

**ADDENDUM TO FINAL ENVIRONMENTAL IMPACT REPORT
FOR THE CENTRAL COAST BUSINESS PARK
1101, 1301 & 1401 WEST CENTRAL AVENUE
CONDITIONAL USE PERMIT CUP 20-01 FOR
CENTRAL COAST AGRICULTURE CANNABIS STORAGE CONTAINERS
APN(S): 093-450-014, 093-450-015, 093-450-016
SCH # 2014021048**

Background:

The Lompoc City Council certified an Environmental Impact Report (EIR) for the Central Business Park Specific Plan (Specific Plan) on October 20, 2015. The applicant has applied for a Conditional Use Permit (CUP 20-01) for a use which was originally analyzed under the EIR. From the original approval to the current request, there has been a time lapse of approximately six (6) years.

In accordance with State CEQA Guidelines Sections 15162 and 15164, this Addendum serves to analyze and disclose any environmental effects due to changes in the environmental baseline or revisions to the project since certification of the EIR.

Project Description:

The proposed project would include 200 refrigerated metal storage containers within a fenced area (with razor or barbed wire) for the storage of frozen cannabis on a 4.88 acre portion of a 40 acre site within the Central Coast Business Park Specific Plan. The project would only be storage of cannabis materials and there would be no processing, handling, manufacturing, or re-packaging of any raw cannabis materials. Each container for cannabis storage would be 320 square feet in size (40 feet by 8 feet by 9.5 feet) and placed on a compacted limestone base. In addition, a 12 foot by 50 foot security office trailer, lighting, security cameras, and associated parking. The Office trailer would be connected to City water/sewer/electric and placed on a permanent foundation at the southwest corner of the site. City of Lompoc Electric Division will extend lines, and place a transformer to serve power to the site emergency power will be provided by generator, to address potential power outages. Proposed hours of operation would be from 7:00am to 7:00pm, Monday through Sunday and a total of 5 employees would be working on-site at any given time. The remainder of the project site (35.12 acres) would continue to be farmed until developed at a later date.

Based on the above project description and the original approved project shown below, some minor changes to the proposed project description or design have been made.

Original approved project:

A business park containing a mixture of manufacturing, warehouse, hangar/storage space and office uses, including private roads and a 12-lot subdivision.

Proposed minor additions/changes are summarized below:

- The addition of an interim (5 years) use incorporating 200 metal storage containers for the frozen storage of cannabis materials
- An office trailer (connected to City water/sewer/electric) with associated parking
- Lighting, fencing, security cameras and landscaping
- Extension of electric service to the site within existing right-of-way./easement.
- Minor road improvements to V Street
- State Regulatory Changes

Since certification of the CCBPSP EIR, state regulations have been added requiring direct Tribal notification to ensure review of cultural resources, imposing more stringent Green House Gas (GHG) standards, and evaluation of potential wildland fire impacts.

- Tribal Notifications were issued as required, and no tribes responded with concerns.
- A Green House Gas evaluation was completed by Rincon Consultants (Available for review in the Planning Division and on the City's website) to determine if new or revised mitigation measures would be needed to address the state's revised GHG goals. This evaluation determined the Green House Gas emissions associated with this temporary project will be 90 metric tons of carbon dioxide equivalents (MTCO_{2e}) per year, which is well below the industrial use threshold of 1000 MTCO_{2e} per year, and in compliance with the state's revised GHG goals.
- No potential Wildland Fire impacts were identified and no mitigation is required, as the project site is surrounded by developed property and is not located adjacent to wildlands.

As shown above, the project components, as proposed, do not constitute a significant change from the development approved in the CCBPSP. Large-scale storage and warehousing are permitted uses under the Specific Plan and were therefore already adequately analyzed through the EIR process. Although large-scale use of storage containers and storage of frozen cannabis is not explicitly considered in the Specific Plan or its EIR, this use is consistent with and not substantially different from uses that are explicitly permitted by the Specific Plan and analyzed in the EIR. Furthermore, this use will only be in place for up to 5 years and is intended as a transitional interim use before the ultimate development contemplated by the Specific Plan is constructed. Consequently, this interim use is not a substantial change to the Specific Plan's provisions previously analyzed.

No significant changes to the proposed project, changes in circumstances, or new information has come to light, and only minor technical changes/additions to the project are proposed.

Environmental Determination:

The EIR is hereby incorporated by reference.

Section 15164(b) of the CEQA Guidelines states *"An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred."*

Section 15162(a) of the State CEQA Guidelines limits the preparation of a subsequent Negative Declaration 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 will 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 review of the current environmental conditions and review of the EIR prepared for the Central Coast Business Park Specific Plan Project, staff has determined that:

1. The Conditional Use Permit (CUP 20-01) is not a substantial change to the original project (SP 14-01, DR 13-14) and will not create new significant impacts;
2. No substantial changes have occurred with respect to the circumstances in which the original Central Coast Business Park Specific Plan project will be undertaken which would involve new or more severe significant environmental impacts resulting from the project; and

3. No new information has become available since the certification of the previous EIR for the Central Coast Business Park Specific Plan which would result in new or more severe significant impacts, an increase in severity of significant impacts, affect the feasibility of mitigation measures, or require different methods of mitigating previously identified significant impacts addressed in the CCBPSP EIR..
4. The Conditional Use Permit (CUP 20-01) constitutes a minor change or addition to the original Specific Plan (SP 14-01) and Development Review Permit (DR 13-14) project.

Therefore, this Addendum is prepared to affirm a subsequent or supplemental EIR is not required to be prepared, as no changes to the analysis which was conducted in the original EIR for the Central Coast Business Park Specific Plan (SP 14-01) and associated approvals (DR 13-14 & LOM 599) is required, as no new or more severe significant impacts have been identified.