



# Trichome Factory, LLC 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

**September 2022**

**rincon**

**RINCON CONSULTANTS, INC.**

Environmental Scientists | Planners | Engineers

[rinconconsultants.com](http://rinconconsultants.com)

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# Initial Study

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## 1. Project Title

Trichome Factory, LLC, 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 414 North O Street near the southwest corner of North O Street and West Laurel Avenue in the City of Lompoc, California. The project site is approximately 0.42 acres and is identified with Assessor Parcel Number (APN) 089-221-011. 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.

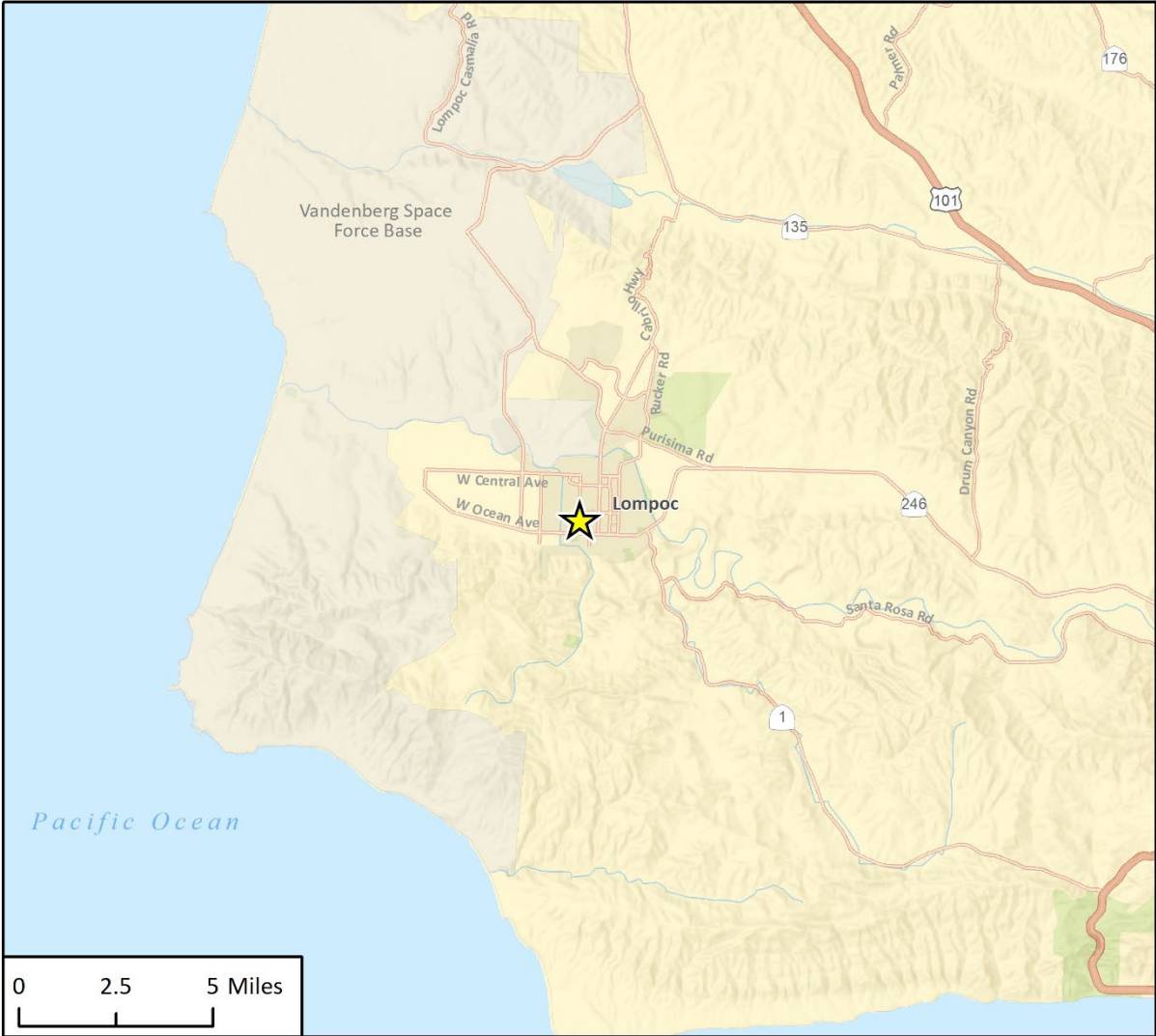
## 5. Project Sponsor's Name and Address

Kenneth Todd Falstrom  
Trichome Factory, LLC  
414 North O Street  
Lompoc, California 93436  
(805) 252-7962

## 6. General Plan Designation

Industrial

Figure 1 Regional Project Location



Basemap provided by Esri and its licensors © 2022.

★ Project Location

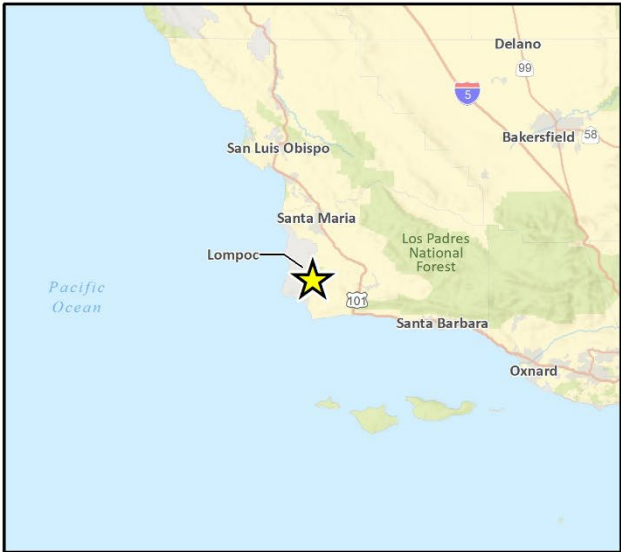


Fig 1 Regional Location



Figure 2 Project Location



Imagery provided by Microsoft Bing and its licensors © 2022.

Trichrome Cannabis Maps  
Fig 3 Surrounding Land Uses



## 7. Zoning

Industrial

## 8. Description of Project

Trichome Factory, LLC. (“Trichome” or “Applicant”) proposes to establish an indoor industrial cannabis cultivation and processing facility on a developed 0.42-acre site. The site is currently developed with an existing one-story, 4,864-square-foot building. No business is operating at the site. The previous use was a heating company, which closed in 2009. The project would involve exterior tenant improvements including demolition of the existing exterior wood/concrete loading dock and wood/concrete ramp and construction of a new concrete and metal ramp with guardrails and handrails. Additional tenant improvements include changes to the interior layout, new roof, new interior concrete ramp, and installation of new lighting, mechanical equipment and heating, ventilation, and air conditioning (HVAC) system, and fire sprinklers.

The cultivation facility would contain a reception area, office areas, security room, employee prep/PPE room, cultivation rooms, processing facilities, and storage room, as shown in Figure 5. 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 facility would not be open to the public and visitors would be permitted only when escorted and for a specific business purpose.

The proposed cultivation facility would operate from 6:00 AM to 6:00 PM Monday through Saturday. Figure 3 shows the proposed site plan and Figure 4 shows the proposed exterior elevations.

### **Cannabis Cultivation**

The proposed cultivation facility would have a 433 square-foot immature plant room in which immature plants would grow to maturity. Upon reaching maturity, the plants would be transported to the 2,343 square-foot mature plant cultivation area where they would be grown until flowering when they would be harvested. The mature plant cultivation area would be the main use of the proposed facility, as shown in Figure 5. Immature and mature plants would be hand watered.

Figure 3 Site Plan

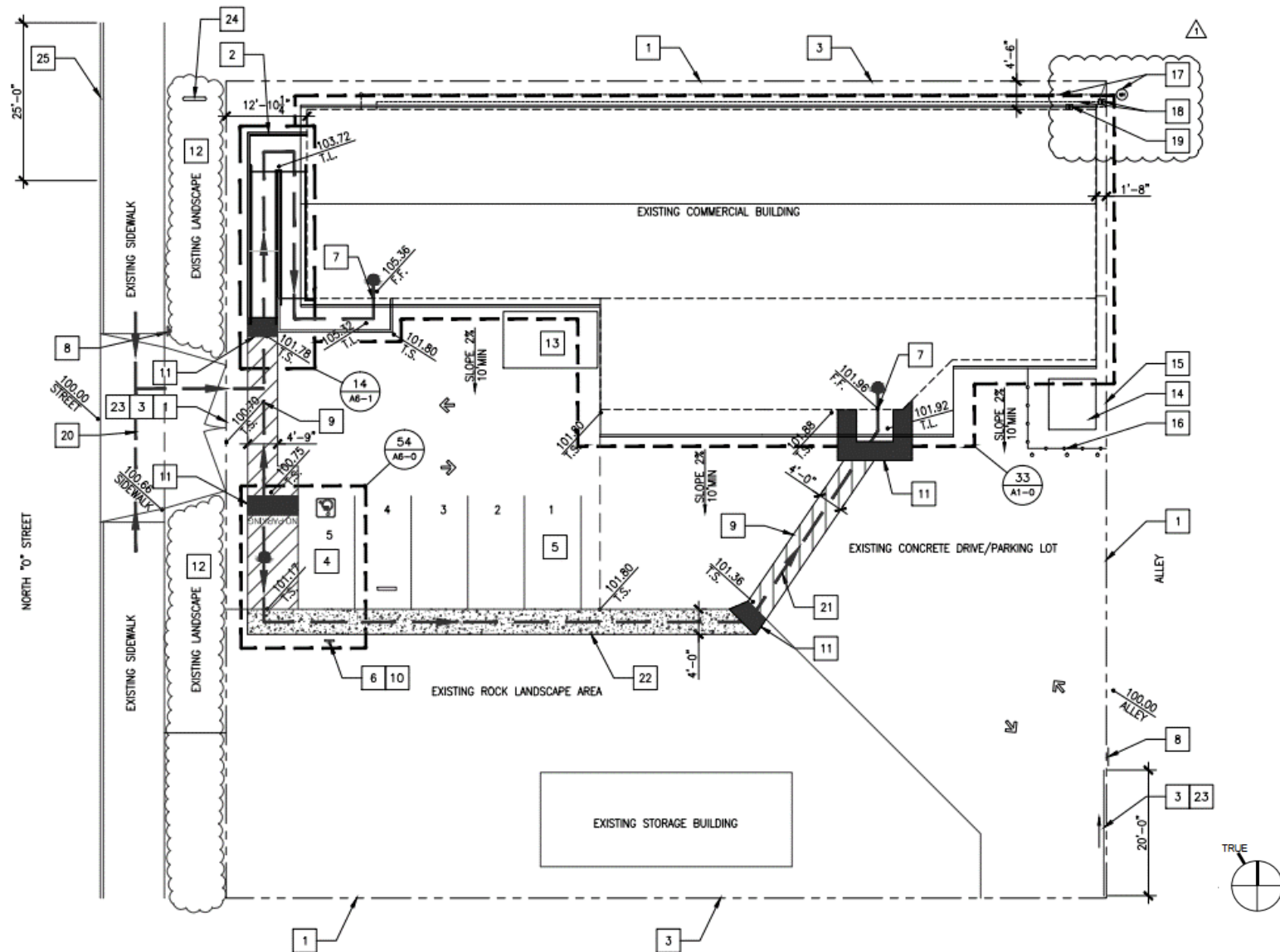


Figure 4 Exterior Elevations

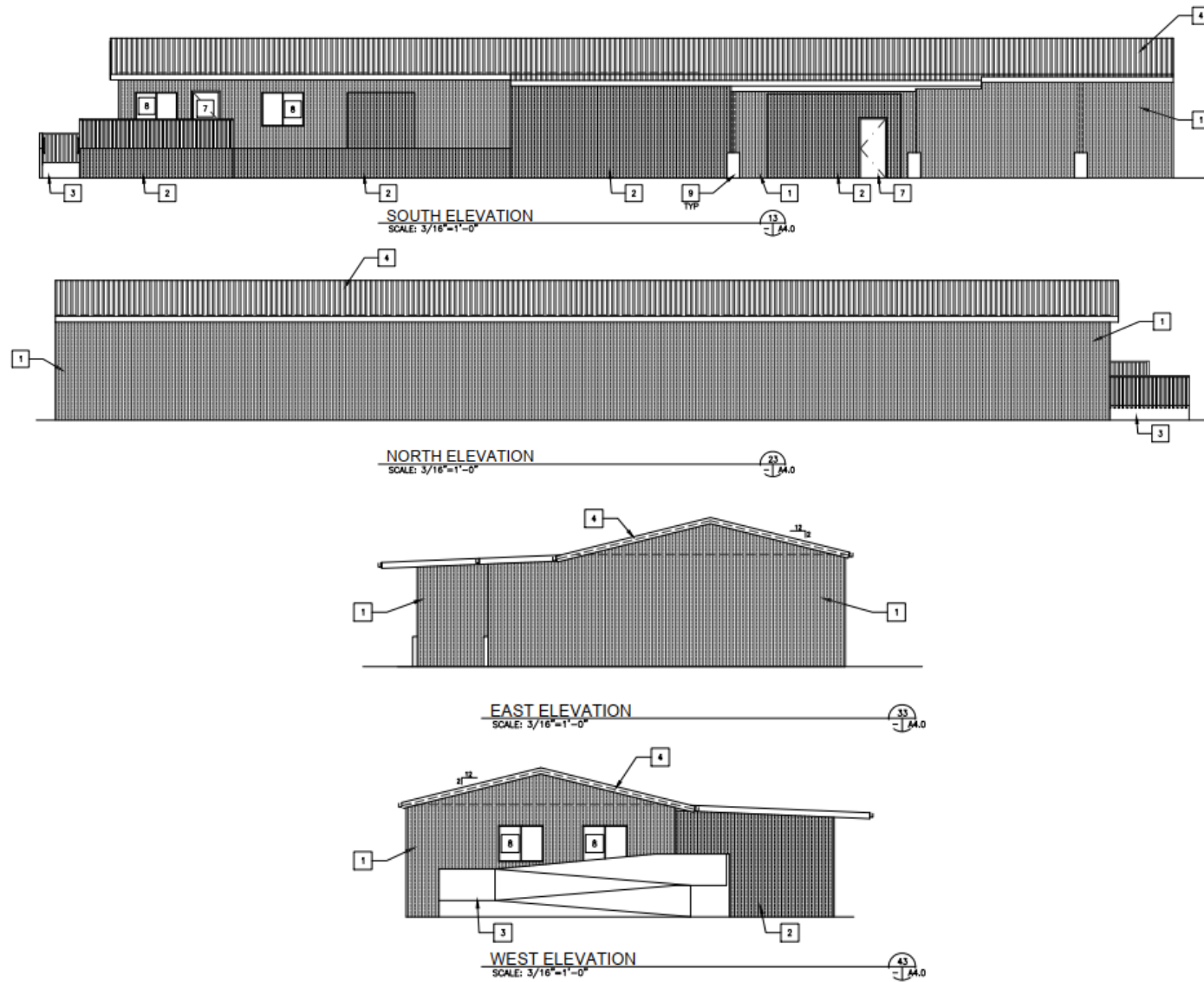
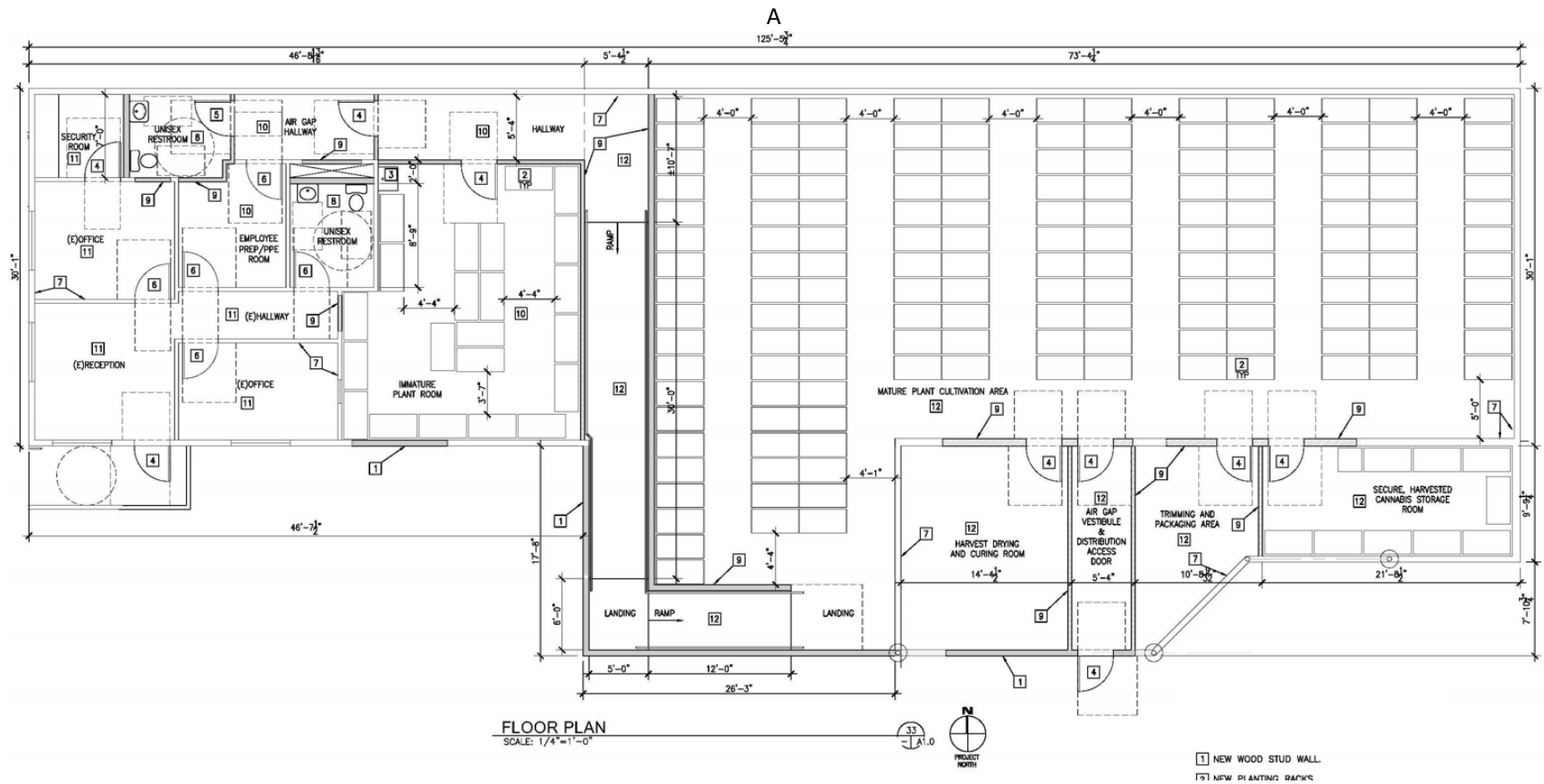


Figure 5 Proposed Floor Plan



## **Processing, Storage, & Distribution**

The proposed facility would include areas for processing, testing, storage, and distribution. Processing includes drying, destemming/trimming, sorting, and packaging, and would occur within the approximately 250 square-foot harvest drying and curing room and 100 square-foot trimming and packing area, as shown in Figure 5.

Testing for quality control would be conducted by a third-party testing laboratory. The laboratory would test for cannabinoids, contaminants, and terpenes.

Distribution is defined by the State of California as “the procurement, sale, and transport of cannabis and cannabis products between licensees.” The facility would sell finished cannabis products directly to licensed distributors. A distribution area would be located towards the center of the building and would be secured through two access doors.

## **Access and Parking**

Site access would be provided via an existing driveway off the alley located east of the property that connects to West Laurel Avenue, as shown in Figure 3. Additional access would also be provided from North O Street to the western area of the site. The proposed cultivation facility would provide 5 parking spaces, including 1 ADA space. Vehicles accessing the distribution area towards the center of the building would be from North O Street and not the alley near existing residences.

## **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 system would consist of four carbon filtered ventilation system fans within the cultivation area, two air scrubber systems within the cultivation and materials handling areas, and a High CFM (cubic feet per minute) exhaust fan with attached carbon filter within the immature plant room. Additionally, portable fans and carbon filtered air scrubbing systems would be utilized in rooms where the potential to emit cannabis/volatile odors exists. Orientation of the exhaust systems would establish negative pressure and automatically closing doors would be installed to contain potential odors. The system would be regularly maintained and equipment logs would be updated each time a new filter is changed and placed in visible location to inform each employee of when it is time to change out the filters.

## **Mechanical Equipment**

Mechanical equipment proposed for the project would include a ground mounted air conditioner, four ductless heat pump mini split systems, exhaust fans, portable air purifiers, portable dehumidifiers, and gravity ventilators as detailed in Table 1. The exterior pad mounted air conditioner unit would be located at the northwest corner of the building. The project does not include any generators.

**Table 1 Proposed Mechanical Equipment**

Type	Quantity	Make/Model
Air Conditioner	1	Trane 4TCY5024A
Heat Pump	1	LG ARUN024GSS4
Heat Pump	3	LG ARUN096BSS5
Split System Fan Coil	1	LG ARNU243SKA4
Split System Fan Coil	2	LG ARNU303SVA4
Split System Fan Coil	5	LG ARNU363SKA4
Split System Fan Coil	3	LG ARNU093SHA4
Exhaust Fan	3	Loren Cook GC-166
Supply Fan	1	Loren Cook 155SQN17D(VF2)
Portable Air Purifier	2	Amaircare Airwash
Exhaust Fan	6	Vortex V-12XL
Portable Dehumidifier	5	Quest Dual 205
Gravity Ventilator	1	Loren Cook 32 PR
Gravity Ventilator	1	Loren Cook 20 PR

## Hazardous Materials and Waste

### *Solvents and Flammable Materials*

All flammable liquids would be stored in approved containers and cabinets and in accordance with the Lompoc Fire Code. Combustible materials would be kept a minimum of 3 feet away from electrical or heating equipment and stored in approved containers.

### *Pesticides/Fertilizers*

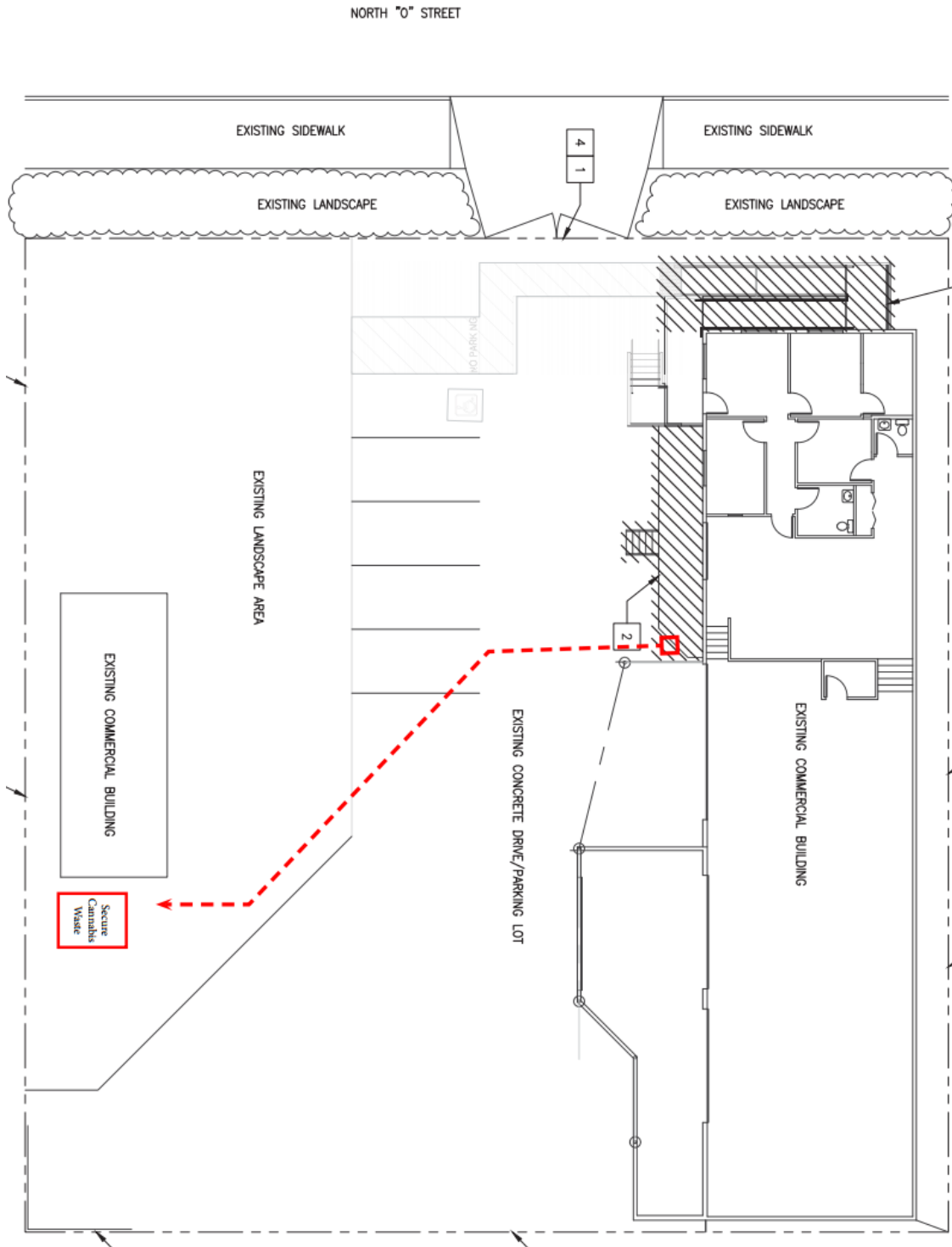
The facility would use a custom blend of proprietary and varying high quality fertilizer formulations and proprietary compost tea formulations to accelerate plant growth. All pesticides and fertilizers would be stored in a secure location, within the nutrient and chemicals storage shed.

### *Cannabis Waste*

All disposal of cannabis goods would be disposed of as cannabis waste. Cannabis goods intended for disposal would be destroyed on premise, consisting of removing or separating the cannabis goods from any packaging or container and rendering it unrecognizable and unusable by adding an equal amount of refuse material. The waste cannabis and refuse material would be logged in a track and trace system, which is the State system uses to track the movement of cannabis through the supply chain. Cannabis waste would be secured in a receptacle or area with access restricted to employees or authorized waste hauler until hauled by a local agency, authorized waste hauler, or self-hauled to a manned, permitted solid waste landfill or transformation facility. Cannabis waste would be put in an exterior cannabis waste container only on the days of pick up. The location of the exterior cannabis waste container is shown in Figure 6.



**Figure 6 Exterior Cannabis Waste Storage**



## Security

An existing chain link fence with gates surrounds the perimeter of the property. The exterior of the facility would be monitored using eight cameras with color and IR night vision, motion censored lighting systems, and perimeter alarm systems. Interior cameras and motion detectors would monitor all access points of the site from the interior of the facility. All entrances to the facility would be locked at all times. The facility would contract with a third-party company to monitor for fire and security breach of doors or windows. Cameras would be placed along the perimeter of the building so that the entire area outside the building is visible by camera. All security systems would be attached to an uninterruptible power supply that provides a minimum of 24 hours of operation in the event of loss of externally provided power and 20 terabytes (TB) of hard drive space to allow 45 or more days of footage.

## 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 include a mix of uses including low, medium, and high density residential neighborhoods to the west across North O Street and to the north and east, and a variety of commercial and industrial uses to the west, south, and east. Table 2 provides additional details relating to existing surrounding land uses and associated zoning designations.

**Table 2 Surrounding Land Use Designation**

	Existing Land Use	General Plan Designation	Zoning Designation
Project Site	Vacant Industrial	Industrial	Industrial
North	Auto Repair Shop	Industrial	Industrial
West	Single Family Residential	Low Density Residential	7R1 Single Family Residential, 7,000 SF
South	Gas Station & Convenience Store	General Commercial	Convenience Center
East	Manufacturing facilities	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/Processing/Distribution
- Business Tax Certificate

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

- California Department of Food and Agriculture: Cal-Cannabis Cultivation Licensing, and Processing
- Santa Barbara County Air Pollution Control District

## 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. A response was received from Crystal Mendoza of the Santa Ynez Band of Chumash Indians on May 31, 2022 stating the Elder's Council requests no further consultation on the project. No other tribes responded to the letter.

## 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.

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Aesthetics                         | <input type="checkbox"/> Agriculture and Forestry Resources  | <input checked="" type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources               | <input type="checkbox"/> Cultural Resources                  | <input type="checkbox"/> Energy  |
| <input type="checkbox"/> Geology/Soils                      | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials                 |
| <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning                   | <input type="checkbox"/> Mineral Resources                             |
| <input type="checkbox"/> Noise                              | <input type="checkbox"/> Population/Housing                  | <input type="checkbox"/> Public Services                               |
| <input type="checkbox"/> Recreation                         | <input type="checkbox"/> Transportation                      | <input type="checkbox"/> Tribal Cultural Resources                     |
| <input type="checkbox"/> Utilities/Service Systems          | <input type="checkbox"/> Wildfire                            | <input checked="" type="checkbox"/> 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.

City of Lompoc  
Trichome Factory, LLC Industrial Cannabis Project

- ☐ 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.


  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Printed Name

  
\_\_\_\_\_  
Date

Principal Planner  
\_\_\_\_\_  
Title

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Printed Name

  
\_\_\_\_\_  
Date

Planning Manager  
\_\_\_\_\_  
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Aesthetic Setting

The proposed project involves the use of an existing 4,864 square-foot industrial building for a commercial cannabis cultivation, processing, distribution and storage operation. The project site is located in the western 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 4,864 square-foot industrial building, paved driveways off North O Street, an alley to the east of the property, landscaping along the western property boundary and in the southwest corner of the property.

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

The project includes demolition of the existing loading dock and ramp, construction of a new ramp, new roof, new HVAC and mechanical equipment, and interior tenant improvements but does not include any changes to the parking lot or landscaping or building height/massing. Therefore, the project would have no impacts on 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 1.74 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 site is developed and located in an urbanized area. The project includes interior tenant improvements to an existing industrial building as well as demolition of the existing loading dock and ramp, construction of a new ramp and new roof, and installation of HVAC and mechanical equipment. The industrial building would remain consistent with the existing and surrounding development as no exterior changes would be made to the structure or site with the exception of the new ramp on the east side of the building. 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 in the southwest corner of the property which would remain. Exterior mechanical equipment would be screened by landscaping, consistent with LMC Chapter 17.312.040. The project would not conflict with applicable regulations governing scenic quality since no changes are proposed 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 a perimeter lighting system with motion sensors throughout the parking area, which would have a lighting shade to direct light downwards. Lights would be required to comply with LMC Chapter 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 existing building includes four windows which are located at the reception and office areas on the eastern side of the building, as shown in Figure 5. New updates to the existing structure and roof would match the existing materials (painted corrugated metal) and would not create substantial amounts of glare.

Therefore, the project would not create a new source of light or glare that would 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- 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 an existing 4,864 square-foot industrial building for a commercial cannabis cultivation, processing, distribution, and storage operation. The project site is not under Williamson Act contract and does not contain agricultural land or forest resources. The project site has a non-agriculture land use designation of Industrial (I). According to the California Department of Conservation (DOC) Important Farmland dataset, the project site is designated as Urban and Built-Up Land (DOC 2018). The land surrounding the project site is also designated Urban Built-Up Land by the DOC. The nearest Prime Farmland to the project site is located approximately 0.57 miles to the northwest, on V Street. The proposed project would not impact agriculture uses.

Therefore, 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### 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<sub>x</sub>) and reactive organic compounds (ROC), carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), small particulate matter measuring no more than 10 microns in diameter (PM<sub>10</sub>), fine particulate matter measuring no more than 2.5 microns in diameter (PM<sub>2.5</sub>), 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 status for the state standard for ozone and PM<sub>10</sub>. Thus, SCCAB is required to implement strategies to reduce ozone and PM<sub>10</sub> to recognized acceptable standards. The health effects for non-attainment criteria pollutants are described in Table 3.

**Table 3 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). <sup>a</sup>
Suspended particulate matter (PM <sub>10</sub> )	(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). <sup>a</sup>

<sup>a</sup> 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, <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 reelect 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 standard. The SBCAPCD was recently designated nonattainment for the State ozone standards effective February 2021 (SBCAPCD 2022b). Thus, SCCAB is required to implement strategies to reduce ozone and PM<sub>10</sub> to recognized acceptable standards.

## 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 2022b). 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 pollutant2) ; 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 ROG or NOx as a guideline for determining significance of construction impacts.

## **Methodology**

The proposed project does not include the demolition, grading, or substantial construction which would use large construction equipment; therefore, construction-related emissions were not estimated. Emissions generated by the proposed project include long-term emissions associated with operation of the commercial cannabis business.

The project's operational emissions were estimated primarily 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.

Operational emissions modeled include mobile source emissions (i.e., vehicle emissions), energy emissions, and area source emissions. Mobile source emissions are generated by vehicle trips to and from the project site and were estimated using the trip generation rates provided in the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11<sup>th</sup> Edition. 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.

### *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

The project would include minor site improvements, including the demolition of the existing exterior wood/concrete loading dock and wood/concrete ramp and construction of a new concrete/metal ramp, changes to the interior layout, new roof, and new interior concrete ramp. These improvements would not require the substantial use of heavy construction equipment or activities such as grading. Construction emissions would be less than significant.

### Operation

Table 4 summarizes the project's operational emissions by emission source (area, energy, and mobile). As shown in Table 4, the project's operational emissions would not exceed SBCAPCD thresholds of 240 pounds per day of ROC and NO<sub>x</sub> or 80 pounds per day of PM<sub>10</sub>. Operational increases in criteria pollutants would be less than significant.

**Table 4 Project Operational Emissions**

Emission Source	Maximum Daily Emissions (lbs/day)					
	ROC	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area	0.1	0	<0.1	0	0	0
Energy	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Mobile	0.1	0.1	0.6	<0.1	0.1	<0.1
Project Emissions	0.2	0.1	0.6	<0.1	0.1	<0.1
SBCAPCD Total Emissions Thresholds	240	240	None	None	80	None
<b>Threshold Exceeded?</b>	<b>No</b>	<b>No</b>	<b>N/A</b>	<b>N/A</b>	<b>No</b>	<b>N/A</b>
SBCAPCD Mobile Emissions Thresholds	25	25	None	None	None	None
<b>Threshold Exceeded?</b>	<b>No</b>	<b>No</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>

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 50 feet to the northwest. The project would not introduce any 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. However, the project would only include minor site improvements, including the removal of the existing exterior wood/concrete loading dock and wood/concrete ramp and construction of a new concrete/metal ramp, changes to the interior layout, new roof, and new interior concrete ramp. These improvements would occur over a short timeframe and not be anticipated to require heavy construction equipment or activities such as grading. 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

Operation of the project would not include equipment or uses which would release substantial TACs. Long-term operational emissions could include toxic substances such as cleaning agents, solvents, 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, solvents, 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.

As such, project-related TAC 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?*

For construction activities, odors would be short-term in nature. Construction activities would be temporary and associated odors would cease upon construction completion. In addition, the project would not require the use of heavy construction equipment which could provide substantial odors. Accordingly, the proposed project would not create objectionable odors affecting a substantial number of people during construction, and short-term construction 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 50 feet northwest of the project building. The proposed project entails the use of an existing structure on the site as a commercial cannabis cultivation facility, cannabis processing/distribution, processing, office space, and storage space. Cannabis has a strong odor that may be objectionable to some people. Odors from cannabis operations could be detectable off site and prevailing winds can transport odors toward odor receptors.

The project includes an Odor Abatement Plan consistent with City permitting requirements, which was reviewed by a Senior Certified Industrial Hygienist (CIH) as well as a Professional Engineer (PE). The project would install four carbon filtered ventilation system fans within the cultivation areas, which would be oriented to establish negative pressure within the odor emitting areas to prevent air from escaping the rooms. The carbon filters would neutralize and capture odors as air passes through.

Two air scrubbing systems would also be installed within the cultivation and cannabis handling areas to capture and reduce odor particles further. An additional high exhaust fan with attached carbon filters would be located in the immature plant room (as shown in Figure 5, Proposed Floor Plan).

In addition to ventilation and filtration systems with carbon filters, the project would implement operational procedures which would further reduce odor emission. Following harvesting of cannabis material, the raw plant material would be packaged and stored in segregated areas immediately after harvest. Automatic doors would be installed in segregated areas which would reduce transmission of potential odors. Equipment and materials used in cannabis processing would be routinely maintained and cleaned. External doors would remain closed at all times except when entering or exiting the building. Maintenance logs would be kept for all odor abatement equipment and would follow manufacturer's specifications. The facility would also have a designated odor compliance and complaint worker who would respond to calls regarding potential nuisance odors. All complaints would follow Santa Barbara's Odor Abatement Plan requirements.

While the proposed odor abatement equipment, operating procedures, and designated public contact person would implement best management practices to reduce cannabis odors, there is the potential for cannabis odors from on-site operations to create a nuisance for nearby residents. 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, operating procedures, and designated public contact person 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**

## 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Biological Resources Setting

The project site is located within 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 table summarizing this evaluation can be found in Appendix B.

- 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 project involves the use of an existing 4,864 square-foot industrial building for a commercial cannabis cultivation, processing, distribution, and storage operation. The project site has no natural or native vegetation communities that would support special-status species. Ornamental trees and shrubs on and surrounding the project site could provide suitable habitat for nesting birds. However, the proposed exterior improvements are minor, including demolition of the existing exterior wood/concrete loading dock and wood/concrete ramp and construction of a new concrete and metal ramp with guardrails and handrails, installation of a new roof, lighting, mechanical equipment and HVAC system, and fire sprinklers. 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 a developed lot consisting of a 4,864 square-foot industrial building, paved driveway and parking lot, and landscaping. 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 area. 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 on West Olive Avenue, approximately 0.71 mile west of the project site (USFWS 2020). Because no wetlands occur on or near the project site, there would be no impacts to state or 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 an urban infill parcel and is surrounded by a tilled agricultural field to the west and industrial, residential, and commercial 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. Project construction 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a. *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?*

According to §15064.5, a historical resource includes those listed in or determined eligible for listing in the CRHR or a local register of historical resources or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (*CEQA Guidelines*, Section 15064.5[a][1-3]).

The project involves the use of an existing 4,864 square-foot industrial building for a commercial cannabis cultivation, processing, distribution, and storage operation on a 0.42-acre site located at 414 North O Street in Lompoc (Assessor's Parcel Number: 089-221-011). No known existing historic resources are located on-site and the likelihood that intact archaeological resources or human remains are present is low. The proposed project includes minor site improvements including demolition of the existing exterior wood/concrete loading dock and wood/concrete ramp and construction of a new concrete/metal ramp, changes to the interior layout, new roof, new interior concrete ramp, and new HVAC and mechanical equipment.

The project does not include ground disturbing activities, and therefore would not affect unknown cultural resources on-site.

### NO IMPACT

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

The project site is in an urbanized area and has been previously disturbed in conjunction with the construction of the existing light industrial building and surface parking lot. There are no known existing archeological resources located on-site and the likelihood that intact archaeological resources are present is low. The proposed project would not include any major ground disturbing activities and

therefore would not affect any unknown cultural resources on-site. Therefore, impacts related to cultural resources would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

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

No human remains are known to exist on the project site. The proposed project includes minor site improvements including demolition of the existing exterior wood/concrete loading dock and wood/concrete ramp and construction of a new concrete/metal ramp, changes to the interior layout, new roof, new interior concrete ramp, and new HVAC and mechanical equipment. While the project site is unlikely to contain human remains and the project does not include any ground disturbing activities, the potential for the recovery of human remains is always a possibility. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance may occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified immediately. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine and notify a Most Likely Descendant (MLD). The MLD must complete the inspection of the site and provide recommendations for treatment to the landowner within 48 hours of being granted access.

The impact to human remains would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

## 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 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 (2020) for the City reports that 25 percent of the power used is eligible as renewable, primarily from geothermal power. Additionally, 20 percent of the power is sourced from large hydroelectric and 14 percent from natural gas. Coal is not used in generating power for NCPA (City of Lompoc 2020). 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, as the proposed operations would use existing on-site buildings. Minor site improvement would not require the 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. Therefore, impacts would be less than significant.

The project site is currently vacant. Operation of the project would increase energy use over existing conditions through the use power for heating and cooling, lighting, grow lights, HVAC units and chillers, and freezers. The project's estimated energy use is shown in Table 5.

**Table 5 Estimated Energy Use**

Source		Energy Consumption
Gasoline	2,002 gallons	220 MMBtu
Diesel	351 gallons	39 MMBtu
Electricity	36,690 kWh	125 MMBtu
Natural Gas	128,282 kBTU	128 MMBtu
<b>Total</b>		<b>512 MMBtu</b>
Notes: Btu = British Thermal Units		
Source: Appendix A		

Operation of the proposed project would consume approximately 2,002 gallons of gasoline and 351 gallons of diesel through employees and truck trips, 36,690 kilowatt hours (kWh) of electricity and 128,690 British thermal unit (Btu), or 1,380 U.S. Therms, of natural gas per year. The energy and natural gas use would not represent a substantial increase in demand for electricity or natural gas from the project's energy providers.

The project would implement State regulations for cannabis cultivation, contained in Title 3, Division 8, Chapter 1 of the California Code of Regulations, that 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. Operation of the project would increase gasoline, 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- 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 on 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 any structures that be occupied by people. The proposed project would not directly or indirectly cause potential substantial adverse effects related to ground failure, including liquefaction. The proposed 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 site is flat and mostly paved with limited exposed soil. The project would not increase the amount of exposed soil that would be exposed to erosion from wind or water.

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 proposed 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 impact.

**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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 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<sub>2</sub>), 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<sub>2</sub> and methane are emitted in the greatest quantities from human activities. Emissions of CO<sub>2</sub> 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<sub>2</sub>, include fluorinated gases and sulfur hexafluoride (United States Environmental Protection Agency 2020).

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 34 degrees Celsius cooler (California Environmental Protection Agency 2006). 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 21<sup>st</sup> century than were observed during the 20<sup>th</sup> 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<sub>2</sub> equivalents (CO<sub>2</sub>e) per year from operational and area sources and 252,469 MT CO<sub>2</sub>e 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 or construction of new facilities, as the proposed commercial cannabis operations would use an existing building. Therefore, construction emissions were not calculated.

GHG emissions for project operation were calculated using CalEEMod version 2020.4.0. CalEEMod calculates emissions of CO<sub>2</sub>, 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<sub>2</sub> and methane associated with mobile sources. Emissions of all GHGs are converted into their equivalent global warming potential in terms of CO<sub>2</sub> (i.e., CO<sub>2</sub>e). Model assumptions for construction and mobile emissions are described under Section 3.

## **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 September 2020, 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<sub>2</sub>e per year, as shown in Table 6, 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 6 Santa Barbara County GHG Emissions Thresholds**

GHG Emission Source Categories	Operational Emissions
Stationary Source Industrial Projects	1,000 MT CO <sub>2</sub> e 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 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 an existing industrial building for a commercial cannabis cultivation, processing, distribution, and storage operation. The project would not require demolition of existing facilities or construction of new facilities. Construction emissions would be less than significant.

Operational annual GHG emissions associated with the proposed project are shown in Table 7 below.

**Table 7 Annual Emissions of Greenhouse Gases**

Emission Source	Annual Emissions (CO <sub>2</sub> e MT)
Operational	
Area	<1
Energy	10.6
Solid Waste	2.8
Water	1.3
Mobile	
CO <sub>2</sub> and CH <sub>4</sub>	15.3
N <sub>2</sub> O	0
<b>Total</b>	<b>30.0</b>
Threshold	1,000
<b>Exceed Threshold?</b>	<b>No</b>
See Appendix A for CalEEMod worksheets.	

The project would generate approximately 30 MT CO<sub>2</sub>e per year from area, energy, waste, water usage, and mobile emission sources. This would not exceed the established threshold of 1,000 CO<sub>2</sub>e MT per year.

Impacts would be less than significant.

#### **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**

## 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- 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 project would involve conversion of the existing industrial building to commercial cannabis cultivation, processing, distribution, and storage facility. The cultivation and processing of cannabis may require the use and storage of minimal amounts of potentially hazardous materials such as fuel for power equipment and backup generators, fertilizers, cleaners, solvents, and pesticides. Appropriate documentation for 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 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.

Cannabis waste (organic and hazardous) would be stored in a secured area designated for cannabis waste located within the main building and placed within an exterior cannabis waste container only on the days of pick up. Cannabis and cannabis byproduct waste material would be made unusable and unrecognizable prior to leaving the facility which at a minimum includes, removing or separating the cannabis goods from its packaging or container, and rendering it unrecognizable and unusable 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 Lompoc High School approximately 900 feet north of the project site. As discussed under impact 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 the project is not located on a hazardous materials site.

There would be no impact in this regard.

**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 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 proposed site is developed with an existing 4,864 square-foot industrial building with existing paved roadway access off North O Street and the alley off Laurel Avenue. The project would not interfere with any emergency response plan or evacuation plan and route. No construction requiring lane closures would occur. The facility would be equipped with fire detection, alarm systems and fire sprinklers, with fire extinguishers provided throughout the facility.

There would be no impacts to an emergency response or evacuation plan.

**NO IMPACT**



**Trichome Factory, LLC Industrial Cannabis Project**

- 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 20, *Wildfire*, the project site is not located near areas designated to have significant risks of wildland fires. There would be no impact.

**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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- 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 proposed cannabis cultivation and processing operation. The project includes minor site improvements including demolition of the existing exterior wood/concrete loading dock and wood/concrete ramp and construction of a new concrete/metal ramp, changes to the interior layout, new roof, new interior concrete ramp, and new HVAC and mechanical equipment. Project construction would not involve ground-disturbing activities or 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.

Impacts during construction would be less than significant.

## **Operation**

The project site is entirely developed with an existing 4,864 square-foot industrial building, parking lot, driveway, and is entirely impervious with the exception of existing landscaped areas. The proposed 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 2020). 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

The proposed project does 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). The proposed project would not store equipment or materials that would risk release of pollutants in the event of minor flooding.

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 to 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 construction or 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, the project would be required to implement Mitigation Measure HWQ-1 which would reduce project-related impacts to water quality to less than significant. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*a. Would the project physically divide an established community?*

The project site is developed with an industrial building 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, and multifamily neighborhoods to the north and east. 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 that may involve outdoor uses.

Typical uses and activities identified include manufacturing, assembling, mechanical repair, product storage, wholesale trade, heavy commercial (e.g. lumber yards), and accessory office and services (City of Lompoc 2011a).

The proposed cannabis facility would be consistent with industrial manufacturing and distribution type uses allowed in the I land use. Development standards under the I designation include a maximum floor area ratio (FAR) of 0.75. The existing structure has a FAR of 0.27 (City of Lompoc 2011a). 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 8.

**Table 8 General Plan Land Use Element Consistency**

General Plan Goal or Policy	Proposed Project Consistency
<b>Policy 2.2.</b> 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	<b>Consistent.</b> The project would be consistent with the 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 create significant impacts to nearby residences.
<b>Policy 3.1.</b> 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.	<b>Consistent.</b> 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.
<b>Policy 3.3.</b> 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.	<b>Consistent.</b> The project would retain the 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 and the existing structure is 17 feet in height, consistent with building height standards of the I zone of a maximum height of 35 feet. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- 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 any 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## 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

Groundborne vibration of concern in environmental analysis consists of the oscillatory waves that move from a source through the ground to adjacent structures. The number of cycles per second of oscillation makes up the vibration frequency, described in terms of Hz. 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. 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 studios or medical facilities with sensitive equipment).

The nearest sensitive receivers include multifamily residences approximately 35 feet east and single-family residences approximately 50 feet to the north of the project site.

## Noise Setting and Thresholds

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  $L_{dn}$  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 project would include minor site improvements, including the removal of the existing exterior wood/concrete loading dock and wood/concrete ramp and construction of a new concrete/metal ramp, changes to the interior layout, new roof, and new interior concrete ramp. These improvements would not require the substantial use of heavy construction equipment and would be temporary. Additionally, construction activities would comply with Section 8.08 of the LMC which regulates construction noise between the hours of 9:00 p.m. and 7:00 a.m.

Construction noise impacts 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 mechanical equipment (e.g., air conditioning unit, heat pumps, exhaust fans, air purifiers, dehumidifiers, and gravity ventilators). The nearest single-family residences are located across the alley from the project site, approximately 50 feet to the northeast, 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 are not considered substantial and are not analyzed further. The project would also have noise associated with outdoor mechanical equipment.

Four heat pumps would be located along the northern perimeter of the building and one ground-mounted air conditioning unit with MERV-13 filters would be installed on the western portion of the building near North O Street. According to the project plans, the heat pump manufacturer and model would be LG ARUN096BSS5, which has a maximum sound level of 60 dBA, and the air conditioning unit manufacturer and model would be TRANE 4TCY5024A, which has a maximum sound level of 65 dBA (TRANE 2017).

The heat pump would not exceed the maximum exterior sound level for residential or manufacturing/industrial land uses. The air conditioner would be located approximately 90 feet from the nearest residence, located north of the project site, and behind an existing building. Noise levels are reduced by intervening structures; generally, a single row of buildings between the receptor and the noise source reduces the noise level by about 5 dBA, while a solid wall or berm reduces noise levels by 5 to 10 dBA (FTA 2018). With the location of the air conditioning unit behind the existing structure, the maximum sound level of the air conditioning unit at the adjacent residences to the north would be reduced to at least 60 dBA and would not exceed the maximum exterior sound level for residential or manufacturing/industrial land uses. In addition, noise would dissipate further from the unit, further reducing noise levels below the maximum exterior sound level.

Both types of equipment would not exceed internal maximum internal sound level for manufacturing/industrial land uses. The nearest heat pump would be approximately 40 feet from the nearest residential structure to the east. Structures can substantially reduce exposure to noise. Modern building construction generally provides an exterior-to-interior noise level reduction of 20 to 35 dBA with closed windows (FHWA 2011). Therefore, the heat pumps sound level at the nearest residence would be approximately 40 dBA. The air conditioning unit would be approximately 90 feet from the nearby residence, located north of the project site, and noise levels typically drop off at a rate of 6 dBA per doubling of distance from point sources and (FTA 2018). At 90 feet, the sound level from the air conditioning unit would be approximately 26 dBA.

Therefore, the outdoor mechanical equipment would not exceed the City's exterior or interior noise levels. Noise generated by outdoor equipment would be less than significant.

#### *Off-site Traffic Noise*

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 2030 General Plan EIR Appendices, O Street has approximately 10,415 daily trips (Lompoc 2010). According to the International Transportation Engineers (ITE) Trip Generation Manual, 11<sup>th</sup> Edition, the project could add approximately 24 daily trips to the area. According to the FHWA, the doubling of a noise source produces a 3 dB increase in sound levels (DOT 2017). The project could increase traffic by approximately 24 daily trips, which represents 0.2 percent of the existing daily trips on the adjacent roadway.

Therefore, traffic noise associated with the proposed cannabis cultivation, processing, distribution and storage facility 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 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 1.6 miles to the northeast of the project site. According to the City of Lompoc Airport Master Plan (LAMP), 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- 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, distribution, processing, and storage facility within an existing structure. Due to the size of the facility, the increase in employment opportunities would not result in a substantial increase in population and it is anticipated that most employees would come from the regional workforce. Therefore, the project is not anticipated to induce substantial population growth. No new infrastructure is proposed and the project would not open new areas of additional growth.

The project would not 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.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2 Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3 Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4 Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5 Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*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 0.8 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 an existing 4,864 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 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 0.9 miles southeast of the project site at 107 Civic Center Plaza. As discussed under Impact a.1. above, the project involves the use of an existing 4,864 square-foot building as a cannabis facility, which would potentially increase the demand for police services in the area as cannabis facilities could generate police service calls such as for burglaries and thefts. The project site and surrounding area are currently served by Lompoc Police Department, which is located within one mile of the City's police headquarters. The project is consistent with the existing land use designation, which includes industrial uses as specified in the City's General Plan. In addition, the project would have a security room located in the northwest corner of the facility to check persons entering the site, 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. 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?*

Refer to 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 increase in employment opportunities associated with the project would not be substantial and most employees 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 increased 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- 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 Thompson Park (0.25 miles west), College Park (0.34 miles northeast), and Ryon Memorial Park (0.39 miles) south of the project site. The proposed project would not result in a substantial increase in population due to the size of the facility and because it is anticipated that most employees would come from the regional workforce. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## 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 2021b).

- 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 stops from the project site located at O Street and Laurel Avenue (400 feet) and O Street and Maple Avenue (425 feet). The project would not degrade local access to bus stops along North O Street, 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 property boundary as well as north and south of the project site along North O Street. The project would not involve changes to the sidewalk network. Class II bike paths exist along North O Street, which would not be impacted by the proposed project.

Class II bike paths exist along W. Central Avenue, which would not be impacted by the proposed project. According to the City's Pedestrian and Bicycle Master Plan, there are no planning pedestrian or bicycle facility improvements near the project site that would be impacted by the proposed project (City of Lompoc 2020). Implementation of the project would not conflict with 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. Therefore, 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 driveways off of North O Street and the alley off Laurel Avenue to the east of the project site, as shown in Figure 3. North O Street and the alley to the east of the project site are both generally flat and do not have obstructions that would affect safe ingress/egress to the site.

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 via the existing driveways off of North O Street and the alley off Laurel Avenue to the east of the project site, which would both have locked gates with a lock box compliant pad. 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## 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 B. The project would not involve ground disturbing activities which could impact subsurface archaeological and tribal cultural 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- 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's 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 an existing 4,864 square-foot industrial building for a commercial cannabis cultivation, distribution, processing, and storage operation. The project site is located in the western 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 and 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 and 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 3,104 gallons per day of wastewater, which equals about 0.03 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 greenwaste and would be diverted to these waste streams. 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).

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 and 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 would 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 will 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 would 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
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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?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- 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 0.9 miles south outside the Lompoc city limit (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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- 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: Air Quality, 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. Greenhouse Gas 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. 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.

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. The project would incrementally increase noise in the vicinity but would comply with LMC standards for construction and would not exceed noise thresholds. 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.

The Red Eye Kite, Inc. Cannabis Facility project is a similar indoor cannabis facility that is being proposed approximately 1.5 miles east of the project site. Similar to this project, the Red Eye Kite, Inc. Cannabis Facility project is consistent with the City's General Plan Designation and would not lead to a significant cumulative increase in VMT. Noise impacts from construction and operation of the Red Eye Kite, Inc. Cannabis Facility project would also be less than significant. 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 Red Eye Kite, Inc. Cannabis Facility project is located further away from sensitive receivers to the east, north, and west 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.

**NO 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 AQ1 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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