



County of Santa Barbara Planning and Development

Dianne M. Black, Director

Steve Mason, Assistant Director

TO: Dianne Black, Director

FROM: Petra Leyva, Supervising Planner
Development Review Division
Staff Contact: Petra Leyva

DATE: March 7, 2019

RE: CEQA Determination - Finding that CEQA Guidelines § 15164, 15168(c)(2) and 15162 apply to the G&K Farm/K&G Flower Cannabis Cultivation (Case No. 18CDP-00000-00077) at 3480 Via Real, secondary address of 3561 Foothill Road, Carpinteria area, 1st Supervisorial District

California Environmental Quality Act (CEQA) Guidelines § 15164 allows an addendum to be prepared when only minor technical changes are necessary and none of the conditions described in CEQA Guidelines § 15162 call for the preparation of a subsequent Environmental Impact Report (EIR) or Negative Declaration (ND) have occurred. Staff recommends that the combination of the 2018 Cannabis Land Use Ordinance and Licensing Program Final Programmatic Environmental Impact Report (Case No. 17EIR-00000-00003; SCH No. 2017071016) and this Addendum constitute adequate environmental review for the G&K Farm/K&G Flower Cannabis Cultivation (Case No. 18CDP-00000-00077).

Proposed Project Description

The applicants propose to use of the existing 5 greenhouses totaling 356,070 square feet for cannabis cultivation, with nursery, mixed light cultivation, off-site distribution and existing fencing ranging from 6 to 8 feet in height. The odor abatement unit will be located within the exiting shade structure. Two (2) existing water tanks and four (4) proposed water tanks will be used as part of the cannabis operations. The existing agricultural warehouse of 16,896 square feet is not part of the cannabis cultivation operations approved under this Coastal Development Permit. Water for the cannabis cultivation operations will be served by an existing agricultural water well. Domestic water will continue to be served by Carpinteria Valley Water District. The parcel will continue to be served by an existing septic system and the Carpinteria/Summerland Fire Protection District. Access will continue to be provided off of Via Real. The property is a 14.66 acre parcel zoned AG-I-10 and shown as Assessor Parcel Number 005-280-040, located at 3480 Via Real with a secondary address of 3561 Foothill Road, Carpinteria, First Supervisorial District. No trees are proposed for removal. No signs that would identify the site are proposed or authorized. Traffic generation will be reduced by implantation of a Site Transportation Demand Management Plan, which includes employees and contractors transported to the site during regular operations by CalVans (<https://calvans.org>) and shared parking areas for rideshare participants. Onsite parking is located in front of Greenhouse #5 near Via Real entrance.

The G&K Farm/K&G Flower Cannabis Cultivation project is consistent with all development standards in Section 35.144.U of the Santa Barbara County Land Use & Development Code regulating cannabis operations.

Location of Proposed Project

The project site is zoned AG-I-10 in the unincorporated area of the County addressed as 3480 Via Real, secondary address of 3561 Foothill Road, Carpinteria area and shown as Assessor's Parcel Number 005-280-040 in the 1st Supervisorial District.

Background

CEQA Guidelines § 15168(c)(2) allows the County to approve an activity as being within the scope of the project covered by a program environmental impact report without a new environmental document, if the County finds pursuant to Section 15162 that no new effects could occur or no new mitigation measures would be required. CEQA Guidelines § 15162 provides that no subsequent EIR or ND is required if: 1) no substantial changes are proposed which require major revisions of the previous Program EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; 2) no substantial changes occur with respect to the circumstances under which the Project is undertaken which require major revisions of the previous Program EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or 3) no new information of substantial importance concerning the Project's significant effects or mitigation measures, which was not known and could not have been known with the exercise of reasonable diligence at the time that the previous Program EIR was certified, has been received.

CEQA Guidelines § 15164 allows an addendum to be prepared to the 2018 PEIR since only minor technical changes or additions are necessary and none of the conditions described in CEQA Guidelines § 15162 call for the preparation of a subsequent EIR or ND. This addendum addresses changes to the Project, through addition of the site specific proposed project description, which was adopted as part of the Cannabis Land Use Ordinance and Licensing Program on February 6, 2018.

Previously Approved Project and Analysis of Proposed Project

The Cannabis Land Use Ordinance and Licensing Program Final Programmatic Environmental Impact Report (PEIR), Case No. 17EIR-00000-00003, and associated revision letter were certified by the Santa Barbara County Board of Supervisors on February 6, 2018 (SCH No. 2017071016). The potential environmental impacts of the Cannabis Land Use Ordinance and Licensing Program were evaluated in the certified PEIR and mitigation measures for these impacts were incorporated into the PEIR and codified as development standards in the County's Land Use & Development Code.

The PEIR evaluated the potentially significant impacts of cannabis operations, including cultivation, nurseries, manufacturing (volatile and non-volatile), distribution, testing,

microbusinesses, and retail, in the unincorporated areas of the County. Impacts in the issue areas of aesthetics and visual resources, agricultural resources, air quality, biological resources, cultural resources, geology, energy conservation, public services, water resources, hazards and public safety, land use, and noise, were found to be reduced to less than significant levels with mitigation. Mitigation measures were adopted as development standards as part of the ordinance amendments allowing cannabis operations in Santa Barbara County.

Class I impacts were identified as follows:

Impact AG-2. Cumulative cannabis-related development would potentially result in the loss of prime agricultural soils. However, the Project would not result in conversion to non-agricultural use or impair agricultural land productivity (whether prime or non-prime).

Impact AQ-1. Cannabis activities could be potentially inconsistent with the Clean Air Plan and County Land Use Element Air Quality Supplement.

Impact AQ-3. Emissions from operations of cannabis activities could potentially violate an air quality standard or substantially contribute to an air quality violation, and result in a cumulatively considerable net increase of a criteria pollutant for which the County is in nonattainment.

Impact AQ-4. Cannabis activities could be potentially inconsistent with the Energy and Climate Action Plan.

Impact AQ-5. Cannabis activities could potentially expose sensitive receptors to objectionable odors affecting a substantial number of people.

Impact NOI-2. Cannabis cultivation, distribution, manufacturing, processing, testing, and retail sales facilities would result in long-term increases in noise from traffic on vicinity roadways and from cultivation operations.

Impact TRA-1. Cannabis activities may result in increases of traffic and daily vehicle miles of travel that affect the performance of the existing and planned circulation system.

Impact TRA-2. Cannabis activity operations may result in adverse changes to the traffic safety environment.

The Board of Supervisors adopted a Statement of Overriding Considerations for these Class I impacts on February 6, 2018.

The proposed project presents no additional impacts and clearly falls within the definition of an indoor mixed light and nursery cannabis operation studied within the PEIR. The location of the proposed project was determined to be an appropriate location upon certification of the PEIR by the Board of Supervisors. No significant changes to the project description are necessary and the environmental setting of the project site has not substantially changed since the PEIR was certified. Previously identified mitigation measures remain applicable and adequate to reduce

potential impacts to less than significant levels where feasible and have been applied as project conditions which will be monitored by Staff to ensure compliance during project implementation.

Location of Documents

The documents, including, but not limited to, the PEIR, the Statement of Overriding Considerations, and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Secretary of the Planning Commission of the Planning and Development Department located at 123 East Anapamu Street, Santa Barbara, CA 93101.

Findings

Pursuant to CEQA Guideline § 15168, Planning and Development finds that no new effects could occur as a result of the proposed project, no new mitigation measures are required for the proposed project, and, the proposed project is within the scope of the project covered by the PEIR. Therefore, no new environmental document is required for the G&K Farm/K&G Flower Cannabis Cultivation. In addition, pursuant to Section 15162, no new significant environmental effects would occur, previously identified environmental effects will not increase in severity, and no new information of substantial importance will require revisions to the previously approved PEIR due to the G&K Farm/K&G Flower Cannabis Cultivation.

In conclusion, Planning and Development finds that the previous environmental document, the 2018 Cannabis Land Use Ordinance and Licensing Program Final Programmatic Environmental Impact Report, together with this Addendum may be used to fulfill the environmental review requirements of the current proposed project. Preparation of a subsequent EIR is not required.



State CEQA Guidelines § 15168(c)(4) Checklist for Commercial Cannabis Land Use Entitlement and Licensing Applications

A. Purpose

On February 6, 2018, the Santa Barbara County Board of Supervisors certified a programmatic environmental impact report (PEIR) that analyzed the environmental impacts of the Cannabis Land Use Ordinance and Licensing Program (Program). The PEIR was prepared in accordance with the State CEQA Guidelines (§ 15168) and evaluated the Program's impacts with regard to the following environmental resources and subjects:

- Aesthetics and Visual Resources
- Agricultural Resources
- Air Quality and Greenhouse Gas Emissions
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Transportation and Traffic
- Utilities and Energy Conservation
- Population, Employment, and Housing

The PEIR evaluated the direct and indirect impacts, as well as the project-specific and cumulative impacts, that would result from the implementation of the Program. The PEIR identified a number of significant impacts and set forth feasible mitigation measures that were included as development standards and requirements in the land use and licensing ordinances, which are applied to site-specific land use entitlement and business licensing applications for commercial cannabis operations authorized under the Program.

The following checklist was prepared pursuant to the State CEQA Guidelines (§ 15168(c)(4)) to document the evaluation of the sites and activities that are the subject of land use entitlement and business licensing applications for commercial cannabis operations authorized under the Program, in order to determine whether the environmental effects of proposed commercial cannabis operations are within the scope of the PEIR.

B. Project Description

Please provide the following project information.

1. Land Use Entitlement Case Number(s): 18CDP-00000-00077 and 19APL-00000-00009
2. Business Licensing Ordinance Case Number(s): _____

3. Project Applicant(s): Graham Farrar
4. Property Owner(s): Magu Farms, LLC
5. Project Site Location and Tax Assessor Parcel Number(s): 3480 Via Real, APN 005-280-040
6. Project Description: This Coastal Development Permit is for a proposed cannabis operation by Magu Farms, LLC, to allow the use of 5 existing greenhouses totaling 356,070 square feet for cannabis cultivation, with nursery, mixed-light cultivation, and off-site distribution. A security fence ranging from 6 to 8 feet in height, part of which is existing, is proposed around the perimeter of the cannabis operation. The odor abatement unit would be located within an existing shade structure. Two (2) existing water tanks and four (4) proposed water tanks would be used as part of the cannabis operation. The existing agricultural warehouse of 16,896 square feet is not proposed to be used as part of the cannabis cultivation operations approved under this Coastal Development Permit. The cannabis operation would utilize 15-22 line or contract employees and 6-8 managerial and executive staff, depending on the season. The hours of operation would be from 6:00am to 3:30pm for line or contract staff and 6:00am to 8:00pm for managerial and executive staff, depending on the season. Water for the cannabis cultivation operations would be served by an existing agricultural water well. Domestic water will continue to be served by Carpinteria Valley Water District. The parcel will continue to be served by an existing septic system and the Carpinteria/Summerland Fire Protection District. No grading, tree removal, or vegetation removal is proposed as part of this project. Access will continue to be provided off of Via Real. The property is a 14.66 acre parcel zoned AG-1-10 and shown as Assessor Parcel Number 005-280-040, located at 3480 Via Real with a secondary address of 3561 Foothill Road, Carpinteria, First Supervisorial District.

C. PEIR Mitigation Measures/Requirements for Commercial Cannabis Operations

The following table lists the specific mitigation measures set forth in the PEIR and questions to determine if the proposed commercial cannabis operation requires the preparation of a subsequent environmental impact report or negative declaration. Please answer all questions set forth in the following table; Planning and Development Department (P&D) staff complete § C.1 and County Executive Office (CEO) staff complete § C.2. If a question does not apply to the proposed cannabis operation, please check the corresponding “N/A” box.

C.1 Mitigation Measures/Requirements for P&D Staff Review

| Mitigation Measure/Requirement | Code/Plan Sections* | Requirement |
|--|--------------------------|--|
| Aesthetics and Visual Resources | | |
| MM AV-1. Screening Requirements | LUDC § 35.42.075.C.3 | Is the proposed cannabis operation visible from a public viewing location? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| | Article II § 35-144U.C.3 | If so, does the proposed project include implementation of the required landscape and screening plan? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A (Existing Greenhouses) |
| Agricultural Resources | | |

| Mitigation Measure/Requirement | Code/Plan Sections* | Requirement |
|---|--|--|
| MM AG-1. Cannabis Cultivation Prerequisite Ancillary Use Licenses | LUDC §§ 35.42.075.D.3 and -4 | <p>Does the proposed project include ancillary cannabis uses (e.g., manufacturing of cannabis products)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If the proposed project includes ancillary cannabis uses, does the proposed project comply with the minimum cultivation requirements to allow ancillary cannabis uses? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> |
| | Article II § 35-144U.C.2.a and -3.a | |
| MM AG-2. New Structure Avoidance of Prime Soils | LUDC § 35.42.075.D.1.b | <p>Does the proposed project site have prime soils located on it? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Does the proposed project involve structural development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If the proposed project involves structural development, are the structures sited and designed to avoid prime soils? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> |
| | Article II § 35-144U.C.1.b | |
| Air Quality and Greenhouse Gas Emissions | | |
| MM AQ-3. Cannabis Site Transportation Demand Management | LUDC § 35.42.075.D.1.j | <p>Does the proposed project include cannabis cultivation? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If so, does the project include implementation of the required Transportation Demand Management Plan? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> |
| | Article II § 35-144U.1.j | |
| MM AQ-5. Odor Abatement Plan | LUDC § 35.42.075.C.6 | <p><i>This mitigation measure/requirement does not apply to projects in the AG-II zone, unless a Conditional Use Permit is required for the proposed commercial cannabis operation.</i></p> <p>Does the proposed project include cannabis cultivation, a nursery, manufacturing, microbusiness, and/or distribution? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If so, does the project include implementation of the required odor abatement plan? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> |
| | Article II § 35-144U.C.6 | |
| Biological Resources | | |
| MM BIO-1a. Tree Protection Plan | LUDC § 35.42.075.C.8 and Appendix J | <p>Does the proposed project involve development within proximity to, alteration of, or the removal of, a native tree? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If so, does the project include implementation of the required tree protection plan? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> |
| | Article II § 35-144.C.8 and Appendix G | |

| Mitigation Measure/Requirement | Code/Plan Sections* | Requirement |
|--|--|--|
| MM BIO-1b. Habitat Protection Plan | LUDC § 35.42.075.C.8 and Appendix J | <p><i>Inland.</i> Will the project result in the removal of native vegetation or other vegetation in an area that has been identified as having a medium to high potential of being occupied by a special-status wildlife species, nesting bird, or a Federal or State-listed special-status plant species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>If so, does the project include implementation of the required habitat protection plan? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> |
| | Article II § 35-144.C.8 and Appendix G | <p><i>Coastal.</i> Does the project involve development within environmentally sensitive habitat (ESH) and/or ESH buffers? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>If so, does the project include implementation of the required habitat protection plan? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> |
| MM HWR-1a. Cannabis Waste Discharge Requirements Draft General Order | LUDC § 35.42.075.D.1.d | Does the proposed project involve cannabis cultivation? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| | Article II § 35-144U.C.1.d | If so, did the applicant submit documentation from the State Water Resources Control Board demonstrating compliance with the comprehensive Cannabis Cultivation Policy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A |
| MM BIO-3. Wildlife Movement Plan | LUDC § 35.42.075.C.8 and Appendix J | Is the proposed project site located in or near a wildlife movement area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| | Article II § 35-144.C.8 and Appendix G | If so, does the project include implementation of the required wildlife movement plan? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A |
| Cultural Resources | | |
| MM CR-1. Preservation MM CR-2. Archaeological and Paleontological Surveys | LUDC § 35.42.075.C.1 | Does the proposed project involve development within an area that has the potential for cultural resources to be located within it? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| | Article II §§ 35-144U.C.1 and 35-65 | <p>If so, was a Phase I cultural study prepared? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p>If so, did the Phase I cultural study require a Phase II cultural study? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p>If so, does the project involve implementation of cultural resource preservation measures set forth in the Phase II cultural study? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> |
| Hazards and Hazardous Materials | | |

| Mitigation Measure/Requirement | Code/Plan Sections* | Requirement |
|---|---|---|
| MM HAZ-3. Volatile Manufacturing Employee Training Plan | LUDC § 35.42.075.D.4.c | Does the proposed project involve volatile manufacturing of cannabis products? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| | Article II § 35-144U.C.3.c | If so, does the project involve implementation of the required Volatile Manufacturing Employee Training Plan? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A |
| Hydrology and Water Quality Impacts | | |
| MM HWR-1. Cannabis Waste Discharge Requirements General Order | <i>See the Biological Resources items, above.</i> | |
| MM BIO-1b. Cannabis Waste Discharge Requirements General Order | <i>See the Biological Resources items, above.</i> | |
| Land Use Impacts | | |
| MM LU-1. Public Lands Restriction | LUDC § 35.42.075.D.1.h | Does the proposed project involve cannabis cultivation on public lands? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| | Article II § 35-144U.C.1.h | |
| MM AQ-3. Cannabis Site Transportation Demand Management | <i>See the Air Quality and Greenhouse Gas Emissions items, above.</i> | |
| MM AQ-5. Odor Abatement Plan | <i>See the Air Quality and Greenhouse Gas Emissions items, above.</i> | |
| MM TRA-1. Payment of Transportation Impact Fees | County Ordinance No. 4270 | Is the proposed project subject to the countywide, Goleta, or Orcutt development impact fee ordinance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, did the applicant pay the requisite fee? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A |
| Compliance with Comprehensive Plan Environmental Resource Protection Policies | LUDC § 35.10.020.B | <i>All cannabis applications.</i> Does the proposed project comply with all applicable environmental resource protection policies set forth in the Comprehensive Plan? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| | CLUP Chapter 3, § 3.1 and Policy 1-4 | <i>Coastal cannabis applications.</i> Does the proposed project comply with all applicable coastal resources protection policies set forth in the Coastal Land Use Plan? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A |
| Noise | | |
| MM AQ-3. Cannabis Site Transportation Demand Management | <i>See the Air Quality and Greenhouse Gas Emissions items, above.</i> | |
| Transportation and Traffic | | |

| Mitigation Measure/Requirement | Code/Plan Sections* | Requirement |
|--|-------------------------------------|--|
| MM AQ-3. Cannabis Site Transportation Demand Management | | <i>See the Air Quality and Greenhouse Gas Emissions items, above.</i> |
| MM TRA-1. Payment of Transportation Impact Fees | | <i>See the Land Use Impacts items, above.</i> |
| Unusual Project Site Characteristics and Development Activities | | |
| Activities and Impacts within the Scope of the Program/PEIR | State CEQA Guidelines § 15168(c)(1) | <p>Does the proposed project involve a project site with sensitive or unusual environmental characteristics, or require unusual development activities, which will result in a significant environmental impact that was not evaluated in the PEIR? Examples of unusual environmental characteristics or development activities which might cause a significant environmental impact include, but are not limited to:</p> <ul style="list-style-type: none"> • construction of a bridge across a riparian corridor that supports listed species protected under the Federal or California endangered species acts, in order to gain access to a project site; • structural development that cannot be screened from a public viewing location pursuant to the requirements of PEIR mitigation measure MM AV-1 (Screening Requirements); or • development activities that will have a significant impact on cultural resources, which cannot be mitigated to a less-than-significant level pursuant to the County's <i>Environmental Thresholds and Guidelines Manual</i> (March 2018). <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> |

LUDC = Land Use and Development Code; Chapter 35, Article 35.1 et seq., of the Santa Barbara County Code
 Article II = Coastal Zoning Ordinance; Chapter 35, Article II, § 35-50 et seq., of the Santa Barbara County Code
 CLUP = Santa Barbara County Coastal Land Use Plan
 State CEQA Guidelines = California Code of Regulations, Title 14, Division 6, Chapter 3, § 15000 et seq.

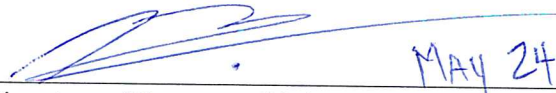
C.1.1 Environmental Document Determination

Check the appropriate box below, based on the responses to the questions and requests for information set forth in the checklist in § C.1, above, and pursuant to the requirements set forth in State CEQA Guidelines §§ 15162 and 15168.

- All of the environmental impacts of the proposed commercial cannabis operation are within the scope of the PEIR, and a subsequent environmental document is not required to evaluate the environmental impacts of the proposed commercial cannabis operation.

- The proposed commercial cannabis operation will have environmental effects that were not examined in the PEIR, and an initial study must be prepared to determine whether a subsequent environmental impact report or negative declaration must be prepared.

Nereyda (Rey) Harmon
Name of Preparer of § C.1


Signature of Preparer of § C.1

MAY 24, 2019
Date

C.2 Mitigation Measures/Requirements for CEO Staff Review

| Mitigation Measure/Requirement | Code/Plan Sections* | Requirement |
|--|---|--|
| Air Quality and Greenhouse Gas Emissions | | |
| MM UE-2a. Energy Conservation Best Management Practices | BLO § 50-10(b) | Does the proposed project include the implementation of the required energy conservation plan? <input type="checkbox"/> Yes <input type="checkbox"/> No |
| MM UE-2b. Participation in a Renewable Energy Choice Program | BLO § 50-10(b)2.ii | Does the proposed project include participation in a renewable energy choice program to meet the applicable energy reduction goals for the proposed project? <input type="checkbox"/> Yes <input type="checkbox"/> No |
| MM UE-2c. Plan review by the County Green Building Committee | BLO § 50-10(b)2.iii.K | Did the County Green Building Committee review the proposed project? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A If so, does the proposed project conform to the recommendations of the County Green Building Committee? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A |
| Utilities and Energy Conservation | | |
| MM UE-2a. Energy Conservation Best Management Practices | <i>See the Air Quality and Greenhouse Gas Emissions items, above.</i> | |
| MM UE-2b. Participation in a Renewable Energy Program | <i>See the Air Quality and Greenhouse Gas Emissions items, above.</i> | |
| MM UE-2c. Licensing by the County Green Building Committee | <i>See the Air Quality and Greenhouse Gas Emissions items, above.</i> | |
| Unusual Project Site Characteristics and Development Activities | | |
| Activities and Impacts within the Scope of the Program/PEIR | State CEQA Guidelines § 15168(c)(1) | Does the proposed project involve a project site with sensitive or unusual environmental characteristics, or require unusual development activities, which will result in a significant environmental impact that was not evaluated in the PEIR? Examples of unusual environmental characteristics or development activities which might cause a significant environmental impact include, but are not limited to: <ul style="list-style-type: none"> • construction of a bridge across a riparian corridor that supports listed species protected under the Federal or California endangered species acts, in order to gain access to a project site; • structural development that cannot be |

| Mitigation Measure/Requirement | Code/Plan Sections* | Requirement |
|--------------------------------|---------------------|---|
| | | screened from a public viewing location pursuant to the requirements of PEIR mitigation measure MM AV-1 (Screening Requirements); or <ul style="list-style-type: none"> • development activities that will have a significant impact on cultural resources, which cannot be mitigated to a less-than-significant level pursuant to the County's <i>Environmental Thresholds and Guidelines Manual</i> (March 2018). <input type="checkbox"/> Yes <input type="checkbox"/> No |

* BLO = Commercial Cannabis Business Licensing Ordinance; Chapter 50, § 50-1 et seq., of the Santa Barbara County Code
 State CEQA Guidelines = California Code of Regulations, Title 14, Division 6, Chapter 3, § 15000 et seq.

C.2.1 Environmental Document Determination

Check the appropriate box below, based on the responses to the questions and requests for information set forth in the checklist in § C.2, above, and pursuant to the requirements set forth in State CEQA Guidelines §§ 15162 and 15168.

- All of the environmental impacts of the proposed commercial cannabis operation are within the scope of the PEIR, and a subsequent environmental document is not required to evaluate the environmental impacts of the proposed commercial cannabis operation.
- The proposed commercial cannabis operation will have environmental effects that were not examined in the PEIR, and an initial study must be prepared to determine whether a subsequent environmental impact report or negative declaration must be prepared.

 Name of Preparer of § C.2

 Signature of Preparer of § C.2

 Date