

**ADDENDUM NO. 2
SANTA RITA HILLS WINE CENTER
ENVIRONMENTAL IMPACT REPORT - SCH #2008081067**

Background:

This Addendum has been prepared to analyze revisions to the Santa Rita Hills Wine Center project, which was originally analyzed in the Final Environmental Impact Report (FEIR) (State Clearinghouse No. 2008081067) certified by the City of Lompoc in July 2009. The FEIR analyzed eight areas of potential impacts. With implementation of mitigation measures, the proposed Santa Rita Hills Wine Center was determined to have less than significant impacts upon aesthetics, air quality, biological resources, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, and transportation and circulation. An addendum to the FEIR was adopted in March 2012, which separated the project into four phases. Phase 1, referred to as the Industrial Building Conversion, would convert the existing industrial buildings to wine production, storage, and tasting room facilities. Phases 2, 3, and 4 would be planned for an unknown future date.

The Industrial Building Conversion is located at 300 North Twelfth Street, which is a 9.6 acre parcel at the intersection of North Twelfth Street and Highway 246. The project consists of four existing buildings, totaling 82,560 square feet that would be used as a wine production, storage, and tasting facility. Phase 1 also includes minor exterior building improvements, such as doors and an electrical meter; installation of curb, gutter, and sidewalk from the loading dock to the north property line; widening of North Twelfth Street; installation of an American's with Disabilities Act compliant restroom; installation of water service from North Twelfth Street and relocation of the water meter; installation of a fire-service line and backflow device; and parking south of Building 1 and east of Buildings 1 and 2.

In accordance with Public Resources Code 21166 and State CEQA Guidelines Section 15162 and 15164, this Addendum is prepared to make minor technical changes or additions to the Final EIR; no new important issues are raised about any significant effects on the environment resulting from implementation of the proposed Santa Rita Hills Wine Center Industrial Building Conversion. This Addendum analyzes potential changes to impacts previously analyzed in the Final EIR and Addendum No. 1 resulting from the increase in square footage for wine tasting uses.

Project Description:

The Development Review Board is reviewing a request for a minor use permit to increase the square footage of wine tasting use in Building 4. The project would incorporate wine tasting in an existing 3,000 square foot production room. The tastings would be by

appointment or during business hours to be determined at a later date. The site is zoned *Business Park (BP)* and is located at 300 North Twelfth Street (Assessor Parcel Number: 99-141-22).

Environmental Determination:

Review of the Final EIR for the Santa Rita Hills Wine Center, which was certified by the City of Lompoc in July 2009, and Addendum No. 1 for the Industrial Building Conversion, adopted in March 2012, was performed in conjunction with preparing the Initial Environmental Study for MUP13-01. The Final EIR for the Santa Rita Hills Wine Center (SCH #2008081067) and Addendum No. 1 for the Industrial Building Conversion are hereby incorporated by reference.

Section 15164 of the CEQA Guidelines states *“The Lead Agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.”*

Section 15162(a) of the State CEQA Guidelines limits the preparation of a Subsequent EIR to three situations:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - b. Significant effects previously examined with be substantially more severe than shown in the previous EIR;

- c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternative; or
- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

After completion of an Initial Environmental Study and review of the Final EIR for the Santa Rita Hills Wine Center, staff has determined that:

1. The expansion of 3,000 square feet of wine tasting room space would not be a substantial change to Phase I, Industrial Building Conversion, of the Santa Rita Hills Wine Center project and would not create new significant impacts. No additional construction would be required and there would be no change to the physical components of the project. The expansion of 3,000 square feet of wine tasting room area would not be expected to alter the proposed use of the project and would be consistent with the impacts analyzed in the FEIR and Addendum No. 1.
2. No substantial changes have occurred with respect to the circumstances in which the project will be undertaken which would involve new significant environmental impacts resulting from the project. Buildout of the project site was analyzed in the Final EIR for the Santa Rita Hills Wine Center and was further analyzed in Addendum No. 1 to the Final EIR, which studied the Industrial Building Conversion.
3. No new information has become available since the preparation of the previous Final EIR or Addendum No. 1 for the project which would result in new significant impacts, an increase in severity of significant impacts, or affect the feasibility of mitigation measures, or provide for different methods of mitigating significant impacts.

Therefore, this Addendum is prepared to make minor technical corrections to the analysis of impacts, which was conducted in the Final EIR and Addendum No. 1 for the Santa Rita Hills Wine Center project.

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