



2019059072

110 S. PINE STREET #101 (ON HERITAGE WALK) • SANTA MARIA, CALIFORNIA 93458-5082 • 805-925-0951 • TDD 925-4354

PUBLIC NOTICE OF AVAILABILITY OF ENVIRONMENTAL DOCUMENT NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that a draft Mitigated Negative Declaration has been prepared for the below described project per the provisions of the California Environmental Quality Act of 1970, as set forth in the Public Resources Code, Sections 21000 to 21174, as amended. Reviewers did not identify potentially significant impacts from the project.

Environmental Document No: U2018-0003

Applicant: Lineage Logistics

Project Description: A Conditional Use Permit (U2018-0003) to construct an addition to an existing freezer and produce processing facilities on a 26.66-acre site.

Project Title: Lineage Logistics/ SunOpta Facility Expansion

Assessor's Parcel Numbers: 117-240-026

Location: Southwest corner of Stowell Road and Blosser Road.

Proposed Development: The proposed project would expand an existing 254,831-square-foot produce processing facility currently operated by SunOpta Inc. and Sure-Fresh Produce Inc. The proposed 169,922-square-foot expansion would include a new 145,316-square-foot Lineage freezer using an anhydrous ammonia refrigeration system, a new 11,434-square-foot Lineage engine room, a 9,870-square-foot SunOpta office, and a 3,302-square-foot loading dock and Lineage office. Other improvements to the existing facilities include converting the existing freezer into storage, upgrading the current anhydrous ammonia refrigeration system with state-of-the-art equipment, and the installation of a new fire suppression system. Development would occur within the GI (General Industry) land use designation and M-2 (General Manufacturing) zoning designation at the southwest corner of Stowell Road and Blosser Road in the city of Santa Maria in Santa Barbara County.

Hazardous Waste: Based on a search of the California Environmental Protection Agency's Cortese List (CalEPA 2018), Department of Toxic Substances Control's EnviroStor website (DTSC 2018), and the State Water Resources Control Board's GeoTracker website (SWRCB 2018), there are no known active hazardous material sites located near the project site. However, according to GeoTracker, the project site is listed as being a former Leaking Underground Storage Tank (LUST) cleanup site for two underground fuel tanks that were removed in 1988.

The draft Mitigated Negative Declaration and all documents incorporated by reference in the document may be reviewed at the Community Development Department, 110 S. Pine Street, #101, Santa Maria, CA, 93458, Phone No. (805) 925-0951, Ext. 2244, FAX No. (805) 928-7565. The draft Mitigated Negative Declaration is also available for review in the Santa Maria Public Library, located at 421 S. McClelland Street, Santa Maria, CA. Written comments on the draft Negative Declaration will be accepted during the period from **May 14, 2019 to June 2, 2019**. Please submit comments on or before 5:00 p.m. on **June 2, 2019**, the close of the public comment period.

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Lineage Logistics/SunOpta Facility Expansion Conditional Use Permit

Lead Agency: City of Santa Maria

Contact Name: Ryan Hostetter, Planning Manager

Email: rhostetter@cityofsantamaria.org Phone Number: 805-925-0951 x2369

Project Location: Santa Maria Santa Barbara County
City *County*

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

A request by Lineage Logistics for a Conditional Use Permit (U2018-0003) to construct an addition to an existing freezer and produce processing facility on a 26.66-acre site. The proposed project would expand an existing 254,831-square-foot produce processing facility currently operated by SunOpta Inc. and Sure-Fresh Produce Inc. by installing a new 145,316-square-foot freezer using an anhydrous ammonia refrigeration system, a 11,434-square-foot engine room, a 9,870-square-foot main office, and 3,302-square-foot dock and office. Other improvements to the existing facilities include converting the existing freezer into storage, upgrading the current anhydrous ammonia refrigeration system with state-of-the-art equipment, and the installation of a new fire suppression system. Site preparation would include approximately 16,299 cubic yards of cut and approximately 6,173 cubic-yards of fill, for a net cut/fill of approximately 10,126 cubic-yards. Construction and site improvements would occur in two phases: Phase 1 includes the construction of the new freezer storage building, a new engine room to service the freezer, a refrigerated dock and the dock office, as well as the exterior fire tank, pump, and pump house. Phase 2 includes the construction of the new office facilities, and the installation of a new fire suppression. Development would occur within the GI (General Industry) land use designation and M-2 (General Manufacturing) zoning designation at the southwest corner of Stowell Road and Blosser Road in the city of Santa Maria in Santa Barbara County.

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

Air Quality: Potentially significant construction-related impacts to air quality would be reduced through AQ-1: Fugitive Dust Control Measures and AQ-2: Diesel Particulate and NOx Emission Reduction Measures.

Hazards and Hazardous Materials: The potential for an accidental release of hazardous materials resulting in the exposure of hazardous materials to the public would be mitigated through HM-1 which verifies design recommendations and safety requirements have been included in the approved plans; HM-2 which requires coordination with the Fire Departments during the initial charge of the anhydrous ammonia system; HM-3 which requires the preparation of a Risk Management Plan; HM-4 which requires standard operating procedures for maintaining equipment; and HM-5 which requires an emergency response plan.

Transportation/Traffic: The applicant would be required to provide a dedicated easement for a right-turn lane to reduce traffic congestion as part of TR-1; and, pay applicable traffic mitigation fees as part of TR-2.

Tribal Cultural Resources: The applicant would be required to follow inadvertent discovery protocol, including stoppage of work, to avoid potential impacts associated with inadvertent discovery of buried resources.

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

No known areas of controversy.

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

Santa Barbara County Air Pollution Control District (construction permits, if necessary)