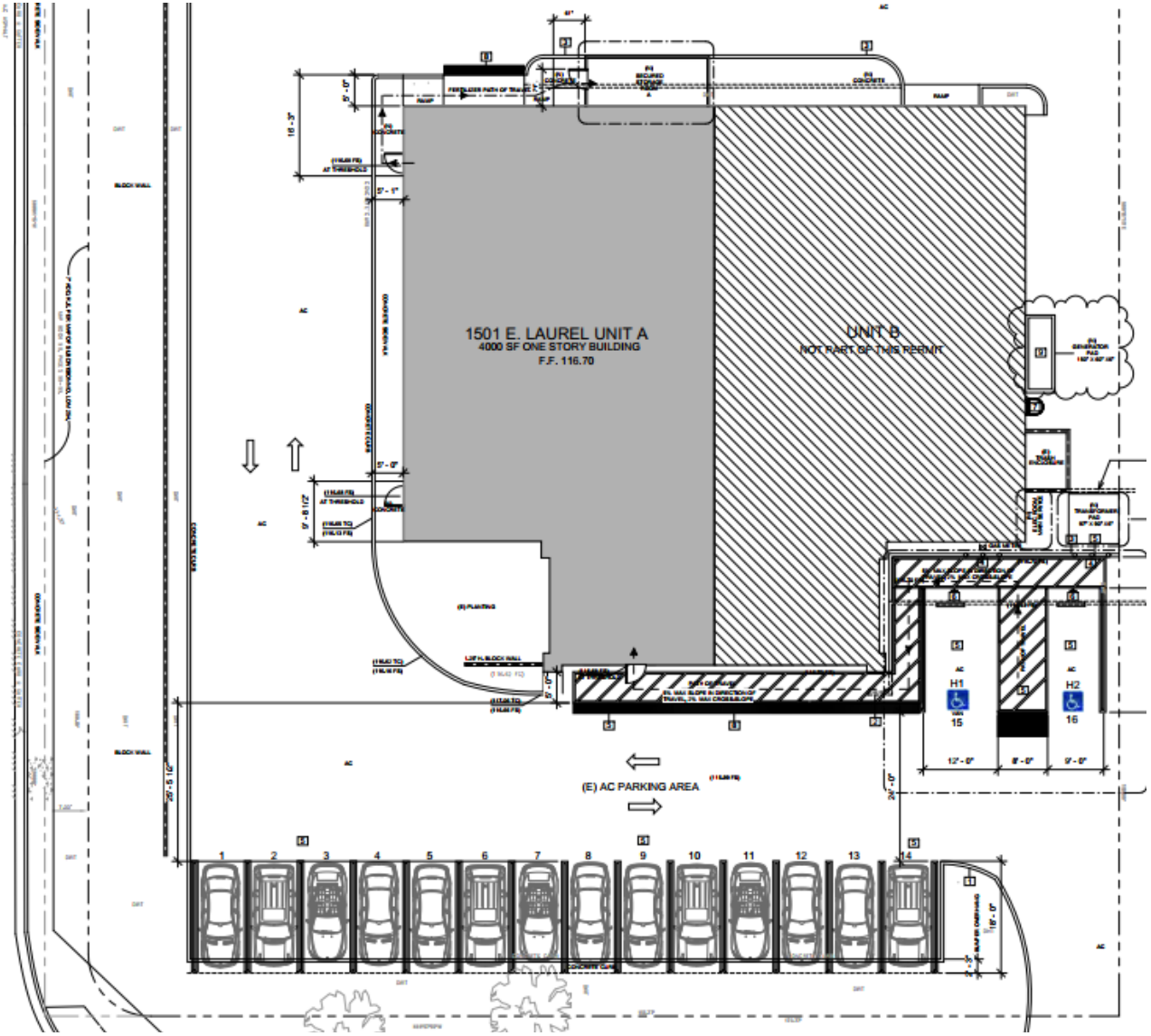
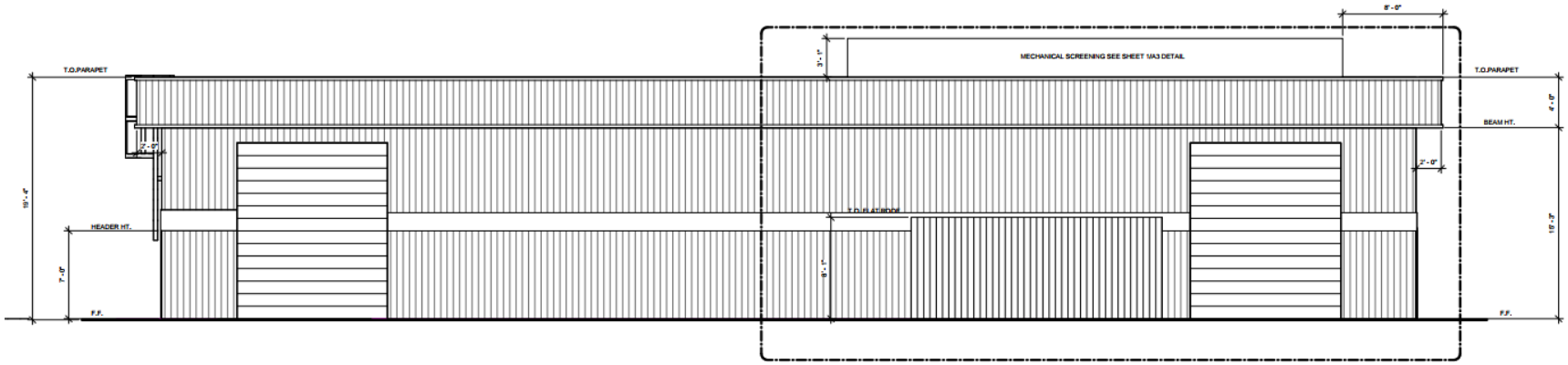
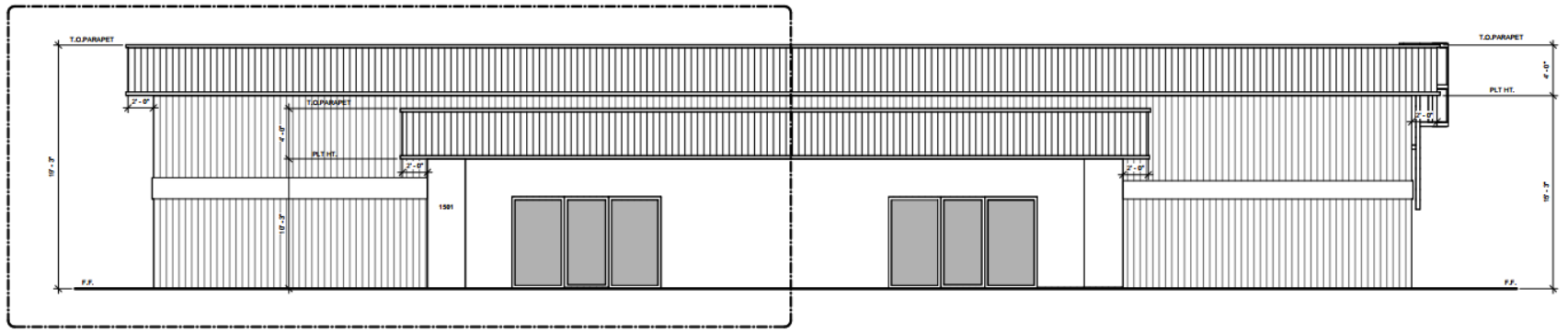


Figure 4 Exterior Elevations

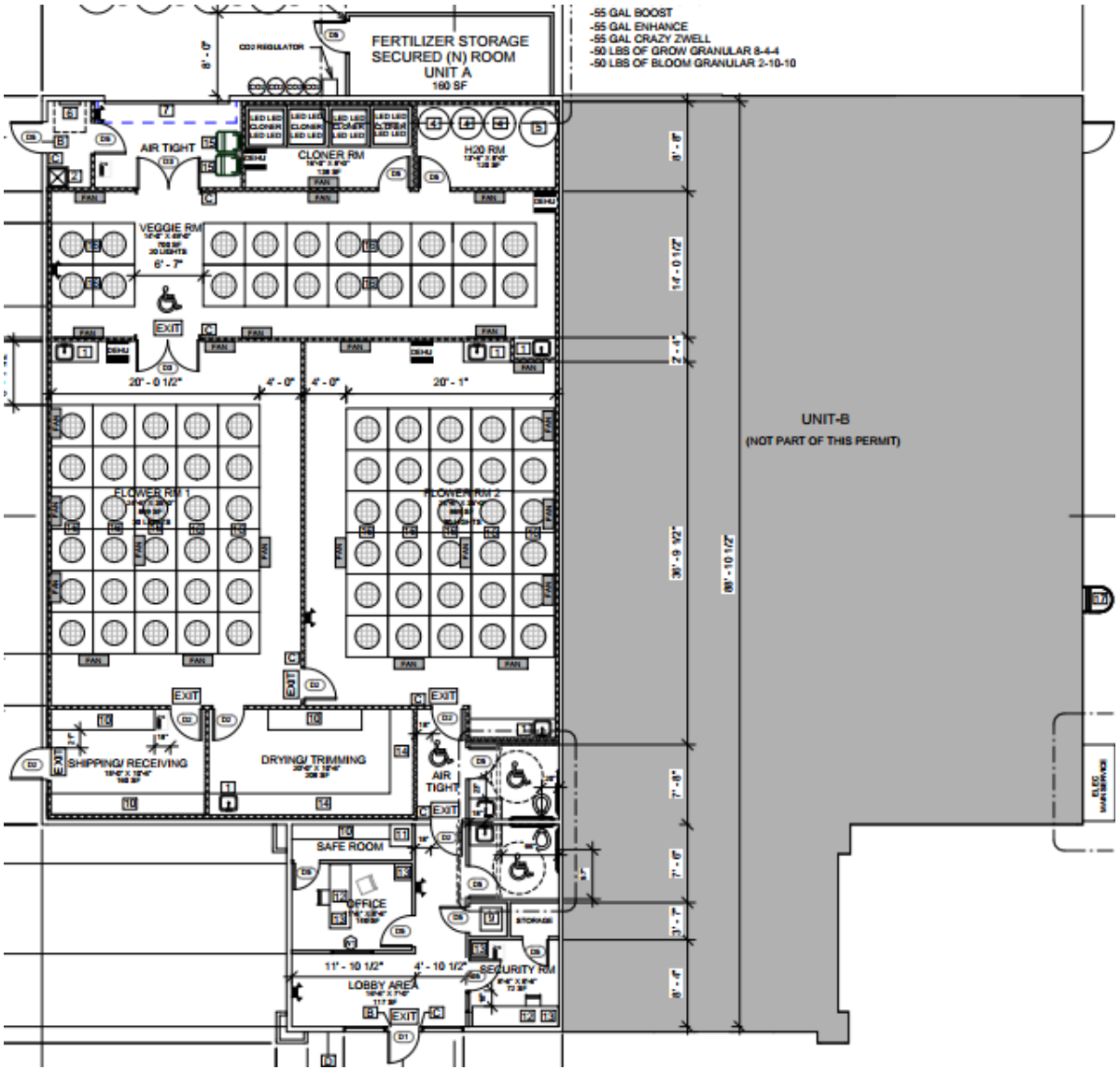


REARVIEW- SOUTH ELEVATION



STREETVIEW- NORTH ELEVATION

Figure 5 Proposed Floor Plan



coupled with the carbon filters, would be installed to draw in odors, where they would be neutralized before the air is discharged to the exterior of the building. The drawing in of air from the exhaust fans would create a negative pressure space in relation to outside the building, which would prevent air or odors from escaping from the building. The facility would not have openable windows, and doors would be sealed with weather stripping.

Mechanical Equipment

Mechanical equipment proposed for the project would include 10 roof mounted air conditioning units, one heat pump, ten air handlers, three bathroom exhaust fans, and seven wall mounted fans. The rooftop equipment would be screened from view by metal roof screening approximately 5'8" in height. Table 2 shows mechanical equipment to be installed for the proposed project.

Table 2 Mechanical Equipment

Type	Quantity	Make
Air Conditioning Unit	8	Armstrong 4SCU14LE159P-4
Air Conditioning Unit	1	Armstrong 4SCU16LS136P-3
Heat Pump	1	Armstrong 4SHP14L*136P-7
Air Handler	8	Armstrong BCE7E60M
Air Handler	1	Armstrong BCE7S48M
Air Handler	1	ADP R,PE,*CC1937
Bathroom Exhaust Fan	3	Broan AE50110DC
Wall Mount Fan	7	Hurricane Item No. 736489
High-Efficiency Dehumidifier		Quest 4035400 225 Dual

The project would also include a backup generator to support the facility in the case of a power outage and ensure battery operated electronic access panels remain functional.

Hazardous Materials and Waste

Chemicals/Fertilizers

Chemicals and fertilizers would be stored, used, and disposed of in accordance with Cal-OSHA, Cal-EPA, Federal EPA and local regulatory guidelines. Fertilizers would be stored in their original containers with visible labels and dated when purchased. No containers would come in contact with the floor. Inventory of chemicals would be maintained and updated as chemicals are added and removed from storage. The storage area would be locked and labeled as a fertilizer storage area with the Materials Safety data Sheet placed next to the entrance of the storage area.

Cannabis Waste

Cannabis waste would be stored within a dedicated waste storage room in the northwest corner of the building. Cannabis waste would be stored, managed, and disposed in compliance with applicable waste management laws and regulations and in accordance with manufacturer recommendations. Cannabis goods intended for disposal would be destroyed on premise, consisting of separation of cannabis goods from packaging and rendering it unrecognizable and unusable. Cannabis waste would be hauled to an authorized waste hauler or picked-up by an authorized waste hauler to a permitted composting facility. As the cannabis facility expands, an on-site composting operation would be

established. Cannabis waste activities would be reported into a track and trace system, which is the State system uses to track the movement of cannabis through the supply chain.

Security

During non-operational hours, entryways, exits, and windows would be covered externally by metal fencing. Entrances, windows, and walkways would be illuminated during evening hours, in compliance with city regulations. Interior and exterior security surveillance cameras would provide 24/7 coverage of all limited access areas, areas of ingress and egress, public areas, storage areas, cultivation rooms, loading dock, and parking lot. An audible interior and exterior security alarm system would be installed at points of entry and windows. The proposed project would include light fixtures and high flood spotlights throughout the parking area, which would have lighting shades to direct light downwards.

The facility would contract with a third-party security company to monitor the security surveillance system and alarm system and report and document any suspicious activity. Additionally, they would provide uniformed armed and unarmed security personal both during hours of operation and after operating hours. A 72 square foot security room would be located near the entrance to the building, in the southeast corner of the warehouse. Only permitted employees would be allowed to enter the facility. All main access doors, doors to the cultivation rooms, and door to the waste storage room would require keycards and electronic passcodes.

Utilities Providers

The City of Lompoc would provide electric, water, sewer, and solid waste services to the project site. Natural gas would be provided by Southern California Gas Company (SoCal Gas).

Emergency Services

The City of Lompoc Police Department and Fire Department would provide emergency services to the project site.

9. Surrounding Land Uses and Setting

The existing setting and surrounding land uses consist of a mix of uses including single-family residential neighborhoods to the west across North Seventh Street and industrial uses to the north, east, and south. Table 3 provides additional details relating to existing, surrounding land uses and associated zoning designations.

Table 3 Surrounding Land Use Designation

	Existing Land Use	General Plan Designation	Zoning Designation
Project Site	**Vacant Industrial**	**Industrial**	**Industrial**
North	Equipment and Tool Rental	Industrial	Industrial
West	Single-Family Residential	Low Density Residential	7R1
South	Wine Production Facility	Industrial	Industrial
East	Transmission Shop	Industrial	Industrial

10. Public Agencies Whose Approval is Required

The City of Lompoc is the lead agency for the project and would require the following permits:

- Commercial Cannabis Use License – Cultivation
- Commercial Cannabis Use License – Distribution
- Business Tax Certificate

In addition, permits from the following agencies would also be required:

- Department of Cannabis Control: Cultivation, Testing, and Distribution
- California Department of Food and Agriculture: Calcannabis Cultivation Licensing, and Processing

11. Have California Native American Tribes Traditionally and Culturally Affiliated with the Project Area Requested Consultation Pursuant to Public Resources Code Section 21080.3.1?

Letters were mailed to Native American Tribes on April 24, 2022. The City received a response from Crystal Mendoza of the Santa Ynez Band of Chumash Indians dated May 31, 2022 stating the Elder's Council requests no further consultation on the project. No other tribes responded to the letter.

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Environmental Factors Potentially Affected

This project would potentially affect the environmental factors checked below, involving at least one impact that is "Potentially Significant" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

□	Aesthetics	□	Agriculture and Forestry Resources	■	Air Quality
□	Biological Resources	□	Cultural Resources	□	Energy
□	Geology/Soils	□	Greenhouse Gas Emissions	□	Hazards & Hazardous Materials
■	Hydrology/Water Quality	□	Land Use/Planning	□	Mineral Resources
□	Noise	□	Population/Housing	□	Public Services
□	Recreation	□	Transportation	□	Tribal Cultural Resources
□	Utilities/Service Systems	□	Wildfire	■	Mandatory Findings of Significance

Determination

Based on this initial evaluation:

□ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

■ I find that, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case, because revisions to the project have been made by or agreed to by the project proponent, and Mitigation Measures applied. A MITIGATED NEGATIVE DECLARATION will be prepared.

□ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

□ I find that the proposed project MAY have a "potentially significant impact" or "less than significant with mitigation incorporated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potential significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

B H	11-8-22
Brian Halvorson, Planning Manager	Date
Signature	
Brian Halvorson	Planning Manager
Printed Name	Title
	11-8-22
Greg Stones, Principal Planner	Date
Signature	
Greg Stones	Principal Planner
Printed Name	Title

Environmental Checklist

1 Aesthetics

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a. Have a substantial adverse effect on a scenic vista?	□	□	□	■
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	□	□	□	■
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	□	□	□	■
d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	□	□	■	□

Aesthetic Setting

The proposed project involves the use of a portion of an existing industrial building for a commercial cannabis cultivation, processing, and distribution operation. The project site is located in the eastern area of the City of Lompoc within a light industrial area of the city. The project site is relatively flat and is currently developed with an existing 8,000 square-foot industrial building as well as a driveway and parking lot off the alley off East Laurel Avenue and landscaping along the western and southern property boundary.

a. Would the project have a substantial adverse effect on a scenic vista?

The project includes minor tenant improvements but does not include changes to the exterior of the existing structure, parking lot, or landscaping except for a 160 square-foot addition in the northern portion of the warehouse. The addition would not be taller than the existing building. There would be no change to views through the site. The proposed project would result in no impacts to scenic vistas.

NO IMPACT

b. Would the project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Beginning at the southern City limits, Highway 1 becomes a designated state scenic highway (Caltrans 2018). The project site is located 2.8 miles northeast of the designated highway and is not visible from the highway due to existing development and intervening buildings and vegetation. In addition, the project site has no on-site scenic resources such as historic buildings, trees, or rock outcroppings. The project would not impact scenic resources within a state scenic highway.

NO IMPACT

c. Would the project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

The project includes minor tenant improvements to an existing industrial building in an urbanized area. The light industrial building would remain consistent with the existing and surrounding development as no exterior changes would be made to the structure or site except for a 160 square-foot addition. The project site has an Industrial (I) zoning designation and the existing industrial structure is consistent with this designation.

The project site has existing landscaped areas along the western property boundary and a rock landscaped area in the southwest corner of the property which would remain. The rooftop mechanical equipment would be screened, consistent with LMC Section 17.312.040. The project would not conflict with applicable regulations governing scenic quality since there would be no changes to the exterior of the project site; there would be no impact to scenic quality

NO IMPACT

d. Would the project create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?

The proposed project would include light fixtures and high flood spotlights throughout the parking area, which would have lighting shades to direct light downwards. Lights would be required to comply with LMC section 17.304.090.G which requires lights be designed to minimize light and glare on adjacent properties and includes development standards. Lights would be directed downward and shielded or recessed and would not illuminate areas off site.

The building includes 3 windows, as shown in Figure 4. The existing building is constructed of materials that do not create substantial amounts of glare, with masonry walls and a nonreflective roof. Therefore, the project would not create a new source of light or glare that would substantially affect daytime or nighttime views and impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	□	□	□	■
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?	□	□	□	■
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	□	□	□	■
d. Result in the loss of forest land or conversion of forest land to non-forest use?	□	□	□	■
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	□	□	□	■

a. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b. Would the project conflict with existing zoning for agricultural use or a Williamson Act contract?

c. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

d. Would the project result in the loss of forest land or conversion of forest land to non-forest use?

e. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

The proposed project involves the use of a portion of an existing industrial building for a commercial cannabis cultivation, processing, and distribution operation. The project site is not under Williamson Act contract and does not contain agricultural land or forest resources. The project site is not zoned for agriculture. According to the California Department of Conservation (DOC) Important Farmland dataset, the project site is also designated as Urban and Built-Up Land (DOC 2018). The land surrounding the project site is designated Urban Built-Up Land by the DOC. The nearest Prime Farmland to the project site is located approximately 0.47 miles to the northwest, on River Park Road. The proposed project would not impact agriculture uses. Implementation of the project would not result in impacts to farmland, timberland, or forest land, and would not result in the conversion or rezoning of nearby agricultural uses or conflict with a Williamson Act contract.

NO IMPACT

3 Air Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	□	□	□	■
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	□	□	■	□
c. Expose sensitive receptors to substantial pollutant concentrations?	□	□	■	□
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	□	■	□	□

Air Quality Standards and Attainment

The project site is located in the South Central Coast Air Basin (SCCAB), which is under the jurisdiction of the Santa Barbara County Air Pollution Control District (SBCAPCD). SBCAPCD is one of 15 local air quality management agencies established by the California Air Resources Board (CARB). As the local air quality management agency, SBCAPCD is required to monitor air pollutant levels to ensure that applicable state and federal air quality standards for criteria pollutants are met and, if they are not met, to develop strategies to meet the standards. Criteria pollutants include ozone, which is produced by a photochemical reaction between nitrogen oxides (NO_X) and reactive organic compounds (ROC), carbon monoxide (CO), nitrogen dioxide (NO_2), small particulate matter measuring no more than 10 microns in diameter (PM_{10}), fine particulate matter measuring no more than 2.5 microns in diameter ($PM_{2.5}$), and lead.

"Attainment" or "nonattainment" status is classified for all criteria pollutants based on whether or not SCCAB meets or exceeds the air quality standards. SCCAB has a nonattainment-transitional status for the state standard for ozone and PM_{10}. Thus, SCCAB is required to implement strategies to reduce ozone and PM_{10} to recognized acceptable standards. The health effects for non-attainment criteria pollutants are described in Table 4.

Table 4 Health Effects Associated with Non-Attainment Criteria Pollutants

Pollutant	Adverse Effects
Ozone	(1) Acute inflammation from short-term and long-term exposures; (2) excess seasonal declines in pulmonary function, especially in children; (3) asthma exacerbation and possibly induction; (4) increased respiratory symptoms such as cough and bronchitis; and (5) increased hospitalization for both cardiovascular and respiratory disease (including asthma).[a]
Suspended particulate matter (PM_{10})	(1) Excess deaths from short-term and long-term exposures; (2) excess seasonal declines in pulmonary function, especially in children; (3) asthma exacerbation and possibly induction; (4) adverse birth outcomes including low birth weight; (5) increased infant mortality; (6) increased respiratory symptoms in children such as cough and bronchitis; and (7) increased hospitalization for both cardiovascular and respiratory disease (including asthma).[a]

[a] More detailed discussions on the health effects associated with exposure to suspended particulate matter can be found in the following documents: EPA, Air Quality Criteria for Particulate Matter, October 2004; Air Quality Criteria for Ozone and Related Photochemical Oxidants, February 2006
Source: U.S. EPA 2022a, https://www.epa.gov/criteria-air-pollutants

Air Quality Management

The California Clean Air Act requires the SBCAPCD update their 1991 Air Quality Attainment Plan to reflect changing conditions every three years. The SBCAPCD's 1998 Clean Air Plan, the second update to the initial state Air Quality Attainment Plan, established specific planning requirements to achieve attainment of the federal 1-hour ozone standard, in compliance with the 1990 federal Clean Air Act. In 2006, CARB revised the state zone standards, making them more stringent by adding an 8-hour average to the ozone standard, which previously only included a 1-hour average. Both components of the standard must now be met before CARB can designate that an area is in attainment. The SBCAPCD's most recent 2019 Ozone Plan was adopted in December 2019 to addresses the SBCAPCD's progress toward attaining the state ozone standards. In 2019 SBAPCD was designated as by the State as having achieved attainment for the California ozone standard however, based on exceedances of the standard in 2019 and 2020, The SBCAPCD was recently re-designated nonattainment for the State ozone standards effective February 2021 (SBCAPCD 2021). Thus, SCCAB is required to continue to implement strategies to reduce ozone and PM_{10} to recognized acceptable standards. In February of 2022, CARB re-designated SBCAPCD from "Unclassified" to "Attainment for the $PM_{2.5}$ standard, however the change will not take effect until the California Office of Administrative Law reviews and approves the re-designation (SBCAPCD 2022b).

Air Emission Thresholds

In January 2022, the SBCAPCD published a limited update to its Scope and Content of Air Quality Sections in Environmental Documents (Guidelines) (SBCAPCD 2022a). The Guidelines establish criteria for determining the level of significance for project-specific impacts within its jurisdiction in accordance with the above CEQA checklist thresholds. Based on criteria applied in, or adapted from, the Guidelines, impacts related to emission of criteria air pollutants would not be significant if operation of the project would:

- emit (from all project sources, both stationary and mobile) less than the daily trigger for offsets or Air Quality Impact Analysis set in the APCD New Source Review Rule1, for any pollutant (i.e., 240 pounds/day for ROC or NOx; and 80 lbs/day for PM10. There is no daily operational threshold for CO; it is an attainment pollutant); and
- emit less than 25 pounds per day of NOx or ROC from motor vehicle trips only; and

- not cause or contribute to a violation of any California or National Ambient Air Quality Standard (except ozone); and
- not exceed the APCD health risk public notification thresholds adopted by the APCD Board (10 excess cancer cases in a million for cancer risk and a Hazard Index of more than one (1.0) for non-cancer risk; and
- be consistent with the latest adopted federal and state air quality plans for Santa Barbara County.

SBCAPCD does not currently have quantitative thresholds of significance for construction (short-term) emissions but uses 25 tons per year for ROC or NOx as a guideline for determining significance of construction impacts.

Methodology

The proposed project does not include the demolition, substantial grading, or substantial building construction which would require the use large construction equipment. However, construction would require some diesel equipment use and therefore construction activities were conservatively modeled to estimate emissions from the exterior improvement. Emissions generated by the proposed project include long-term emissions associated with operation of the commercial cannabis business.

The project's construction and operational emissions were estimated using the California Emissions Estimator Model (CalEEMod), version 2020.4.0. CalEEMod uses project-specific information, including the project's land uses, square footages for different uses (e.g., light industrial), and location, to model a project's emissions.

Construction emissions are generated by the onsite use of diesel equipment and the vehicle trips associated with construction worker, vendor and haul trucks as needed. Exterior improvements addressed in the construction modeling include: removing the existing walls and hardscape in the improvement areas; fine grading of the improvement areas; the installation of the new walkways; and the 160 square foot addition to the north end of the building. Default construction equipment use and schedule were used to estimate construction emissions. Emissions associated with the worker and vendor commutes to the site for renovation of the interior space were also included in the construction emissions assessments. Construction modeling assumptions are included in Appendix A.

Operational emissions modeled include mobile source emissions (i.e., vehicle emissions associated with the 18 employees and chemical delivery), energy emissions, and area source emissions. Mobile source emissions are generated by vehicle trips to and from the project site and were estimated assuming 18 workers per day and up to 2 daily deliveries. CalEEmod defaults for trip distance and emission factors were used. Emissions attributed to energy use include natural gas consumption for space, water heating, and other equipment. Area source emissions are generated by landscape maintenance equipment, consumer products and architectural coatings. Emissions attributed to area and energy use were based on CalEEMod default values for these source areas. Operational emissions also include the emissions from an emergency generator. Consistent with typical testing and permitting requirements, the emergency generator was anticipated to be operated for up to 2 hours per day with a total of 50 hours per year for testing purposes. Emissions from testing activities were included as part of the operational emissions. Operational modeling assumptions are included in Appendix A

Carcinogenic and non-carcinogenic health risk impacts from the emergency generator were evaluated using the United States Environmental Protection Agency (USEPA) recommended AERMOD model (version 10.2.0) and the California Air Resource Board's (CARB) Hot Spot Analysis and Reporting

Program (HARP2) (version 21081). Risk from diesel particulate matter (DPM) to residents and workers within 1,000 feet of the project site were modeled and compared to the appropriate SBCAPCD health risk thresholds.

a. Would the project conflict with or obstruct implementation of the applicable air quality plan?

The SBCAPCD Guidelines state that a project is consistent with the Clean Air Plan if its direct and indirect emissions have been accounted for in the Clean Air Plan's emissions growth assumptions. Therefore, the project as a whole would be considered to be inconsistent if the project's direct and indirect emissions have not been accounted for in the Clean Air Plan's emissions growth assumptions. The Clean Air Plan's direct and indirect emissions inventory for the County as a whole are reliant on population projections provided by the Santa Barbara County Association of Governments (SBCAG). SBCAG generates population projection based on the population projections contained in City General Plans. In this case, SBCAG has utilized population projections contained in the City of Lompoc's General Plan. Because the project would not result in new residential uses, the project would not contribute to a substantial increase in population and would be consistent with the population projections on which the Clean Air Plan is based. As a result, no impact would occur.

NO IMPACT

b. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

If the project's regional emissions do not exceed the applicable SBCAPCD thresholds, then the project's criteria pollutant emissions would not be cumulatively considerable.

Construction

Table 5 summarizes the project's construction emissions by year. As shown in Table 5, the project's operational emissions would not exceed SBCAPCD thresholds of 25 tons per year of ROC and NO_x. Therefore, construction emissions of criteria pollutants would be less than significant.

Table 5 Project Construction Emissions

	Maximum Daily Emissions (tons/year)					
Emission Source	**ROC**	**NO_X**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
2022	<1	<1	<1	<1	<1	<1
2023	<1	<1	<1	<1	<1	<1
2023 (renovation mobile)	<1	<1	<1	<1	<1	<1
Project Emissions	<1	<1	<1	<1	<1	<1
SBCAPCD Total Emissions Thresholds	25	25	None	None	None	None
Threshold Exceeded?	**No**	**No**	**N/A**	**N/A**	**N/A**	**N/A**

Notes: See Appendix A for modeling results.

Operation

Table 6 summarizes the project's operational emissions by emission source (area, energy, and mobile). As shown in Table 6, the project's operational emissions would not exceed SBCAPCD thresholds of 240 pounds per day of ROC and NO_x or 80 pounds per day of PM_{10}. Operational increases in criteria pollutants would be less than significant.

Table 6 Project Operational Emissions

	Maximum Daily Emissions (lbs/day)					
Emission Source	**ROC**	**NO_X**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Area	<1	0	<1	0	0	0
Energy	<1	<1	<1	<1	<1	<1
Mobile	<1	<1	1	<1	<1	<1
Stationary	1	<1	1	<1	<1	<1
Project Emissions	1	1	2	<1	<1	<1
SBCAPCD Total Emissions Thresholds	240	240	None	None	80	None
Threshold Exceeded?	**No**	**No**	**N/A**	**N/A**	**No**	**N/A**
SBCAPCD Mobile Emissions Thresholds	25	25	None	None	None	None
Threshold Exceeded?	**No**	**No**	**N/A**	**N/A**	**N/A**	**N/A**

Notes: See Appendix A for modeling results. Some numbers may not add up precisely due to rounding considerations.

LESS THAN SIGNIFICANT IMPACT

c. Would the project expose sensitive receptors to substantial pollutant concentrations?

Land uses such as schools, hospitals, and convalescent homes are considered to be sensitive to poor air quality conditions because infants, the elderly, and people with health afflictions are more susceptible to air quality-related health problems than the general public. Residential areas are also considered sensitive to air pollution because residents tend to be at home for extended periods of time, resulting in sustained exposure to any pollutants present. The nearest sensitive receptors to the project site are single-family residences approximately 150 feet to the west. The project would not introduce new sensitive receptors to the project site.

Construction Impacts

Construction-related activities can result in short-term, project-generated emissions of diesel particulate matter (DPM) exhaust emissions from off-road, heavy-duty diesel equipment for site preparation grading, building construction, and other construction activities. The project would not require the substantial use of heavy construction equipment (diesel equipment use is anticipated to occur for less than 4 months). Therefore, the project would not generate substantial quantities of DPM and would not expose nearby sensitive receptors to substantial pollutant concentrations. Construction impacts to sensitive receptors would be less than significant.

Operational Impacts

Long-term operational emissions of the project would include toxic substances such as cleaning agents and flammable materials in use on site. Compliance with State and federal handling regulations would ensure that emissions remain below a level of significance. The use of such substances such as cleaning agents and flammable materials is regulated by the 1990 Federal Clean Air Act Amendments as well as State-adopted regulations for the chemical composition of consumer products.

In addition, TAC emissions would occur from the testing of the emergency stand-by generator. As there are workers and sensitive receptors in the immediate vicinity of the project a health risk assessment was conducted to determine the potential impacts to the local population (Appendix B). The maximum risk for workers was identified approximately 83 meters east of the generator location, while the maximum concentration for residents was identified at 83 meters northwest of the generator location. Maximum cancer risk was determined to be less than 1 per million for both residents and workers, this is substantially below the SBCAPCD threshold of 10 in one million. Maximum non-cancer risk for residents and workers are less than 0.01, which is substantially below the SBCAPCD threshold of 1. As such, project-related toxic air contaminant emission impacts during operation would be less than significant.

LESS THAN SIGNIFICANT IMPACT

d. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Emissions leading to odors during project construction would occur from the use of onsite construction equipment, as well as off-gassing from architectural coating activities. For construction activities, odors would be short-term in nature, generally limited to the project site, and are subject to SBCAPCD Rule 303 which provides protocol to limit the generation of odors. Construction activities would be temporary and transitory and associated odors would cease upon construction completion. Accordingly, construction of the proposed project would not generate other emissions that would create objectionable odors affecting a substantial number of people and impacts would be less than significant.

Pursuant to SBCAPCD Rule 303, a person may not discharge air contaminants which cause nuisance or annoyance to any considerable number of people. The nearest residences are located approximately 150 feet west of the project building. Cannabis has a strong odor that may be objectionable to some people. Odors from cannabis operations may be detectable off site and prevailing winds can transport odors toward odor receptors. The proposed project entails the use of an existing structure on the site as a commercial cannabis cultivation and processing facility. Potential sources that may emit odors during operation of the proposed project would include odor emissions from cannabis growing, flowering, and processing, as well as trash storage areas.

The project includes an Odor Abatement Plan consistent with City permitting requirements. The project would install an air ventilation/filter system in the building which would keep rooms dedicated to cannabis cultivation and processing (clone, vegetation, flowering, drying, and trimming rooms) at a neutral air pressure while the adjacent areas and areas with external access would be kept under a negative pressure through an exhaust system. The exhaust system would contain carbon filters which would draw in odors where they would be neutralized before the air is discharged to the exterior of the building. In addition, the exhaust system would discharge air from the inside of the building upwards away from neighboring uses and pedestrians. The pressure-controlled building would

prevent air or odors from escaping from the building. The facility would not have any openable windows and all doors would be sealed with weather stripping.

The Odor Abatement Plan also contains a list of actions that the cultivation and processing facility would implement to access the system and ensure odors are not detected offsite. Odors would be accessed and documented daily. If odors are detected off-site, the Odor Abatement Plan specifies protocols to follow and the attainment of a certified engineer to implement new odor abatement strategies if needed.

While the project would include odor control features and best management practices to control cannabis odors, there is the potential for cannabis odors from on-site operations to create a nuisance for nearby residents as documented in the Odor Abatement Plan. Therefore, impacts from odors are conservatively assessed as potentially significant and require mitigation.

Mitigation Measures

AQ-1 Odor Control Measures

The applicant shall implement additional best management practice techniques to reduce and eliminate off site odor, which include but are not limited to:

- Keep the rolltop door and all access doors shut except when entering or leaving the facility
- The facility shall have no openable windows
- Maintain the carbon exhaust air filtration units in compliance with manufacture's specification
- Replace filters pursuant to manufacture's specifications
- Store cannabis waste inside the building until it is time for removal off-site

Significance After Mitigation

Implementation of Mitigation Measure AQ-1 would provide additional odor control techniques in addition to the Odor Abatement Plan to ensure that odors from cannabis operations would not be a nuisance to nearby residents and impacts. With implementation of Mitigation Measure AQ-1, impacts from odors would be less than significant.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

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4 Biological Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	□	□	■	□
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	□	□	□	■
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	□	□	□	■
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	□	□	□	■
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	□	□	□	■
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	□	□	□	■

Biological Resources Setting

The project site is located in an urban area and surrounded by existing development. The site is developed with an existing industrial building, paved driveway and parking lot, and landscaping. No habitat that may support special-status plant or animal species exists within the project site. Ornamental trees and shrubs within 500 feet of the project area could provide suitable habitat for nesting birds. There is no potential for sensitive species to occur on the project site.

a. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

The proposed project involves the use of a portion of an existing industrial building for a commercial cannabis cultivation, processing, and distribution operation. The project site is entirely developed and has no natural or native vegetation communities that would support special-status species. Ornamental shrubs and trees in the vicinity of the project site could be used by numerous species of migratory birds as nesting habitat. However, the proposed exterior improvements are minor, including removal of an existing exterior block wall, installation of a new transformer pad, new concrete sidewalk and ramp along the western and northern exterior of the building, 160 square-foot addition to the north side of the existing building, and installation of an HVAC system. All improvements would be located in areas that are paved and unvegetated. Impacts to special status species would be less than significant.

LESS THAN SIGNIFICANT IMPACT

b. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

The project site is developed with an 8,000 square-foot industrial building, parking lot, and driveway. The surrounding properties are also developed with industrial and residential uses. No riparian habitat or other sensitive natural communities exist within the vicinity of the project site. The project would have no impact on sensitive natural communities.

NO IMPACT

c. Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

There are no state or federally protected wetlands present on the project site. The nearest wetland habitat identified by the National Wetland Inventory (NWI) is located along the Santa Ynez River, approximately 0.5 mile north of the project site (USFWS 2020). Because no wetlands occur on or near the project site, there would be no impacts to state of federally protected wetlands.

NO IMPACT

d. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Wildlife movement corridors, or habitat linkages, are generally defined as connections between habitat patches that allow for physical and genetic exchange between otherwise isolated animal populations. The project site is a developed parcel and is surrounded by residential development to the west and industrial development to the north, east, and south. The site has no connectivity to natural habitats and therefore does not support substantial wildlife movement. There are no native wildlife nursery sites within the vicinity of the project site. No impacts to wildlife movement corridors or native wildlife nursery sites would occur as a result of project activities.

NO IMPACT

e. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

As discussed under impacts a and b, there are no biologically sensitive species or habitats on the project site which would be impacted by the project and the project would not conflict with policies in the City of Lompoc General Plan. The project would not require the removal of trees and would not violate the LMC Chapter 12.32 related to tree projection. There would be no impacts to local policies protecting biological resources.

NO IMPACT

f. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

The project site is not within an adopted habitat conservation plan or identified habitat conservation area. There would be no impacts to an applicable habitat conservation plan.

NO IMPACT

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5 Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	□	□	□	■
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	□	□	□	■
c. Disturb any human remains, including those interred outside of formal cemeteries?	□	□	□	■

a. Would the project cause a substantial adverse change in the significance of a historical resource?

b. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

c. Would the project disturb any human remains, including those interred outside of formal cemeteries?

The proposed project involves the use of a portion of an existing industrial building for a commercial cannabis cultivation and processing facility. The site is entirely developed with an existing 8,000 square-foot industrial building, parking lot, and driveway. No known historic, archaeological resources, or human remains are known to be located on-site. The proposed project includes minor tenant improvements but does not include changes to the exterior of the existing structure, parking lot, or landscaping except for a 160 square-foot addition in the northern portion of the warehouse. There would be no ground disturbing activities associated with the site improvements. Therefore, the project would not impact unknown historic, archaeological resources, or human remains.

NO IMPACT

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6 Energy

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	□	□	□	■
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	□	□	□	■

Energy Setting

The proposed project would be served electric power by the City of Lompoc's Electric Company. The City of Lompoc is a member of the Northern California Power Authority (NCPA), which generates power for its members. The most recent power content label (2021) for the City reports that approximately 26 percent of the power used is eligible as renewable, primarily from geothermal power. Additionally, 8.8 percent of the power is sourced from large hydroelectric and 31.5 percent from natural gas. Coal is not used in generating power for NCPA (City of Lompoc 2021d). In 2020, Lompoc provided approximately 123 million kilowatt hours of electricity (CEC 2020). Natural gas would be provided by Pacific Gas and Electric, which provided 4,508 million U.S. Therms of natural gas in 2020.

a. Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

The project would not require demolition of existing facilities or construction of new facilities beyond the proposed 160-square foot addition, as the proposed operations would use an existing on-site building. Minor site improvement would not require the substantial use of heavy construction equipment or activities such as grading. Therefore, the construction energy demand would be minimal and would not result in wasteful, inefficient, or unnecessary consumption of energy resources. Impacts would be less than significant.

The project site is currently vacant. Construction and Operation of the project would increase energy use over existing conditions through the use of petroleum fuels, power for heating and cooling, lighting, cannabis grow lights, HVAC units and chillers, and freezers. The project's estimated energy use is shown in Table 7.

Table 7 Estimated Energy Use

Source	Energy Consumption	
Construction Gasoline	609 gallons	73 MMBtu
Construction Diesel	19,092 gallons	2,623 MMBtu
Operational Gasoline	3,712 gallons	446 MMBtu
Operational Diesel	973 gallons	137 MMBtu
Operational Electricity	33,696 kWh	115 MMBtu
Operational Natural Gas	208,909 kBTU	209 MMBtu
Total		**3,600 MMBtu**

Notes: Btu = British Thermal Units

Source: Appendix A

Construction of the proposed project would consume approximately 609 gallons of gasoline and 19,092 gallons diesel through worker and truck trips. Operations of the proposed project would consume approximately 3,712 gallons of gasoline and 973 gallons diesel through employees and truck trips, 33,696 kilowatt hours (kWh) of electricity and 208,909 kilo british thermal unit (kBtu), or 2,090 U.S. Therms, of natural gas per year. The petroleum fuel, energy and natural gas consumption would not represent a substantial increase in demand.

The project would be required to adhere to State regulations for cannabis cultivation, contained in Title 3, Division 8, Chapter 1 of the California Code of Regulations, which are related to energy efficiency and conservation. These regulations were not captured in the above estimates as they are to be implemented by cannabis facilities in the State in the coming years. The implementation of these measures, required by law, would further reduce the energy demand for the project's cannabis operations.

The energy demand from the proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources. Construction and Operation of the project would increase petroleum fuel, electricity, and natural gas consumption due to increased vehicle trips and operational energy needs. However, this increased demand would represent a small proportion of demand from energy providers, and the project would be required to comply with applicable regulations related to energy efficiency and conservation. Therefore, project operation would not result in wasteful or unnecessary energy consumption, and impacts would be less than significant

LESS THAN SIGNIFICANT IMPACT

b. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

The proposed project would establish a new use in an existing light industrial building. It would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, including the state's Energy Action Plan II, and its 2008 update, as well as state energy requirements implemented in the California Green Building Code and the California Energy Code. The project would be required to comply with the Green Building and California Energy Codes and would not conflict with the identified provisions in the Energy Action Plan II and its update.

NO IMPACT

7 Geology and Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	□	□	■	□
2. Strong seismic ground shaking?	□	□	■	□
3. Seismic-related ground failure, including liquefaction?	□	□	■	□
4. Landslides?	□	□	■	□
b. Result in substantial soil erosion or the loss of topsoil?	□	□	□	■
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	□	□	□	■
d. Be located on expansive soil, as defined in Table 1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	□	□	■	□
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	□	□	□	■

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	□	□	□	■

a.1. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

a.2. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

a.3. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

a.4. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

The proposed project would not result in substantial adverse effects, including the risk of loss injury or death involving the rupture of a known earthquake fault. No major faults are located in or adjacent to the project site. The closest fault is the Santa Ynez River Fault, approximately 0.5 to the south, and there are no Alquist-Priolo Faults in the region (City of Lompoc 2011a, Figure S-3). Although the region and site could be subject to strong seismic ground shaking, the proposed project would not directly or indirectly cause potential substantial adverse effects involving strong seismic ground shaking as the project does not include the construction of structures that would be occupied by people. The proposed project would not directly or indirectly cause potential substantial adverse effects related to ground failure, including liquefaction. The project would not directly or indirectly cause potential substantial adverse effects related to landslides, as the subject property is flat and is surrounded by similarly flat parcels without significant elevation changes. Impacts related to seismic activity, liquefaction, or landslides would be less than significant.

LESS THAN SIGNIFICANT IMPACT

b. Would the project result in substantial soil erosion or the loss of topsoil?

The project would not involve grading or increases in exposed soil which would be exposed to wind or water erosion. There would be no impacts related to soil erosion or loss of topsoil.

NO IMPACT

c. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

The project site is flat and is located away from slopes or topographic changes. As discussed in Impact a.3 above, the proposed project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, result in on- or off-site landslide, lateral

spreading, subsidence, liquefaction, or collapse. There would be no impacts related to landslide, lateral spreading, subsidence, liquefaction, or collapse.

NO IMPACT

d. Would the project be located on expansive soil, as defined in Table 1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Substantial direct or indirect risks to life or property would not result from the proposed project, as the project would use an existing building in a developed area. New modification to the existing structure would be required to adhere to local and state mandated construction requirements, including but not limited to the California Building Code and City ordinances and engineering standards. With adherence to construction requirements, impacts from unstable soils and placing structures on expansive soils would be less than significant.

LESS THAN SIGNIFICANT IMPACT

e. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

The proposed project would not require the use of septic tanks or alternative wastewater disposal systems. There would be no impact.

NO IMPACT

f. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

The project does not include ground disturbing activities that could destroy subsurface resources or geologic features. There would be no impacts.

NO IMPACT

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8 Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	□	□	■	□
b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	□	□	■	□

Greenhouse Gases and Climate Change Setting

Climate change is the observed increase in the average temperature of the earth's atmosphere and oceans along with other substantial changes in climate (such as wind patterns, precipitation, and storms) over an extended period of time. The baseline against which these changes are measured originates in historical records identifying temperature changes that have occurred in the past, such as during previous ice ages. The global climate is continuously changing, as evidenced by repeated episodes of substantial warming and cooling documented in the geologic record. The rate of change has typically been incremental, with warming or cooling trends occurring over the course of thousands of years. The past 10,000 years have been marked by a period of incremental warming as glaciers have steadily retreated across the globe. However, scientists have observed acceleration in the rate of warming during the past 150 years. Per the United Nations Intergovernmental Panel on Climate Change, the understanding of anthropogenic warming and cooling influences on climate has led to a high confidence (95 percent or greater chance) that the global average net effect of human activities has been the dominant cause of warming since the mid-twentieth century (Intergovernmental Panel on Climate Change 2007).

GHGs are gases that absorb and re-emit infrared radiation in the atmosphere. The gases widely seen as the principal contributors to human-induced climate change include carbon dioxide (CO_2), methane, nitrous oxide, fluorinated gases such as hydrofluorocarbons and perfluorocarbons, and sulfur hexafluoride. Water vapor is excluded from the list of GHGs because it is short-lived in the atmosphere and its atmospheric concentrations are largely determined by natural processes, such as oceanic evaporation. GHGs are emitted by both natural processes and human activities. Of these gases, CO_2 and methane are emitted in the greatest quantities from human activities. Emissions of CO_2 are largely by-products of fossil fuel combustion, whereas methane results from off-gassing associated with agricultural practices and landfills. Anthropogenic GHGs, many of which have greater heat-absorption potential than CO_2, include fluorinated gases and sulfur hexafluoride (United States Environmental Protection Agency 2022b).

The accumulation of GHGs in the atmosphere regulates Earth's temperature. Without the natural heat-trapping effect of GHGs, Earth's surface would be about 33 degrees Celsius cooler (NASA 2022). However, emissions from human activities, particularly the consumption of fossil fuels for electricity production and transportation, have elevated the concentration of GHGs in the atmosphere beyond the level of naturally occurring concentrations. Scientific modeling predicts that continued GHG emissions at or above current rates would induce more extreme climate changes during the 21st century than were observed during the 20th century. Some of the potential impacts of climate change in California may include loss of snowpack, sea level rise, more extreme heat days per year, more high ozone days, more large forest fires, and more drought years (State of California 2018). While these potential impacts identify the possible effects of climate change at a statewide level, in general, scientific modeling tools are currently unable to predict what impacts would occur locally.

The City of Lompoc completed a baseline 2008 GHG emissions inventory that estimated communitywide emissions of 94,870 metric tons (MT) of CO_2 equivalents (CO_2e) per year from operational and area sources and 252,469 MT CO_2e from mobile sources (City of Lompoc 2011b).

Methodology

The proposed project involves the use of a portion of an existing industrial building for a commercial cannabis cultivation, processing, and distribution operation. The project would not require demolition of existing facilities beyond the proposed 160-square foot addition, as the proposed commercial cannabis operations would use an existing building and only involve a 160 square-foot addition. Although not extensive, the construction emissions of the project were quantified using CalEEMod version 2020.4.0 and amortized over an anticipated 30-year project lifetime. Amortized construction emissions were then added to the operational emissions to determine total annual project emissions.

GHG emissions for project operation were calculated using CalEEMod version 2020.4.0. CalEEMod calculates emissions of CO_2, methane, and nitrous oxide associated with construction activities, energy use, area sources, waste generation, and water use and conveyance as well as emissions of CO_2 and methane associated with mobile sources. Emissions of all GHGs are converted into their equivalent global warming potential in terms of CO_2 (i.e., CO_2e). Model assumptions for construction and operational emissions described under Section 3 and included in Appendix A.

Significance Thresholds

CEQA Guidelines section 15126.2(a) clarifies that an EIR shall focus analysis on the significant effects of a proposed project on the environment. CEQA Guidelines section 15064.4 requires a lead agency to describe, calculate, or estimate the amount of GHG emissions resulting from a project. The lead agency is given discretion whether to:

1. Quantify GHG emissions resulting from a project, and/or
2. Rely on a qualitative analysis or performance-based standards.

The revisions to CEQA Guidelines section 15064.4.(2)(b) clarify that in determining the significance of a project's GHG emissions, the lead agency should focus its analysis on the reasonably foreseeable incremental contribution of the project's emissions to the effects of climate change. A project's incremental contribution may be cumulatively considerable even if it appears relatively small compared to statewide, national or global emissions. Section 15064.4(b) states that a lead agency should consider the following factors when determining the significance of impacts from GHG emissions on the environment:

1. The extent to which the project may increase or reduce GHG emissions as compared to the existing environmental setting;
2. Whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project; and
3. The extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions.

The lead agency has discretion to select a model or methodology it considers most appropriate to enable decision makers to intelligently account for the project's incremental contribution to climate change. Currently, neither the State of California nor the City of Lompoc has established CEQA significance thresholds for GHG emissions.

In January 2021, Santa Barbara County amended their Environmental Thresholds and Guidelines Manual. The adopted Guidelines include an industrial stationary source GHG emissions threshold of 1,000 MT CO_2e per year, as shown in Table 8, which applies to industrial stationary sources subject to discretionary approvals (Santa Barbara County 2021). The threshold applies to both direct and indirect emissions. According to the Environmental Thresholds and Guidelines Manual, direct emissions encompass the projects complete operations, including stationary and mobile sources. Indirect emissions encompass GHG emissions that are associated with electricity, water, and solid waste.

Table 8 Santa Barbara County GHG Emissions Thresholds

GHG Emission Source Categories	Operational Emissions
Stationary Source Industrial Projects	1,000 MT CO_2e per year

Source: Santa Barbara County 2021

Stationary Sources include land uses that would accommodate processes and equipment that emit GHG emissions and would require an Air District permit to operate.

The City of Lompoc is located in Santa Barbara County and shares meteorological attributes, as well as similar land use patterns and policies, and thresholds deemed applicable in Santa Barbara County would also reasonably apply to projects within the City of Lompoc. The proposed project would require permitting from SBCAPCD related to mechanical equipment proposed and would require discretionary approval. Therefore, the City has determined the Santa Barbara County industrial stationary source threshold is appropriate for the proposed project.

Senate Bill (SB) 32 and Executive Order (EO) S-3-05 extend the state's GHG reduction goals to meet a state goal of reducing GHG emissions to 1990 levels by 2020, 40 percent below 1990 levels by 2030, and 80 percent below 1990 levels by 2050. The Santa Barbara County industrial stationary source threshold was adopted consistent with the state requirements.

a. Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?

The proposed project involves the use of a portion of an existing industrial building for a commercial cannabis cultivation, processing, and distribution operation and a 160 square-foot addition. The project would not require demolition of existing facilities or the use of substantial heavy construction equipment. Total construction emissions anticipated from the renovations of the internal portion of the building and the external upgrades is approximately 63 MT CO_2e. Amortized construction emissions (2.1 MT CO_2e) are the annual construction emissions spread over the anticipated 30-year

project lifetime. Construction emissions are added to operational emissions and the total annual project emissions are compared with the regulatory threshold.

Total annual operational GHG emissions associated with the proposed project are shown in Table 9. As shown, the project would generate approximately 53 MT CO_2e per year from amortized construction, stationary, area, energy, waste, water usage, and mobile emission sources. This would not exceed the established threshold of 1,000 CO2e MT per year. Impacts would be less than significant.

Table 9 Combined Annual Emissions of Greenhouse Gases

Emission Source	Annual Emissions (CO_2e MT)
Area	<1
Energy	9.0
Mobile	35
Stationary	3
Solid Waste	2
Water	1
Operational Total Emissions	51
Amortized Construction	2
Total	**53**
Threshold	1,000
Exceed Threshold?	**No**

See Appendix A for CalEEMod worksheets. Values may not add directly due to rounding.

LESS THAN SIGNIFICANT IMPACT

b. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The City of Lompoc has not adopted a Climate Action Plan. The County of Santa Barbara Planning Commission adopted the Energy and Climate Action Plan (ECAP) for the County of Santa Barbara in May 2015 (County of Santa Barbara 2015). However, this plan applies to unincorporated areas of Santa Barbara County and not incorporated cities such as Lompoc. SBCAG has incorporated a sustainable community strategy into its Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) plan, which is designed to help the region achieve its SB 375 GHG emissions reduction target. The SBCAG 2040 RTP/SCS demonstrates that the SBCAG region would achieve its regional emissions reduction targets for the 2020 and 2035 target years. The RTP/SCS includes an objective to improve the jobs-housing ratio in the County by encouraging more housing development on the South Coast and more job-producing development in the North County, including the City of Lompoc. As such, the project would be consistent with the RTP/SCS by creating job opportunities in Lompoc.

The 2017 Scoping Plan outlines a pathway to achieving the 2030 reduction targets set under SB 32. As discussed under a), the project's GHG emissions would not exceed the identified GHG threshold. As a result, the project would not conflict with the reduction targets of 2017 Scoping Plan, and impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	□	□	■	□
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	□	□	■	□
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?	□	□	■	□
d. Be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	□	□	□	■
e. For a project located in an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	□	□	□	■
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	□	□	□	■
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	□	□	□	■

a. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

The proposed project would involve the use of a portion of an existing industrial building for a commercial cannabis cultivation, processing, and distribution operation. The cultivation and processing of cannabis would require the use and storage of minimal amounts of potentially hazardous materials such as fuel for power equipment and backup generators, fertilizers, cleaners, and pesticides. However, the facility would not use ammonium nitrate. Appropriate documentation for all hazardous waste that is transported, stored, or used in connection with specific project-site activities would be provided as required for compliance with existing hazardous materials regulations codified in the California Code of Regulations (CCR). Operation of the proposed cannabis cultivation and processing facility would not involve the routine transport, use or disposal of hazardous materials in quantities or conditions that would pose a hazard to public health and safety or the environment, as detailed below. Cultivation of cannabis would require the use of fertilizers, pesticides, and other agricultural chemicals. When hazardous, these substances would be handled pursuant to applicable state and local regulations and policies. Specifically, the operator would be required to comply with all pesticide laws and regulations enforced by the California Department of Pesticide Regulation and California EPA for application and storage protocols. In addition, the Occupational Safety and Health Administration (OSHA) regulates permitted businesses to ensure the health and safety of employees from occupational hazards. The project would be required to comply with all OSHA requirements for the safety of employees.

The facility would include additional procedures to ensure the safe handling and storage of fertilizers, including keeping fertilizer on steel pallets kept off the ground within dedicated storage area that is locked and clearly labeled, no pesticides or other greenhouse chemicals would be stored in the fertilizer storage area, and Material Safety Data Sheets would be placed next to the entrance of the storage area. In addition, the facility would contract with a fertilizer company to supply, deliver, and manage the fertilizer in recommended and safe levels.

Cannabis waste (organic and hazardous) would be stored in a locked container designated for disposal within the inventory storage room area, as shown in Figure 5. Cannabis and cannabis byproduct waste material would be made unusable and unrecognizable prior to leaving the facility by blending and incorporating it with non-cannabis organic material, organic-waste, organic-absorbents, or other means pursuant to the California Code of Regulations Title 16 Division 42. Organic cannabis waste would be transported in a secured waste receptacle by an authorized cannabis waste disposal contractor. Hazardous waste would be transported by a licensed hazardous waste company and disposed of at a permitted hazardous waste treatment, storage, and disposal facility. The operators of the facility would be required to submit a hazardous waste management plan in accordance with PRC and applicable state and local laws to the Manufacturing Cannabis Safety Branch of the California Department of Public Health. With required compliance with existing regulations, the project would not create a significant hazard to the public or environment and impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

c. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?

The nearest school is El Puente Community School, approximately 530 feet southeast of the project site. As discussed under impacts a and b above, the project would not involve the routine transport, use or disposal of hazardous materials in quantities or conditions that would pose a hazard to nearby schools. Therefore, impacts from handling hazardous materials within 0.25 mile of a school would be less than significant.

LESS THAN SIGNIFICANT IMPACT

d. Would the project be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Review of online sources, including the State Water Resources Control Board GeoTracker database and Department of Toxic Substances Control EnviroStor database determined that the project is not located on a hazardous materials site. There would be no impacts.

NO IMPACT

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

According to the City of Lompoc Airport Master Plan (LAMP), adopted July 1993, the project site is not located within the LAMP plan area (SBCAG 1993). The proposed project would not involve any uses that would direct light at an aircraft, cause sunlight to be reflected at an aircraft, generate smoke or otherwise affect safe air navigation, or generate electrical interference. In addition, the City's General Plan and proposed land uses and height restrictions have been reviewed for compliance with the LAMP. The existing building complies with applicable land use regulations, including height. Therefore, the project would be consistent with the LAMP and would not result in additional safety hazards for people residing or working in the project area.

NO IMPACT

f. Would the project impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

The project site is developed with an existing 8,000 square-foot warehouse building with existing paved roadway access that would not interfere with an emergency response plan or evacuation plan and route. No construction requiring lane closures, a traffic impact, would occur. The facility would be equipped with fire detection and alarm system with fire extinguishers provided throughout the facility and in the loading and unloading areas. The existing building is not equipped with fire sprinklers; however, sprinklers would be installed in Warehouse A as part of the project. The fire suppression system would be inspected monthly, and the facility monitored for fire by the third--party Segura Security Services. There would be no impacts to an emergency response or evacuation plan.

NO IMPACT

g. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

As discussed in Section 19, *Wildfire*, the project site is not located near areas designated to have significant risks for wildland fires. There would be no impacts.

NO IMPACT

10 Hydrology and Water Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	□	■	□	□
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	□	□	■	□
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
(i) Result in substantial erosion or siltation on- or off-site;	□	□	□	■
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	□	□	□	■
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or	□	□	□	■
(iv) Impede or redirect flood flows?	□	□	□	■
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	□	□	■	□
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	□	□	■	□

a. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Construction

The proposed project would involve re-use of the existing on-site building for a cannabis cultivation and processing operation. The project includes minor site improvements, including removal of an existing exterior block wall, installation of a new transformer pad, new concrete sidewalk and ramp along the western and northern exterior of the building, changes to the interior layout, construction of a new secured storage room at the northeast part of the existing warehouse, and installation of a new HVAC system. Project construction would not involve ground-disturbing activities or substantial use of heavy construction equipment. There would be no alteration of the existing drainage pattern of the site or activities that would cause soil erosion or increase sediment loads in storm water run-off resulting from exposed or disturbed soil. Therefore, impacts during construction would be less than significant.

Operation

The project site is developed with an existing 8,000 square-foot industrial building, parking lot, and driveway and is entirely impervious with the exception of existing landscaped areas. The project would not increase the total area of impervious surfaces on the project site and would not result in a greater potential to introduce pollutants to receiving waters.

Operation of the cultivation facility would use and discharge water into the City's wastewater system. The project would also be subject to Lompoc Municipal Code (LMC) Chapter 13.32 Storm Water Quality Management, which addresses discharge prohibitions regulations, authority to inspect, and enforcement of storm water quality violations.

Lompoc's water has higher levels of salts and Lompoc's Regional Wastewater Reclamation Plant is currently just below its waste discharge limit for sodium and TDS. If brine were discharged into the wastewater system this could cause a potential exceedance of water quality standards in surface and subsequently in lower basin groundwater. In addition, discharge of brine or filtration water to the City's storm drain system would have the potential to cause impacts to surface and ground water quality. Therefore, impacts to water quality would be potentially significant and would require mitigation.

Mitigation Measures

HWQ-1 Discharge Requirements

Brine used in or generated from the project shall not be discharged to Lompoc's Wastewater Reclamation Plant through the City's sanitary sewer system or discharged to Lompoc's Storm Drain System. If the project will require the disposal of brine water, the applicant shall provide a disposal plan to the City Utilities Department prior to certificate of occupancy. Non-domestic wastewater from this project that will be discharged to the Lompoc Wastewater Reclamation Plant will comply with all applicable requirements of the LMC Chapter 13.16 (Sewer System) and the conditions of any wastewater discharge permit issued by the City.

Significance After Mitigation

Implementation of Mitigation Measure HWQ-1 would reduce project-related impacts to water quality. Impacts would be less than significant with mitigation incorporated.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

b. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

The City of Lompoc Water Division would provide water to the project site primarily through pumping of groundwater from the Lompoc Plain Basin. As discussed in the 2020 Urban Water Management Plan (UWMP), the City is committed to the sustainable management of groundwater and must implement its Groundwater Management Plan (City of Lompoc 2021a). As discussed in Chapter 7, Water Service Reliability and Drought Risk Assessment of the UWMP, the City expects to meet water demands under normal, single-dry, and five-consecutive year drought conditions. In addition, As discussed in Section 19, *Utilities and Service Systems*, the Water Division has sufficient supplies to service the project during normal and dry years. Therefore, water demand from the project would not substantially deplete groundwater supply.

Development under the proposed project would not include installation of new groundwater wells or use of groundwater from existing wells. The project would not increase impervious surfaces since the site is building and site are already developed. Therefore, the proposed project would not substantially interfere with groundwater recharge. Impacts related to groundwater would be less than significant.

LESS THAN SIGNIFICANT IMPACT

c.(i) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?

c.(ii) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

c.(iii) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

c.(iv) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?

The project site is currently developed and consists of entirely impermeable surfaces with the exception of existing landscaped areas. The project would not change existing drainage patterns. Additionally, the project site is located outside of FEMA designated flood zones, in Zone X which is considered an area of minimal flood hazard (FEMA 2012). There would be no impacts to drainage patterns.

NO IMPACT

d. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

The project site is located approximately ten miles from the coast and in a relatively flat area with no large bodies of water nearby. Impacts from tsunami or a seiche are not expected. According to the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map No. 06083C0736G, the project site is located in Zone X which is considered an area of minimal flood hazard and is outside of FEMA designated flood zones (FEMA 2012). Due to the minimal flood risk, impacts from the release of pollutants would be less than significant.

LESS THAN SIGNIFICANT IMPACT

f. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

The project would be required comply with applicable regional and City regulations related to water quality and would not result in a significant impact on water quality in the area during operation. In addition, the project would be conditioned to properly dispose of process water and salts, pursuant to applicable laws and wastewater pretreatment requirements and prohibitions. In addition to the Standard City of Lompoc condition, implementation of Mitigation Measure HWQ-1 would reduce project-related impacts to water quality. Therefore, the project would not conflict with or obstruct implementation of the Central Coast RWQCB Water Quality Control Plan.

The project site is located in the western management area of the Santa Ynez River Valley Groundwater Basin, which is a medium priority basin under the Sustainable Groundwater Management Act (SYRVGB 2022). As discussed under Impact b, the project would not impact groundwater supplies or the sustainable management of groundwater in the area. Therefore, the project would not conflict with or obstruct implementation of a sustainable groundwater management plan.

LESS THAN SIGNIFICANT IMPACT

11 Land Use and Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	□	□	□	■
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	□	□	■	□

a. Would the project physically divide an established community?

The proposed project involves the use of a portion of an existing industrial building for a commercial cannabis cultivation, processing, and distribution operation. The project site is entirely developed with an existing 8,000 square-foot industrial building, parking lot, and driveway and located within the existing City limits in an urbanized area of the City of Lompoc. The project site is surrounded by industrial uses to the north, east, and south as well as single family neighborhoods to the west. The project does not include new roadways or similar linear features that would block movement between, or within, established communities, and would not separate connected land uses, neighborhoods, or other areas from each other. No impacts would occur.

NO IMPACT

b. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Lompoc General Plan

The project site has a land use designation of Industrial (I). As described in the City's General Plan, the I designation is applied for a wide range of industrial uses including outdoor uses. Typical uses and activities identified include industrial services, warehousing, manufacturing, assembling, mechanical repair, product storage, wholesale trade, heavy commercial, and accessory office and services (City of Lompoc 2011a). The proposed cannabis facility would be consistent with industrial services and warehouse type uses allowed under the I land use designation. Development standards under the I designation include a maximum floor area ratio (FAR) of 0.75 (City of Lompoc 2011a). The existing structure with the proposed 160 square-foot addition would have a FAR of 0.26. Therefore, the project would be consistent with the parcel's General Plan designation.

The City's General Plan identifies goals and policies to guide land use patterns to strategically accommodate future growth while preserving and enhancing the City as a whole. The proposed project's consistency with the City's applicable land use policies is described in Table 10.

Table 10 General Plan Land Use Element Consistency

General Plan Goal or Policy	Proposed Project Consistency
Police 2.2. The City shall protect residential neighborhoods from encroachment by adverse or incompatible non-residential uses (for example, new intensive agriculture or industry) and impacts associated with non-residential uses, including impacts to neighborhood character and public health	**Consistent.** The project would be consistent with the site's land use and zoning designations. As described throughout this document, specifically related to air quality, noise, and hazards and hazardous materials, the project would not result in significant impacts to nearby residences.
Policy 3.1. The City shall ensure that a sufficient and balanced supply of land continues to be available for residential, commercial, and industrial uses, with priority given to underdeveloped and vacant land within the City boundaries.	**Consistent.** The project would be consistent with the site's land use designation and would retain the use of the site as an industrial land use.
Policy 3.3. The City shall protect existing commercially- and industrially designated lands to ensure adequate space for non-residential development, to attract new business and employment centers, and to help achieve a jobs to housing balance in the City.	**Consistent.** The project would continue the existing industrial use consistent with the City's land use plan.

Lompoc Zoning Ordinance

The project site is zoned Industrial (I), which permits cannabis cultivation, manufacturing, and testing uses as shown in Table 17.216.030A of the LMC. The project would comply with zoning regulations for the I zone. The existing structure is approximately 19 feet in height, consistent with building standards of the I zone of a maximum height of 35 feet (City of Lompoc 2021b). The structure would have screening for rooftop mechanical equipment up to approximately 25 feet in height, which is permitted pursuant to LMC 17.312.040. The project would not conflict with the City's General Plan or zoning ordinance. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

12 Mineral Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	□	□	□	■
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	□	□	□	■

a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

b. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

The project site is not located near known material mineral resources and development of the project site would not result in a loss of availability of a locally important or known mineral resource, as mapped by the California Geologic Survey's Mineral Land Classification (DOC 2015). No impact would occur.

NO IMPACT

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13 Noise

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	□	□	■	□
b. Generation of excessive groundborne vibration or groundborne noise levels?	□	□	■	□
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	□	□	□	■

Overview of Sound Measurement

Sound is a vibratory disturbance created by a moving or vibrating source, which is capable of being detected by the hearing organs. Noise is defined as sound that is loud, unpleasant, unexpected, or undesired and may therefore be classified as a more specific group of sounds. The effects of noise on people can include general annoyance, interference with speech communication, sleep disturbance, and, in the extreme, hearing impairment (California Department of Transportation [Caltrans] 2013). Noise levels are commonly measured in decibels (dB) using the A-weighted sound pressure level (dBA).

Vibration

While people have varying sensitivities to vibrations at different frequencies, in general they are most sensitive to low-frequency vibration. Vibration in buildings, such as from nearby construction activities, may cause windows, items on shelves, and pictures on walls to rattle. Vibration of building components can also take the form of an audible low-frequency rumbling noise, referred to as groundborne noise. Groundborne noise is usually only a problem when the originating vibration spectrum is dominated by frequencies in the upper end of the range (60 to 200 Hz), or when foundations or utilities, such as sewer and water pipes, physically connect the structure and the vibration source (Federal Transit Administration [FTA] 2018). Although groundborne vibration is sometimes noticeable in outdoor environments, it is almost never annoying to people who are

outdoors. The primary concern from vibration is that it can be intrusive and annoying to building occupants and vibration-sensitive land uses.

Sensitive Noise Receivers

Noise exposure goals for various types of land uses reflect the varying noise sensitivities associated with those uses. According to the City of Lompoc Noise Element, the following land uses are considered noise-sensitive: residences, schools, hotels/motels, and open space (City of Lompoc 2011a).

Vibration-sensitive receivers, which are similar to noise-sensitive receivers, include residences, schools, hospitals, guest lodging, libraries, and some passive recreation areas. Vibration-sensitive receivers also include buildings where vibrations may interfere with vibration-sensitive equipment that is affected by vibration levels that may be well below those associated with human annoyance (e.g., recording studies or medical facilities with sensitive equipment).

The nearest sensitive receivers include the single-family residences approximately 150 feet from the project site.

Noise Setting and Thresholds

Noise in the project vicinity is dominated by vehicle traffic noise on East Laurel Avenue and noise from light industrial and commercial businesses along Seventh Street. According to Figure N-1 of the General Plan Noise Element, 65 dB noise level contours in an area of Seventh Avenue near and comparable to the project area extends 88 feet from the roadway centerline (City of Lompoc 2011a). The roadway centerline is approximately 81 feet from the project boundary. Per the City's General Plan Noise Element's Noise Level Contours, a small portion of the project site and nearby residences are within an area with 65 dB roadway noise (City of Lompoc, 2011a).

The Noise Element contained in the City's General Plan contains noise guidelines and policies that establish acceptable noise levels for different land uses. The General Plan states that the maximum exterior sound level acceptable in manufacturing/industrial land uses are 65 Day-Night average level (L_{dn}) for interior noise and 75 L_{dn} for exterior noise and 45 L_{dn} for interior noise and 60 L_{dn} for exterior noise for nearby residential uses.

a. Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance?

Construction Noise

The proposed project involves the use of a portion of an existing industrial building for a commercial cannabis cultivation, processing, and distribution operation. The project would use an existing building with minor exterior and interior improvements, which would not require the substantial use of heavy construction equipment. No Construction would occur between the hours of 9 PM and 7 AM, consistent with Section 8.08.030 of the Lompoc Municipal Code (City of Lompoc 2021b). Construction noise would be less than significant.

Operation

Stationary Noise Sources

Noise sources associated with operation of the proposed project would consist of low speed on-site vehicular noise, landscaping maintenance, general conversations, and outdoor mechanical equipment (e.g., rooftop air conditioning units/heat pump). The nearest single-family residences are located across N Seventh Street from the project site, approximately 150 feet west, and the site is otherwise surrounded by other commercial and industrial development. Due to the low noise levels associated with general site activities, on-site traffic, and landscape maintenance, these sources would not be substantial. The project would also have noise associated with outdoor mechanical equipment. The project would have nine roof-mounted air conditioning units and one heat pump. According to the specifications of the air conditioning units and heat pump, the maximum sound level from both at approximately 6 feet would be 65 dBA and at 9 feet would be 61 dBA (Armstrong Air 2019). In addition, a 5'8" metal roof screening wall would further reduce noise from the equipment. Generally, any large structure blocking the line of sight will provide at least a 5-dBA reduction in source noise levels at the receiver (Federal Highway Administration [FHWA] 2011). At 150 feet from the project site, the equipment would not exceed the City's exterior noise levels of 60 dBA at the nearby residences. As the noise levels would dissipate by approximately 4 dBA every four feet, the noise levels at the nearest residence would be approximately 32 dBA and would be below the City's interior noise level of 45 dBA. Assuming the equipment are running during the day and night, the resulting Day-Night average level (L_{dn}) is approximately 39 L_{dn}, which is less than the compatibility levels in the City's General Plan. Noise generated by outdoor equipment would be less than significant.

Traffic

Traffic is the main noise source in the area around the project site. A significant impact would occur if project-related traffic increases the ambient noise by 5 dBA or more in the City of Lompoc.

According to the Transportation and Circulation section in the 2030 General Plan EIR, Laurel Avenue has approximately 621 daily trips (Lompoc 2011b). According to the International Transportation Engineers) ITE Trip Generation Manual, 11th Edition, the project could add approximately 20 daily trips to the area. According to the Federal Highway Administration (FHA), the doubling of a noise source produces a 3 dB increase in sound levels (DOT 2017). The project could increase traffic by approximately 20 daily trips, which represents 3.2 percent of the existing daily trips on the adjacent roadway. Therefore, traffic noise associated with the vehicle trips to the project site would not result in a substantial increase in ambient noise level and impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

b. Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

The project would involve minor site improvements and building modification which would not require the substantial use of heavy construction equipment that generates excessive vibration. In addition, the project does not include any substantial vibration sources associated with operation. Construction and operational vibration impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Lompoc City Airport is the nearest public airport, located approximately 1.9 miles to the northwest of the project site. According to the Lompoc Airport Master Plan (LAMP), adopted July 1993, the project site is located outside the airport's noise exposure ranges (SBCAG 1993). No substantial noise exposure from airport noise would occur to construction workers or employees of the project, and no impacts would occur.

NO IMPACT

14 Population and Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	□	□	■	□
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	□	□	□	■

a. Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

The proposed project does not involve the construction of new housing which would lead to a direct population increase. The project would include a cannabis cultivation, processing, and distribution facility that would employ up to 18 employees. The increase in employment opportunities would not result in a substantial increase in population, as it is anticipated that most employees would come from the regional workforce. Therefore, the project is not anticipated to induce substantial population growth and impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

b. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

There is no housing on the project site. The project would not displace people or housing, necessitating the construction of replacement housing elsewhere. Therefore, there would be no impact.

NO IMPACT

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15 Public Services

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1	Fire protection?	□	□	■	□
2	Police protection?	□	□	■	□
3	Schools?	□	□	■	□
4	Parks?	□	□	■	□
5	Other public facilities?	□	□	■	□

a.1. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

The Lompoc Fire Department would provide fire protection and emergency services to the project site. The nearest fire station to the site is Lompoc Fire Station #1, which is approximately one mile southwest of the project site at 115 South G Street. Fire Station #2, approximately 1.1 miles northwest of the project site at 1100 North D Street, would provide secondary response services.

The project would involve establishing a cannabis facility within a portion of an existing 8,000 square-foot structure which would incrementally increase the demand for fire and emergency response services in the area because the existing industrial building is currently vacant. However, the project site is located in a developed, industrial area already served by Lompoc Fire Department. In addition, the City of Lompoc adopted the most recent California Fire and Building Codes in LMC Title 15, and the project would be required to comply with requirements for fire access and on-site fire prevention facilities. The development proposed cannabis facility would be consistent with surrounding uses and would not place an unanticipated burden on fire protection services or affect response times or service ratios such that new or expanded fire facilities would be needed. Impacts on fire services would be less than significant.

LESS THAN SIGNIFICANT IMPACT

a.2. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

The Lompoc Police Department would provide law enforcement and safety services to the project site. The Lompoc Police Department is located approximately two miles southeast of the project site at 107 Civic Center Plaza. As discussed under Impact a.1. above, the project involves the use of a portion of an existing 8,000 square-foot industrial building as a cannabis facility which would potentially increase the demand for police services in the area as the existing industrial building is currently vacant and cannabis facilities could generate police service calls such as for burglaries and thefts. The project is consistent with the existing land use designation, which was envisioned for future light industrial development in the City's General Plan. In addition, the project would have a 72 square-foot security room located near the entrance to the building to check persons entering the site as well as 24-hour security personnel on-site every day, which would help reduce potential security risk from the cannabis use and reduce the demand on police services. Therefore, the project would not require the construction or expansion of police protection facilities beyond those already planned under General Plan assumptions. Impacts on police services would be less than significant.

LESS THAN SIGNIFICANT IMPACT

a.3. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?

Schools in Lompoc are in the Lompoc Unified School District. The proposed cannabis facility does not include housing units that would directly increase the student population in the city and impact Lompoc Unified School District. As discussed in Section 14, *Population and Housing*, the project would require approximately 18 employees which would likely be drawn from the local population. Though some employees may relocate to the area as a result of job opportunities, there would not be a significant increase of students from relocated employees. Impacts on schools would be less than significant.

LESS THAN SIGNIFICANT IMPACT

a.4. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or the need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?

Please see Section 16, *Recreation*, for an analysis of impacts related to parks and recreation resources. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

a.5. Would the project result in substantial adverse physical impacts associated with the provision of other new or physically altered public facilities, or the need for other new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

The project would require approximately 18 employees which would likely be drawn from the local population. Though some employees may relocate to the area as a result of job opportunities resulting from the proposed project, a substantial change increase population from relocated employees would not occur. Impacts from an increase demand on public facilities would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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16 Recreation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	□	□	■	□
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	□	□	■	□

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

The nearest recreation facilities to the project site include Pioneer Park 0.33 miles northwest, Johns-Manville Park 0.52 miles west, and River Bend Park 0.31 miles east of the project site. The proposed project would require approximately 18 employees that would likely be drawn from the local population. Therefore, the project would not result in a significant increase in use of recreation facilities or require the construction of new facilities. The proposed project would not have an impact on recreational facilities.

LESS THAN SIGNIFICANT IMPACT

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17 Transportation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	□	□	□	■
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	□	□	■	□
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	□	□	■	□
d. Result in inadequate emergency access?	□	□	■	□

Transportation Regulatory Setting

Senate Bill 743 and Vehicle Miles Traveled

Senate Bill (SB) 743 was signed into law by Governor Brown in 2013 and tasked the State Office of Planning and Research (OPR) with establishing new criteria for determining the significance of transportation impacts under the California Environmental Quality Act (CEQA). SB 743 requires the new criteria to "promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses." It also states that alternative measures of transportation impacts may include "vehicle miles traveled, vehicle miles traveled per capita, automobile trip generation rates, or automobile trips generated."

On September 27, 2013, California Governor Jerry Brown signed SB 743 into law and started a process that changes transportation impact analysis as part of CEQA compliance. SB 743 requires the Governor's OPR to identify new metrics for identifying and mitigating transportation impacts within CEQA. In January 2018, OPR transmitted its proposed CEQA Guidelines implementing SB 743 to the California Natural Resources Agency for adoption, and in January 2019 the Natural Resources Agency finalized updates to the CEQA Guidelines, which incorporated SB 743 modifications, and are now in effect. SB 743 changed the way that public agencies evaluate the transportation impacts of projects under CEQA, recognizing that roadway congestion, while an inconvenience to drivers, is not itself an environmental impact (Public Resource Code, § 21099 (b)(2)). In addition to new exemptions for projects consistent with specific plans, the CEQA Guidelines replaced congestion-based metrics, such as auto delay and level of service (LOS), with vehicle miles traveled (VMT) as the basis for determining significant impacts, unless the Guidelines provide specific exceptions.

CEQA Guidelines Section 15064.3(b) indicates that land use projects would have a significant impact if the project resulted in VMT exceeding an applicable threshold of significance. On August 17, 2021, the City of Lompoc adopted Resolution No. 6445(21) which outlines CEQA VMT analysis screening criteria and thresholds for determining VMT impacts. Projects that exceed 8.6 VMT/employee or 15 percent below baseline regional average for industrial/warehouse/manufacturing employment would have a significant impact under CEQA (City of Lompoc 2021c).

a. Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Transit, Bicycle, and Pedestrian Facilities

The project site is located near City of Lompoc Transit (COLT) Route 1, with the nearest bus stop located on East Chestnut Court, approximately 450 feet from the project site. The project would not degrade local access to the bus stop on East Chestnut Court, which can be accessed via the local sidewalk network. In addition, the project would not result in a substantial increase in population growth which would place significant demand on COLT. Therefore, implementation of the project would not conflict with plans, programs, and policies regarding transit facilities.

The project vicinity includes sidewalks along the western and southern property boundary as well as north and south of the project site along 7th Street and on the north side of Laurel Avenue. The project would not involve changes to the sidewalk network. There are no bike lanes along Laurel Avenue or 7th Street within the vicinity of the project site. According to the City's Pedestrian and Bicycle Master Plan, the City has identified a sidewalk infill project (Project Rank 38) on Laurel Avenue from 7th Street to 12th Street, across from the project site (City of Lompoc 2020a). Implementation of the project would not conflict with the improvement project or plans, programs, or policies addressing transit, bicycle, or pedestrian facilities. There would be no impacts.

NO IMPACT

b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Pursuant to the City's Vehicle Miles Traveled (VMT) Analysis Guidelines, there are specific projects that are exempt from VMT analysis which include:

- The proposed activity is not a project under CEQA
- The project is exempt from CEQA
- The City's discretionary approval and/or CEQA review is focused and does not involve transportation issues

The proposed project is a new use that would be established in an existing building. The project meets CEQA Categorical Exemption Class 1, 15031 Existing Facilities, and Class 3, 15033 New Construction or Conversion of Small Structures. Therefore, the project is exempt from VMT analysis pursuant to the City of Lompoc VMT Analysis Guidelines. In addition, according to the Office of Planning and Research (OPR) Technical Advisory, projects that generate fewer than 110 trips per day can be assumed to have a less than significant transportation impact (OPR 2018). The project would generate approximately 19 daily trips. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

c. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?

The proposed cannabis facility would be compatible with the industrial uses in the surrounding area. Site access would be provided through the existing driveway off of West Laurel Avenue on the south side of the project site, as shown in Figure 3. Laurel Avenue is generally flat and does not have obstructions that would affect safe ingress/egress to the site. Also, the cannabis facility would not require the use of large trucks for deliveries and shipping. Therefore, the project would not increase hazards due to a design feature and impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

d. Would the project result in inadequate emergency access?

Emergency access would be provided off Laurel Avenue at the southern boundary of the project site. In addition, project site ingress/egress locations are subject to the City Public Works and Fire Department review and approval, which would ensure that the project would provide adequate access for emergency vehicles. Impacts to emergency access would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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18 Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in a Public Resources Code Section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	□	□	□	■
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	□	□	□	■

Tribal Cultural Resources Setting

As of July 1, 2015, California Assembly Bill 52 of 2014 (AB 52) was enacted and expands CEQA by defining a new resource category, "tribal cultural resources." AB 52 establishes that "A project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment" (PRC Section 21084.2). It further states that the lead agency shall establish measures to avoid impacts that would alter the significant characteristics of a tribal cultural resource, when feasible (PRC Section 21084.3). PRC Section 21074 (a)(1)(A) and (B) defines tribal cultural resources as "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe" and is:

1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying these criteria, the lead agency shall consider the significance of the resource to a California Native American tribe.

The consultation process must be completed before a CEQA document can be certified. Under AB 52, lead agencies are required to "begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project." Native American tribes to be included in the process are those that have requested notice of projects proposed within the jurisdiction of the lead agency.

a. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?*

b. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074 that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?*

On April 24, 2022, the City of Lompoc mailed notification letters to the NAHC contact list for the project site. Crystal Mendoza of the Santa Ynez Band of Chumash Indians responded on May 31, 2022 stating the Elder's Council requests no further consultation on the project. No other tribes responded to the letter. No further consultation was required under AB 52. Correspondence is included in Appendix C.

The project would not involve ground disturbing activities which could impact subsurface archaeological and tribal resources. Therefore, there would be no impacts to tribal cultural resources.

NO IMPACT

19 Utilities and Service Systems

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	□	□	■	□
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	□	□	■	□
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	□	□	□	■
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	□	□	■	□
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	□	□	□	■

a. Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

The City of Lompoc provides utilities to the community, including water, electric, wastewater, solid waste collection and landfill, and broadband services. The City's Electric Division secures electricity through the Northern California Power Agency (NCPA), a joint powers authority. Wastewater service is provided through the Wastewater Utility's Regional Reclamation Plant. The City of Lompoc also provides solid waste collection services and operates the Lompoc Landfill. Natural gas is provided by the Southern California Gas Company and telecommunication services are supplied by providers such

as AT&T and T-Mobile. Additionally, the City provides optional broadband services through LompocNet.

The proposed project involves the use of a portion of an existing industrial building for a commercial cannabis cultivation, processing, and distribution operation. The project site is located in the eastern area of the City of Lompoc within a fully urbanized area with existing utility infrastructure in place. The proposed project would not involve the construction or expansion of water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities as the site has existing utility connections and is already served by the associated utility providers. Therefore, impacts are less than significant.

LESS THAN SIGNIFICANT IMPACT

b. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

The project site is currently served by existing water infrastructure and is connected to existing water systems which would continue to serve the project site. The City of Lompoc would supply water to the project site for irrigation, processing, and domestic use.

The 2020 Urban Water Management Plan analyzed future water demand through the year 2045 and predicted water use would increase due to increases in population and employment, as well as from growth of the cannabis industry. The City's existing and planned source of water is entirely provided by groundwater from the Lompoc Plain portion of the Santa Ynez River Valley Groundwater Basin (SYRVGB) through 10 wells located in the east and northeast part of the city. The City anticipates having adequate water supply under normal, single-dry, and five-year consecutive drought scenarios and will continue to implement water conservation measures to ensure future water supply reliability (City of Lompoc 2021a).

The water supply analysis in the 2020 Urban Water Management Plan demonstrates there would be sufficient water supply to support the proposed project as the project would be located in an existing building with existing water connections employees would not result in a significant increase in residents. Furthermore, the water supply analysis accommodates for increases in water demand due to new cannabis operations, therefore the analysis adequately accounts for water demands of the proposed cannabis facility. Therefore, impacts to water supply would be less than significant.

LESS THAN SIGNIFICANT IMPACT

c. Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

The City owns and operates the Lompoc Regional Wastewater Reclamation Plant (LRWRP) which treats wastewater from Lompoc, Vandenberg Village Community Services District, and Vandenberg Air Force Base. The LRWRP has a peak dry-weather flow of 9.5 MGD and peak wet-weather capacity of 15 MGD (City of Lompoc 2021a).

The project site is currently served by existing wastewater infrastructure and is connected to the City's wastewater system which would continue to serve the project site. The project would produce approximately 1,267 gallons per day of wastewater, which equals about 0.01 percent of the LRWRP's total peak dry-weather flow. The project would not result in a substantial increase in wastewater

generation and would not exceed the LRWRP's wastewater treatment capacity. There would be no impact.

NO IMPACT

d. Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

The project site is serviced by the City of Lompoc's solid waste collection services and Lompoc Landfill. Recycling of construction materials will be required, and commercial recycling is available. The majority of waste generated by the proposed project would be cannabis waste mixed with non-cannabis materials suitable for composting or grinding as green waste and would be diverted to these waste streams. Therefore, the proposed project would not generate solid waste in excess of state or local standards, or in excess of the capacity of the local landfill, or otherwise impair the attainment of Solid Waste reduction goals. In addition, the Lompoc Landfill has a remaining capacity of 2,146,779 cubic yards which can accommodate waste by the proposed project (CalRecycle 2019). Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

e. Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

The proposed project will be required to comply with federal, state, and local management and reduction statutes and regulations related to solid waste, recycling and construction recycling, including SB 1016, AB 1826, and AB 341. There is adequate capacity in the Lompoc Regional Landfill to accept the waste that will be directed there. Recycling of construction materials would be required, and commercial recycling is available. Additionally, the majority of the waste generated from the site would be cannabis waste mixed with non-cannabis materials suitable for composting or grinding as green waste and will be diverted to these waste streams. There would be no impacts related to conflicts with solid waste reduction measures.

NO IMPACT

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20 Wildfire

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	□	□	□	■
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	□	□	□	■
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	□	□	□	■
d. Expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	□	□	□	■

a. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

b. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

c. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

d. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslopes or

downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

The project site is not located within, or near, a Very High Fire Hazard Severity Zone or state responsibility area. The nearest Very High Fire Hazard Severity Zone is located approximately 0.3 miles south of State Route 246 and east of State Route 1 (City of Lompoc 2011a, Figure S-2). Because the site is not within or near a state responsibility area or a Very High Fire Hazard Severity Zone, no impacts related to wildfires would occur.

NO IMPACT

21 Mandatory Findings of Significance

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Does the project:				
a. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	□	■	□	□
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	□	■	□	□
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	□	□	■	□

a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Based on the analysis provided throughout this Initial Study, implementation of the proposed project would not substantially degrade the quality of the environment and would not substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of California history or prehistory. Biological resources are addressed in Section 4, Biological Resources. The proposed project would not substantially reduce wildlife habitat or population. Based on the ability of the

identified mitigation measures to reduce potential impacts to less than significant levels, the proposed project's impacts would be less than significant with mitigation incorporated.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Cumulative impacts associated with some of the resource areas are addressed in the individual resource sections above, such as Energy Use, Greenhouse Gases, Electric, Water, Wastewater and Solid Waste [CEQA Guidelines Section 15064(h)].

Based on SBCAPCD thresholds, a project would have a significant cumulative air quality impact if it is inconsistent with the applicable adopted federal and state air quality plans. The project is consistent with the Clean Air Plan and would not exceed criteria pollutant emission thresholds or result in a cumulatively considerable contribution to air quality impacts. Therefore, the project's criteria pollutant emissions would not be cumulatively considerable. Odor emission impacts of the proposed project would also be less than significant with the implementation of the Odor Control Plan and Mitigation Measure AQ-1. A similar indoor cannabis facility is being proposed in the other adjacent warehouse approximately 100 feet to the east of the proposed facility at 1551 East Laurel Avenue. The other project located at 1551 East Laurel Avenue is for a cannabis non-storefront dispensary within an existing industrial building. As the proposed project, this facility would also have potential odors from cannabis products. The 1551 East Laurel project does not include cannabis growing which are the main activities associated with generating odors. This facility would also be required to implement odor control devices to prevent odors from being detected off-site. In addition, the City has an online log for residents to report any potential cannabis odors which would be reported to the City's third-party inspector. The inspector would determine if the cannabis facility compliance with off-site odor requirements and if the facility needs to implement maintenance of equipment or add additional odor control measures to ensure odors are not detected off-site. This would reduce potential cumulative cannabis odor impacts to less than significant.

Greenhouse Gas emissions are cumulative in nature and as discussed in the Greenhouse Gas Emission section above, impacts would be less than significant. The City of Lompoc's Water and Wastewater Divisions have sufficient existing water supplies and capacity to accommodate cumulative development in addition to the project. The project would incrementally increase noise in the vicinity but would comply with LMC standards for construction and would not exceed noise thresholds. The cannabis facility being proposed in the other adjacent warehouse approximately 100 feet to the east of the proposed facility would also not require heavy construction equipment for construction. Noise from operation of the adjacent project would not lead to cumulative noise impacts as it would be further away from existing residences and would not require as much outdoor mechanical equipment from growing cannabis. In addition, the project would incrementally increase traffic compared to existing conditions. However, the project would not lead to a significant cumulative increase in VMT as it is below VMT thresholds.

Although incremental changes in certain issue areas would occur as a result of the project, development of the site under the proposed project would be consistent with existing general plan goals, programs, and policies, and zoning ordinance requirements for the proposed light industrial development. The proposed project is consistent with the City's General Plan designation. Other issues (e.g., Geology/Soils, Hazards and Hazardous Materials) are by their nature project-specific and

impacts at one location do not add to impacts at other locations or create additive impacts. Therefore, the impacts of development of the site under the proposed project would be individually limited and not cumulatively considerable.

The Trichome Factory, LCC Cannabis Facility project is a similar indoor cannabis cultivation facility that is being proposed approximately 1.5 miles west of the project site. Similar to this project, the Trichome Factory, LCC Cannabis Facility project is consistent with the City's General Plan Designation and would not lead to a significant cumulative increase in VMT. Air Quality impacts of the Trichome Factory, LLC Cannabis Facility would not be cumulative considerable. Due to the distance and dissipation of odors, odor impacts from both facilities would also not be cumulative. Noise impacts from construction and operation of the Trichome Factory, LCC Cannabis Facility project would also less than significant and are far enough away to not be cumulative considerable with the proposed project. Construction activities from both projects may occur at the same time. However, noise rapidly attenuates due to the effects of distance, intervening structures, and topography that block the line of sight, and the Trichome Factory, LCC Cannabis Facility project is located further away from sensitive receivers to the east than the proposed project. In addition, both project's contribution to cumulative off-site traffic noise would be well below the criterion for traffic noise impacts. Therefore, the proposed project would not result in a significant contribution to cumulatively considerable impacts, and impacts would be less than significant with mitigation incorporated.

LESS THAN SIGNIFICANT IMPACT

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Effects on human beings are generally associated with impacts related to such issue areas as air quality, geology and soils, hazards, hydrology and water quality, noise, and traffic safety. Potential impacts associated with air quality, geology and soils, hazards, hydrology and water quality, noise, and traffic safety would be less than significant. Mitigation Measure AQ-1 has been designed to reduce potential air quality odor impacts. Therefore, the project would not cause substantial adverse effects on human beings, either directly or indirectly.

LESS THAN SIGNIFICANT IMPACT

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