



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION (MND)

Lead Agency: City of Lompoc
Street Address: 100 Civic Center Plaza
City/State/Zip Lompoc, California 93436
Contact: Greg Stones, Principal Planner

NOTICE IS HEREBY GIVEN the City of Lompoc intends to adopt a Mitigated Negative Declaration for the following project on, or after June 11, 2021. The MND has been distributed pursuant to requirements of the California Environmental Quality Act (CEQA).

City Project Number: DR 20-06

Project Location: 1501 North O Street, 801-805 Cordoba Avenue, in the City of Lompoc and the County of Santa Barbara.
APN's: 093-450-018, 093-450-019, 093-450-020

Project Description: The proposed project includes a lot line adjustment to develop an industrial cannabis cultivation, harvesting, process manufacturing, and distribution facility on an undeveloped 3-acre site. The facility would be one-story (29.5 feet in height) and approximately 68,126 square feet, and require approximately 30 employees. 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 facility would not be open to the public and visitors would be permitted only with a specific business purpose.

Project Issues: Air Quality, Biological Resources, Greenhouse Gases, Water Quality

Public Hearing Date: To be determined.

Document Availability: Copies of the MND are available at the City of Lompoc Planning Division office, 100 Civic Center Plaza, Lompoc, CA 93436 by appointment, at the Lompoc Public Library, 501 East North Avenue, Lompoc during regular library hours, and on the City website at <https://www.cityoflompoc.com/government/departments/economic-community-development/planning-division/environmental-documents/open-for-public-review>

Any interested person may submit written comments on the proposed Mitigated Negative Declaration, from May 12, 2021 through June 11, 2021, at 5:00 p.m. Written comments should be addressed to Greg Stones, Principal Planner, Community Development Department, 100 Civic Center Plaza, Lompoc, CA 93436.
Phone: (805) 875-8213 Fax: (805) 736-5347

Date: May 4, 2021 **Signature:** 
Greg Stones, Principal Planner

Contact: (805) 875-8213 g_stones@ci.lompoc.ca.us

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Mustang Lompoc Investors Cannabis Facility Project

Lead Agency: City of Lompoc Contact Person: Brian Halvorson, Planning Manager
 Mailing Address: 100 Civic Center Plaza Phone: (805) 875-8228
 City: Lompoc Zip: 93436 County: Santa Barbara

Project Location: County: Santa Barbara City/Nearest Community: Lompoc
 Cross Streets: North O Street, Cordoba Avenue, Aviation Drive Zip Code: 93436
 Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 3.01
 Assessor's Parcel No.: 093-450-018, 093-450-019, 093-450-020 Section: _____ Twp.: _____ Range: _____ Base: _____
 Within 2 Miles: State Hwy #: 1 Waterways: Santa Ynez River
 Airports: Lompoc Airport Railways: _____ Schools: See Attachment A

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Design Review

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. 68,126 Acres _____ Employees 30
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Business Park (BP)

Project Description: *(please use a separate page if necessary)*

The proposed project includes a lot line adjustment to develop an industrial cannabis cultivation, harvesting, process manufacturing, and distribution facility on an undeveloped 3-acre site. The facility would be one-story (29.5 feet in height) and approximately 68,126 square feet, and require approximately 30 employees. 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 facility would not be open to the public and visitors would be permitted only with a specific business purpose.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input checked="" type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Other: <u>Bureau of Cannabis Control</u> |
| <input type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: <u>Department of Public Health</u> |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date May 12, 2021

Ending Date June 11, 2021

Lead Agency (Complete if applicable):

Consulting Firm: Rincon Consultants, Inc.

Address: 1530 Monterey Street, Suite D

City/State/Zip: San Luis Obispo, CA 93401

Contact: Ryan Russell

Phone: (949) 306-5606

Applicant: John Dewey, Mustang Lompoc Investors LLC

Address: 17 Corporate Plaza

City/State/Zip: Newport Beach, CA 92660

Phone: _____

Signature of Lead Agency Representative: 

Date: 5-4-21

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Attachment A

Schools within 2 Miles: Ruth Clarence Elementary School, Lompoc High School, Lompoc Valley Baptist School, Lenora Fillmore Elementary School, La Cañada Elementary School, La Honda STEAM Academy, and Olive Grove Charter School.