Exhibit C

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MONTEREY COUNTY
RESOURCE MANAGEMENT AGENCY
PLANNING
168 W ALISAL ST, 2nd FLOOR, SALINAS, CA 93901
PHONE: (831) 755-5025 FAX: (831) 757-9516

PROGRAMMATIC INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title: Multiple Cannabis Cultivation Facilities in Unincorporated Monterey County

File No.: Multiple

Project Location:

The project area consists of 45 sites in unincorporated Monterey County with existing greenhouses that have been identified for cannabis cultivation. The 45 project sites are located within in the Salinas Valley in northern unincorporated Monterey County. The majority (40) of the project sites are within a 15.75 square mile area located approximately one mile southeast of the City of Salinas and one mile east of U.S. Highway 101 (US 101). Three sites are located north of the City of Salinas. One is approximately one mile northeast and two are approximately one-mile northwest. Two sites are located between Chualar and Gonzales. One is located approximately 2.5 miles west of US 101 along River Road and the other site is located approximately 0.75 miles east of US 101 along Old Stage Road.

The specific sites for proposed cannabis cultivation are referred to as "project sites." The regional location of the project sites is shown in Figure 1. Figure 2 shows the location of each of the 45 greenhouse project sites. Table 1 describes the location of the greenhouse project sites, including applicant name, APN, address, and parcel size.

Name of Property Owner:	See Table 1
Name of Applicant:	See Table 1
Assessor's Parcel Number(s):	See Table 1
Acreage of Property:	699.73 acres (total acreage of the 45 sites)
General Plan Designation:	Farmlands 40-160 acres
Zoning District:	Farmlands (F/40)
Lead Agency:	County of Monterey
Prepared By:	Rincon Consultants, Inc.
Date Prepared:	April 2020, revised October 2020
Contact Person:	Craig Spencer, Monterey County RMA-Planning Division Phone: 831-755-5233 Email: spencer@co.monterey.ca.us

Figure 1 Regional Location

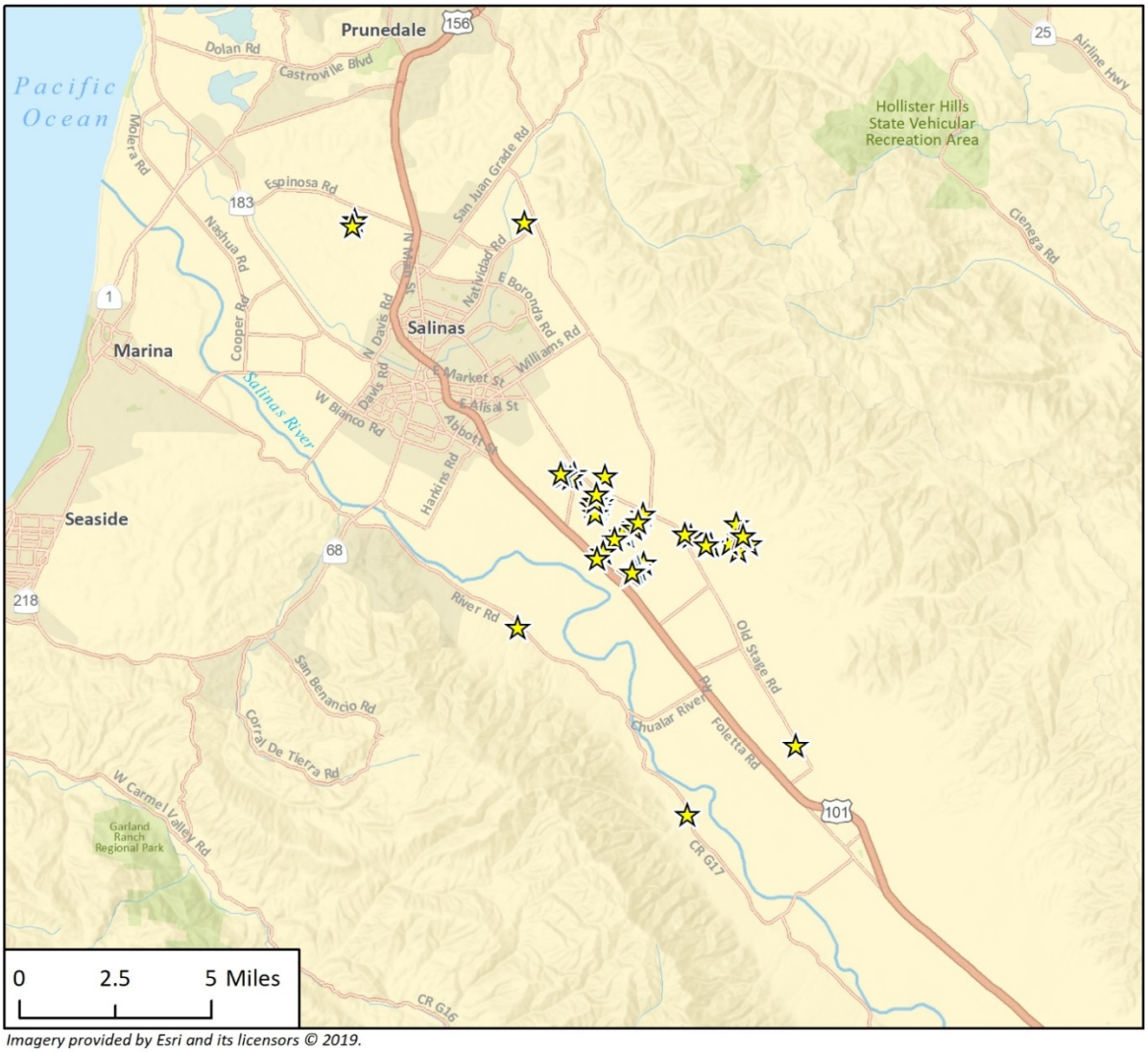

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Figure 2 Project Location

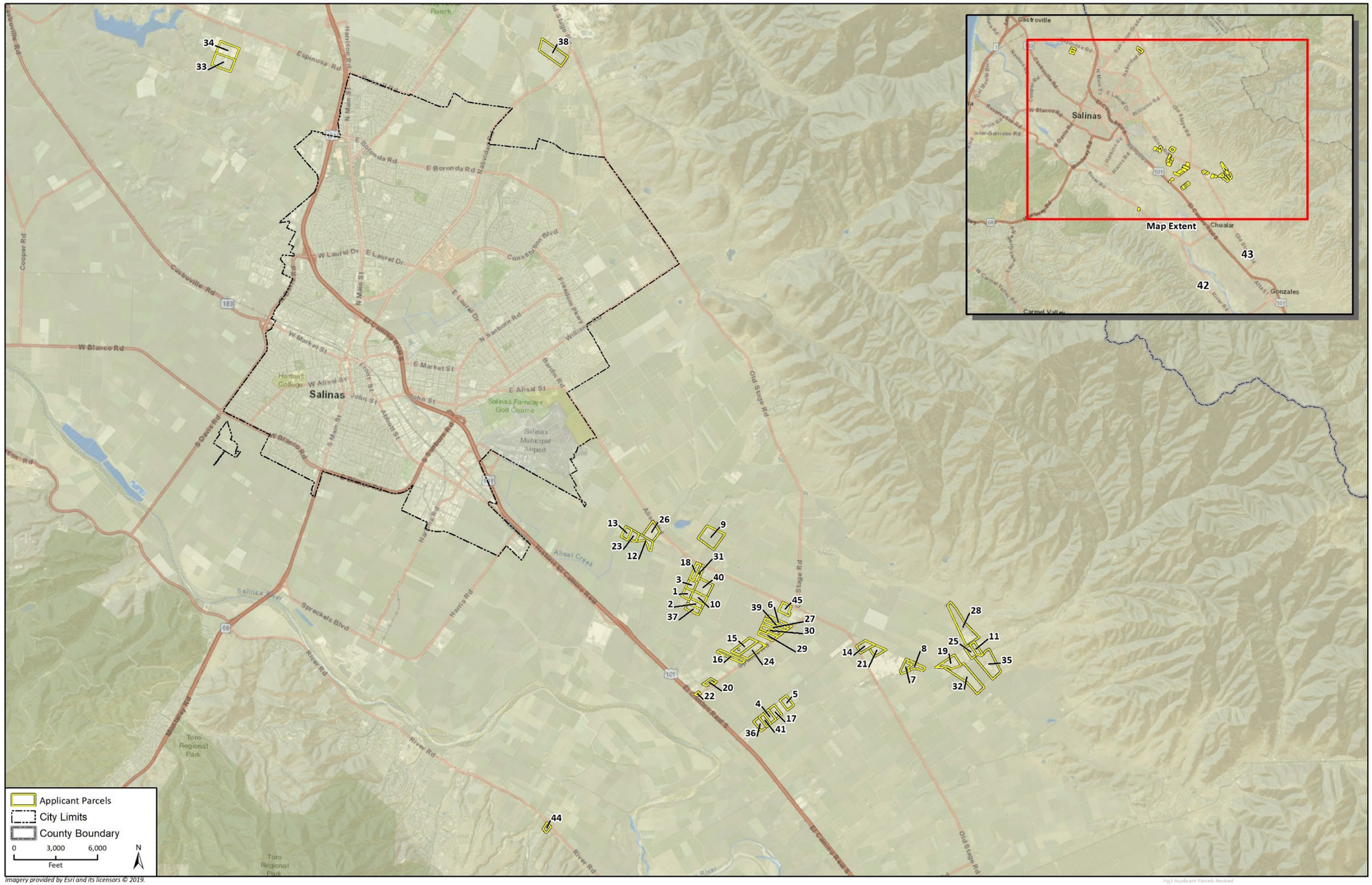

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Table 1 Location of Greenhouse Project Sites

Site Number	Property Owner/ Applicant Name	APN	Address	Parcel Size (acres)
1	Michael Ferguson	137-141-011	22785 Fuji Ln, Salinas, CA 93908	10
2	Michael Ferguson	137-141-014	22750 Fuji Ln, Salinas, CA 93908	10
3	Michael Ferguson	137-141-010	22835 Fuji Ln, Salinas, CA 93908	10
4	Michael Ferguson	137-051-025	23760 Potter Road Salinas, CA 93908	10
5	Mike Hackett	137-051-039	23940 Potter Rd, Salinas, CA 93908	12.3
6	Qlora Group Inc	137-121-006	20180 Spence Rd, Salinas, CA 93908	10.96
7	Uchida Keishiro & Hanako Trs	137-111-014	25950 Encinal Rd, Salinas, CA 93908	9.88
8	Uchida Keishiro & Hanako Trs	137-111-015	26000 Encinal Rd, Salinas, CA 93908	10.57
9	Zabala Farms of Salinas LLC/Gavin	107-011-006	50 Zabala Rd, Salinas, CA 93908	40.33
10	George Gatanaga	137-141-013	22790 Fuji Ln, Salinas, CA 93908	15
11	Justin Donnelly	137-061-026	26900 Encinal Rd, Salinas, CA 93908	10
12	Gavin Kogan	153-011-060	18 Hartnell Rd, Salinas, CA 93908	11.6
13	Gavin Kogan	153-011-058	2272 Alisal Rd, Salinas, CA 93908	9.59
14	Michael Gregory	137-111-031	25600 Encinal Rd, Salinas, CA 93908	13.7
15	Yuji Onitsuka	137-121-022	20420 Spence Rd, Salinas, CA 93908	20
16	Yoshihiro Shinhira	137-021-043	20510 Spence Rd, Salinas, CA 93908	10.23
17	Satsuma Pacific	137-051-024	23820 Potter Rd, Salinas, CA 93908	10
18	Greenworks	137-141-005	2338 Alisal Rd, Salinas, CA 93908	9.32
19	Joey Espinosa	137-061-032	26500 Encinal Rd, Salinas, CA 93908	19.38
20	Binhai Harbor Group	137-021-033	20800 Spence Rd, Salinas, CA 93908	10
21	A Growing Concern/Daniel Vorhies	137-111-033	25700 Encinal, Salinas, CA 93906	12.5
22	Ryan Gilruth	137-021-018	20954 Spence Rd, Salinas, CA 93908	1.7
23	Bernard Steimann	153-011-059	2262 Alisal Rd, Salinas, CA 93908	9.7
24	Bernard Steimann	137-121-023	20400 Spence Rd, Salinas, CA 93908	21.42
25	Josh Del Real	137-061-029	26800 Encinal Rd, Salinas, CA 93908	10
26	Gabriel Garcia	153-011-059	2242 Alisal Rd, Salinas, CA 93908	22
27	Chris Boggs	137-121-004	20220 Spence Rd, Salinas, CA 93908	10
28	Michael Williamson	149-031-038	26889 Encinal Rd, Salinas, CA 93908	47.23
29	Peter Mercado Jr.	137-121-010 & 137-121-013	20260 Spence Rd, Salinas, CA 93908	10
30	Salinas Spence Road	137-121-012	20240 Spence Rd, Salinas, CA 93908	11.5
31	Sean Jenkins	137-141-006	2340 Alisal Rd, Salinas, CA 93908	9.33
32	27020 Encinal Road LLC	137-061-050	27020 Encinal Rd, Salinas, CA 93908	48.91
33	360 Espinosa Road LLC	253-012-048	370 Espinosa Rd, Salinas, CA 93907	30
34	370 Espinosa Road LLC	253-012-047	360 Espinosa Rd, Salinas, CA 93907	30.3
35	214 Lewis Road LLC	137-061-048	27040 Encinal Rd, Salinas, CA 93908	42.57
36	Ecca Investments	137-051-027	23640 Potter Rd, Salinas, CA 93908	10
37	Cazares Rodolfo & Hortencia Trs	137-141-015	22730 Fuji Ln, Salinas, CA 93908	10
38	N/A	211-021-014	398 Natividad Rd, #A, Salinas, CA 93906	40
39	N/A	137-121-005	20200 Spence Rd, Salinas, CA 93908	10
40	Valle Del Sol Properties LLC	137-141-009	22900 Fuji Lane, Salinas, CA 93908	24

Site Number	Property Owner/ Applicant Name	APN	Address	Parcel Size (acres)
41	PRSC LLC	137-151-026	23700 Potter Rd, Salinas, CA 93908	8.359
42	Cali Girls Seeds	167-041-006	1230 River Road, Salinas, CA 93908	0.8
43	RoVaSe, Inc.	269-061-014	26100 Old Stage Road	10
44	The Hiv, Inc.	139-091-008	564 River Road, Salinas, CA 93908	5
45	Daniel Vorhies	137-121-016	2378 Alisal Rd, Salinas, CA 93908	11.56

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project:

Background. On November 8, 2016, voters enacted the Adult Use of Marijuana Act (AUMA). AUMA created a state licensing program for commercial adult-use cannabis activities. On June 27, 2017, the state enacted the Medicinal and Adult-Use of Cannabis Regulatory and Safety Act (Business and Professions Code Section 26000 et seq., MAUCRSA), which created a licensing scheme for both medicinal and adult-use cannabis. MAUCRSA allows counties and cities to maintain local regulatory authority over commercial cannabis activities.

The Monterey County Code (Chapters 7.90, 7.100, 20.67, 21.67, and 21.69) requires necessary land use entitlements for all commercial cannabis and outdoor cannabis operations and is intended to establish criteria for issuing local permits pursuant to the MAUCRSA to establish an effective regulatory and enforcement system as well as establishing a business tax on commercial cannabis operations. It is the intent of the County to provide for the adaptive reuse of greenhouses in Monterey County and to restrict the proliferation of greenhouses or other structures on productive agricultural lands. To this end, within the Farmland zoning district, indoor and mixed-light cannabis cultivation and cannabis nurseries may be permitted with a use permit in each case provided that within the Farmland zoning district, the cultivation occurs only within a greenhouse or industrial building that was permitted or legally established prior to January 1, 2016 (Monterey Code of Ordinances-Chapter 21.67, July 2019).

Cannabis facilities provide for a combination of cultivation, processing, manufacturing, and distribution of cannabis. Facilities may allow for space for one or all of these stages. The cultivation stage begins with the "mother plants." These plants are housed together and maintained for cloning to be used for future growth, as well as for sale to other facilities. Plants are then grown to maturity and processed by cutting, trimming, and drying. Dried plants are manufactured by packaging for retail purposes. Finally, the packaged product is distributed for medical or adult-use sale.

In order to streamline environmental review of the existing facilities, the County is evaluating all 45 project sites within one programmatic initial study. A programmatic initial study evaluates projects that can include one or more of the following: a wide range of individual projects; implementation over a long timeframe; and/or implementation across a large geographic area. The multiple facilities and area proposed for this project includes several individual sites as well as a broad geographic area.

Project Description. The 45 proposed project sites contain existing greenhouses that were previously used for various agricultural production, including herbs, crops, and cut flowers. The project sites would require commercial cannabis permits to convert and reuse the existing greenhouses and industrial structures for cannabis cultivation, manufacturing, post-harvest production, and distribution. A large portion of the proposed project sites (31) are currently utilizing the existing greenhouses and other structures on the sites for cannabis production. In addition to the 31 sites with existing operational greenhouses, 14 sites would convert existing greenhouses to cannabis production uses. The project would ~~not require~~ result in the demolition ~~of existing facilities or~~ and construction of new facilities on approximately 25 percent of the project sites, with the remainder of the sites using ~~as the cannabis operations would use~~ existing greenhouses or buildings for cannabis operations. ~~Should any sites require demolition of rebuilding in the future, additional CEQA review may be required when such activities are proposed.~~

Proposed Site Improvements. Conversion of the existing greenhouses would require infrastructure improvements to provide for the cultivation and processing needs of the cannabis plants. Plant production is year-round and requires support for development, including light, water, and ventilation. Access to light varies during different stages of plant development. The growth stage requires a minimum of 12 hours of light. Greenhouses would be retrofitted with mechanical curtains to block light during periods with longer hours daylight (i.e. summer). Conversely, greenhouses would also be retrofitted with electrical LED lighting to provide supplemental light during periods of limited natural light (i.e. winter). Ventilation systems with odor prevention measures would be installed, as needed, for plant cultivation, post-harvest production and processing.

Proposed site improvements would also provide operational facilities including: water distribution/conveyance systems for domestic use, drip irrigation, washing for packaging facilities and manufacturing equipment, water treatment facilities, new wells, storage tanks for domestic/emergency/fire suppression water, and permanent bathroom facilities for operational employees. Water use and wastewater production associated with these facilities are addressed under Section 9, *Hydrology and Water Quality* and Section 19, *Utilities and Service Systems*, below. Development of the project sites for cannabis cultivation may also include the establishment of a new public water system, if it is determined that Monterey County's threshold for requiring a water system would be met due to the number of operational employees present on a given project site; this is addressed below under Section 19, *Utilities and Service Systems.*

Site improvements will require design review and approval by the Planning Commission and the tentative map will require review by the Planning Commission. If future development is proposed that differs from what is analyzed in this initial study, additional environmental analysis would be required.

Buildout Potential. Of the 45 project sites, 31 (7,087,689 s.f.) are currently operational for cannabis cultivation, manufacturing, or distribution. The remaining 14 project sites are not currently cultivating cannabis but intend to convert the 2,336,896 s.f. of vacant greenhouses to cannabis production. Forty-four (44) of the project sites propose to cultivate in greenhouses, which would be described as a Type 2B "mixed light" designation. The Type 2B license is for cultivation using a combination of natural and supplemental artificial lighting at a maximum threshold to be determined by the licensing authority, between 5,001 and 10,000 square feet, inclusive, of total

canopy size on one premises. Most of the project sites are larger than 10,000 s.f., so they would be applying for multiple Type 2B licenses. Two indoor cultivation sites would apply for multiple Type 1A cultivation, allowing for exclusively artificial lighting of less than or equal to 5,000 square feet of total canopy size on one premises. Square footage for maximum buildout for cultivation, processing, distribution, and manufacturing activities are shown below in Table 2.

Operations. The cultivation stage for cannabis requires minimal staffing. Plants are watered by drip irrigation and light is controlled by timers and mechanical curtains during the growing stage of development. The ~~manufacturing~~ processing stage of production requires 40-60 seasonal staff members per site. Plants are processed by cutting, trimming, and drying. The dried product is then packaged on-site and prepared for distribution. A portion of the plants are cut into smaller plants and cloned for distribution to other facilities. The existing 45 project sites collectively have an average total of ~~780~~ 987 employees for regular operations (average of about ~~17~~ 22 employees per site), which grows by ~~159~~ 289 employees seasonally, to ~~939~~1,276. It is anticipated that the project would result in approximately 14,521 new employees across the 45 project sites.[1] Hours of operation vary by site but fall within the hours of 6 AM and 10 PM daily. The average number of total new ~~daily~~ truck trips generated by the project sites is approximately 30 trips per day ~~and~~ in addition to approximately 78 truck trips per week for delivery of materials or supplies and shipment of product, based on information provided by the site operators.

Utilities. Operational power of the proposed cannabis facilities would be provided by Pacific Gas & Electric (PG&E). Each site has access to PG&E electrical and natural gas lines. Table 3 provides the existing utilities service information, including water use, wastewater generation, and energy use, and Table 4 provides the proposed infrastructure improvements required, to the extent known.

Energy. Cultivation equipment, particularly the lighting and climate control equipment required for indoor and mixed-light operations, requires a relatively large amount of energy (primarily electricity) for operation. Specific energy uses in indoor grow operations include high-intensity lighting, dehumidification to remove water vapor and avoid mold formation, space heating or cooling during non-illuminated periods and drying processes, preheating of irrigation water, generation of CO_2 from fossil fuel combustion, and ventilation and air conditioning to remove waste heat (Source IX.1). Lighting is the greatest contributor to energy use (Source IX.1). Reliance on equipment can vary widely as a result of factors such as plant spacing, layout, and the surrounding climate of a given facility.

[1] Calculated using an estimate of full time equivalent (FTE) employment of 0.88 FTE per 1,000 square feet and a greenhouse operation FTE employment of 1.56 FTE per 1,000 square feet.

Table 2 Maximum Buildout for Project Site

Site Number	Address	Parcel Size (acres)	Past Use (When Use Ended)	Currently Used for Cannabis?	Current Average Number of Regular Employees (Seasonal Employees)	Cultivation Building Area (sf)	Processing Building Area (sf)	Distribution Building Area (sf)	Manufacturing Building Area (sf)
1	22785 Fuji Ln, Salinas, CA 93908	10.0	Cut flowers (unknown)	Yes	20 (20)	239,652	N/A	N/A	N/A
2	22750 Fuji Ln, Salinas, CA 93908	10.0	Cut flowers (unknown)	No	20 (20)	210,460	31,325	N/A	N/A
3	22835 Fuji Ln, Salinas, CA 93908	10.0	Cut flowers (unknown)	Yes	20 (20)	238,463	34,342	N/A	N/A
4	23760 Potter Road Salinas, CA 93908	N/A	Cut flowers (unknown)	No	20 (20)	290,000	N/A	N/A	N/A
5	23940 Potter Rd, Salinas, CA 93908	12.3	Cut flowers (2016)	Yes	30 (30)	269,941	7,058	N/A	N/A
6	20180 Spence Rd, Salinas, CA 93908	11.0	Cut flowers (unknown)	Yes	25 (25)	268,560	16,786	N/A	N/A
7	25950 Encinal Rd, Salinas, CA 93908	9.9	Cut flowers (unknown)	Yes	10 (20)	459,510	4,635	N/A	N/A
8	26000 Encinal Rd, Salinas, CA 93908	10.6	Cut flowers (unknown)	Yes	10 (20)	Shared with Site 8	Shared with Site 8	N/A	N/A
9	50 Zabala Rd, Salinas, CA 93908	40.3	Cut flowers (unknown)	Yes	15 (18)	140,000	2,400	N/A	N/A
10	22790 Fuji Ln, Salinas, CA 93908	15.0	Cut flowers (still in use)	Yes	40 (40)	236,000	1,350	N/A	2,400
11	26900 Encinal Rd, Salinas, CA 93908	10.0	Cut flowers (1990)	Yes	15 (20)	220,000	5,000	5,000	6,000
12	18 Hartnell Rd, Salinas, CA 93908	11.6	Unknown (unknown)	Yes	10 (15)	82,900	2,264	N/A	N/A
13	2272 Alisal Rd, Salinas, CA 93908	9.6	Unknown (unknown)	Yes	24 (17)	190,600	3,800	N/A	N/A
14	25600 Encinal Rd, Salinas, CA 93908	13.7	Trucking yard (2015)	Yes	8 (15)	57,000	2,529	N/A	N/A
15	20420 Spence Rd, Salinas, CA 93908	20.0	Cut flowers and vegetables (still in use)	Yes	30 (50)	288,633	6,125	N/A	700

Site Number	Address	Parcel Size (acres)	Past Use (When Use Ended)	Currently Used for Cannabis?	Current Average Number of Regular Employees (Seasonal Employees)	Cultivation Building Area (sf)	Processing Building Area (sf)	Distribution Building Area (sf)	Manufacturing Building Area (sf)
16	20510 Spence Rd, Salinas, CA 93908	10.2	Cut flowers (unknown)	No	15 (20)	154,588	N/A	N/A	N/A
17	23820 Potter Rd, Salinas, CA 93908	10.0	Cut flowers and trucking yard (unknown)	Yes	15 (20)	170,484	10,164	N/A	N/A
18	2338 Alisal Rd, Salinas, CA 93908	9.3	Cut flowers (still in use)	Yes	40 (60)	204,704	3,200	N/A	N/A
19	26500 Encinal Rd, Salinas, CA 93908	19.4	Flower nursery (2017)	Yes	65 (80)	550,000	1,320	10,320	900
20	20800 Spence Rd, Salinas, CA 93908	10.0	Recycling plant (2016)	No	10 (20)	3,457	N/A	N/A	33,522
21	25700 Encinal, Salinas, CA 93906	12.5	Cut flowers (2017)	No	12 (20)	171,503	3,200	2,544	N/A
22	20954 Spence Rd, Salinas, CA 93908	1.7	Unknown (2016)	No	6 (8)	N/A	N/A	N/A	3,000
23	2262 Alisal Rd, Salinas, CA 93908	9.7	Agriculture (2015)	N/A	50 (55)	171,605	3,814	1,179	N/A
24	20400 Spence Rd, Salinas, CA 93908	21.4	Agriculture and floral production (2015)	N/A	20 (24)	237,750	5,000	2,400	N/A
25	26800 Encinal Rd, Salinas, CA 93908	10.0	Orchids, flowers, vegetable plants (2016)	Yes	40 (60)	263,680	8000	3000	10,414
26	2242 Alisal Rd , Salinas, CA 93908	22.0	Berry and vegetable production (2017)	Yes	N/A	239,400	10,000	1,850	2,500
27	20220 Spence Rd, Salinas, CA 93908	10.0	Beneficial insect production (still in use)	No	20 (20)	214,273	12,000	3,590	6,000

Site Number	Address	Parcel Size (acres)	Past Use (When Use Ended)	Currently Used for Cannabis?	Current Average Number of Regular Employees (Seasonal Employees)	Cultivation Building Area (sf)	Processing Building Area (sf)	Distribution Building Area (sf)	Manufacturing Building Area (sf)
28	26889 Encinal Rd, Salinas, CA 93908	47.2	Schubert Nursery Topiary (2017)	Yes	150 (150) [maximums]	464,360	20,682	5,000	5,000
29	20260 Spence Rd, Salinas, CA 93908	10.0	Cut flower and agriculture (2015)	Yes	12 (24)	247,000	8,922	2,515	7,000
30	20240 Spence Rd, Salinas, CA 93908	11.5	Agriculture and cut flowers (2015)	Yes	15 (22)	177,965	7,200	3,123	0
31	2340 Alisal Rd, Salinas, CA 93908	9.3	Herbs, flowers, and vegetable cultivation (2018)	Yes	14 (24)	206,700	3,276	2,100	0
32	27020 Encinal Rd, Salinas, CA 93908	48.9	Cut flowers, herbs, ornamentals, and vegetable seedlings (still in use)	N/A	N/A	228,216	8,000	2,000	800
33	370 Espinosa Rd, Salinas, CA 93907	30.0	Flower products and vegetables (still in use)	2015	50 (80)	308,159		12,254	
34	360 Espinosa Rd, Salinas, CA 93907	30.3	Herbs, floral products, and vegetables (2018)	Yes	50 (90)	611,113	7,829	1,200	2,533
35	27040 Encinal Rd, Salinas, CA 93908	42.6	Cut flowers, herbs, ornamentals, and vegetable seedlings (still in use)	N/A	N/A	326,000	8,000	2,500	2,500
36	23640 Potter Rd, Salinas, CA 93908	10.0	Floral and spice production (unknown)	2015	11 (15)	272,603	1,025	896	N/A

Site Number	Address	Parcel Size (acres)	Past Use (When Use Ended)	Currently Used for Cannabis?	Current Average Number of Regular Employees (Seasonal Employees)	Cultivation Building Area (sf)	Processing Building Area (sf)	Distribution Building Area (sf)	Manufacturing Building Area (sf)
37	22730 Fuji Ln, Salinas, CA 93908	10.0	Floral and spice production (unknown)	2005	18 (25)	135,300	1,050	814	0
38	398 Natividad Rd, #A, Salinas, CA 93906	40.0	Row crop, row crop cultivation, and flower cultivation (2017, partially)	Yes (partially)	15 (20)	176,004	3,000	2,000	0
39	20200 Spence Rd, Salinas, CA 93908	10.0	Cultivation flower (2017, partially)	Yes (partially)	15 (20)	268900	5,600	2,200	0
40	22900 Fuji Lane, Salinas, CA 93908	24.0	Beneficial insect production (still in use)	No	30 (45)	N/A	196,000	4,480	6,000
41	23700 Potter Rd, Salinas, CA 93908	8.4	Non-cannabis agriculture (unknown)	Yes	N/A	99288	6,685	400	
42	1230 River Road, Salinas, CA 93908	0.8	Residential (still in use)	No	N/A	190	0	0	0
43	26100 Old Stage Road	10.0	Agricultural (2016)	Yes	N/A	500	576	0	0
44	564 River Road, Salinas, CA 93908	5.0	Residential (still in use)	Yes	N/A	7,520	1,984	923	0
45	2378 Alisal Rd, Salinas, CA 93908	11.6	Cut flowers (still in use)	No	16 (24)	330,000	N/A	N/A	N/A
Total					**987 (1,276)**	**9,106,981**	**458,395**	**57,534**	**86,769**

Notes: N/A = not available/unknown

Table 3 Existing Utilities Usage

Site Number	Address	Current Water Use (GPD)	Current Wastewater Provider	Current Energy Use (kWh/year)	Current Energy Source
1	22785 Fuji Ln	17,000	Septic	1,200	Utility
2	22750 Fuji Ln	45,000	Septic	72,000	Utility
3	22835 Fuji Ln	N/A	N/A	N/A	N/A
4	23760 Potter Rd	17,000	Septic	6,000	Utility
5	23940 Potter Rd	50,000	Septic	N/A	Utility
6	20180 Spence Rd	50,000	Septic	1,500,000	Utility
7	25950 Encinal Rd	1,000,000	Septic	N/A	Utility
8	26000 Encinal Rd	*data combined with 25950 Encinal Rd (above)			
9	50 Zabala Rd	3,732	SP Sanitation	1,169,916.25	Utility
10	22790 Fuji Ln	17,000	Septic	N/A	Utility and generator
11	26900 Encinal Rd	3,000	Septic	19,200,000	Utility
12	18 Hartnell Rd	N/A	N/A	N/A	N/A
13	2272 Alisal Rd	N/A	N/A	N/A	N/A
14	25600 Encinal Rd	7,976	Septic	300,000	Utility
15	20420 Spence Rd	20,000	Septic	1,621,250	Utility
16	20510 Spence Rd	4,000	Septic	27,000	Utility
17	23820 Potter Rd	N/A	N/A	N/A	N/A
18	2338 Alisal Rd	N/A	Septic	N/A	Utility
19	26500 Encinal Rd	26,796,000	Septic	1,200	Utility
20	20800 Spence Rd	N/A	Septic	N/A	Utility
21	25700 Encinal Rd	N/A	Septic	N/A	Utility
22	20954 Spence Rd	N/A	N/A	N/A	N/A
23	2262 Alisal Rd	20,000	Septic	1,080,000	Utility
24	20400 Spence Rd	20,000	Septic	1,100,000	Utility and generator
25	26800 Encinal Rd	12,513	Septic	960,000	Utility and generator
26	2242 Alisal Rd	N/A	Septic	0	Utility
27	20220 Spence Rd	N/A	Septic	1	Utility
28	26889 Encinal Rd	45 to 50	Septic	3,805,601.02	Utility and generator (back up only)
29	20260 Spence Rd	3,000	On-Site Reverse Osmosis System	750,000	Utility
30	20240 Spence Rd	1,174	Septic	267,398	Utility
31	2340 Alisal Rd	7,500	Septic	1,000,000	Utility and generator

Site Number	Address	Current Water Use (GPD)	Current Wastewater Provider	Current Energy Use (kWh/year)	Current Energy Source
32	27020 Encinal Rd	66,728	Septic	68,588	Utility
33	370 Espinosa Rd	65,616	Septic	516,718	Utility
34	360 Espinosa Rd	28,163	Septic	1,418,184	Utility
35	27040 Encinal Rd	72,312	Septic	78,1448	Utility
36	23640 Potter Rd	45,000	Septic	623,597	Utility
37	22730 Fuji Ln	3,342	Septic	949,500	Utility
38	398 Natividad Rd, #A	643	Septic	0	Utility
39	20200 Spence Rd	45,000	Septic	92,000	Utility
40	22900 Fuji Ln	N/A	Septic	1	Utility
41	23700 Potter Rd	700	Septic	265,376	Utility
42	1230 River Rd	0.5	Septic	1,000	Utility and solar
43	26100 Old Stage Rd	300	Septic	8,220	Utility
44	564 River Rd	N/A	N/A	N/A	N/A
45	2378 Alisal Rd	N/A	N/A	N/A	N/A

Notes: N/A = not available/unknown

Table 4 Proposed Utilities Improvements

Site Number	Address	New Wells	Water Storage Tanks	Irrigation	Waste-water	Bathrooms	Washing Facilities	Electric Utility	Roads	Parking	Fencing	Other
1	22785 Fuji Ln	Yes	Yes	No	No	No	No	Yes, 4,000 amps	No	No	No	No
2	22750 Fuji Ln	No	Yes, 30,000 gallons	Yes, new system	No	No	No	Yes	Yes, fire access road	New paved parking, 25 spaces, no EV	Partial	Increase natural gas service
3	22835 Fuji Ln	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4	23760 Potter Rd	No	Yes	Yes, new drip	No	Yes, 6-8	Yes, 6-8	Yes, 4,000 amps	Yes, fire access	Yes, 120 spaces	Yes, perimeter	Rebuild greenhouses
5	23940 Potter Rd	N/A	Yes, 50,000 gallons	N/A	N/A	No, 3 existing	No, 3 existing	N/A	No	No	No	No
6	20180 Spence Rd	No	unknown	No	No	No	No	Power upgrade	No	No	No	Rehabilitate 68,000-sf greenhouses

Site Number	Address	New Wells	Water Storage Tanks	Irrigation	Waste-water	Bathrooms	Washing Facilities	Electric Utility	Roads	Parking	Fencing	Other
7	25950 Encinal Rd	No	Yes, 50,000 gallons	Yes, new drip	No	Yes, 1	Yes, 1	Yes, 400 amp	No	No	No	Greenhouse rehabilitation
8	26000 Encinal Rd	*data combined with 25950 Encinal Rd (above)										
9	50 Zabala Rd	No	Yes, 70,000 gallons	As needed	No	Yes	Yes	Yes, 8,000 amp 480v upgrade	Yes, fire access	No, 58 spaces, no EV	Yes, extend fence for fire lane and site access	Encroachment permit; lighting
10	22790 Fuji Ln	No	No	Yes, new holding tanks	No	2	Yes, 2	No	No	25 new spaces	Yes, for 14 acres	No
11	26900 Encinal Rd	No	Yes, 40,000 gallons	No	No	Yes, 2	Yes, 2	Yes, 400 amp	Yes, fire access	Yes, 15 spaces	No	3 greenhouses and 10,000-square foot building
12	18 Hartnell Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13	2272 Alisal Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
14	25600 Encinal Rd	No	Yes, 48,800 gallons	No	No	No	No	Yes, 3,000 amp	New paving	No	No	No
15	20420 Spence Rd	Yes, 1 new	Yes, two 65,000 gallon tanks	Yes	N/A	Yes, 1	N/A	Yes, power upgrade	N/A	No	No	Fire sprinkler upgrade
16	20510 Spence Rd	No	Yes, 100,000 gallons	Yes, replace pump	No	Yes, 2	No	Yes, minor upgrades	No	10 spaces	3,000,000 linear feet	No
17	23820 Potter Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
18	2338 Alisal Rd	No	Yes, 40,000 gallons	Yes, new drip	No	Yes, 8 stalls	No	Yes, 4,000 amps	Yes, second entrance	68 spaces	Yes, new fence and gate	No
19	26500 Encinal Rd	No	Yes, 120,000 gallons	Yes, new lines	No	No	No	No	No	No	Yes, back fence	Fire sprinkler upgrade
20	20800 Spence Rd	No	No	No	No	No	No	No	No	No	No	No
21	25700 Encinal Rd	No	No	No	No	Yes, 3	Yes, 3	N/A	N/A	Yes, 26 new spaces	No	Rehabilitate 5,000-square feet

Site Number	Address	New Wells	Water Storage Tanks	Irrigation	Waste-water	Bathrooms	Washing Facilities	Electric Utility	Roads	Parking	Fencing	Other
22	20954 Spence Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
23	2262 Alisal Rd	No	No	No	No	Yes	No	Yes, two 4,000-amp transformers, new electrical panels	Yes, fire access	No, 50 spaces, no EV	No	Retrofit Greenhouse 1, remodel DISTRO building, modify dry room
24	20400 Spence Rd	No	No		No	Yes	Yes, new showers	Yes, two 4,000-amp transformers, new electrical panels	Yes, fire access	55 spaces, no EV, new dirt parking area	No	Remove old residence
25	26800 Encinal Rd	No	Yes, 45,000 gallons	Yes, new drip	Yes	Yes	No	Yes, upgrade	No	No, 54 spaces, no EV	Yes, new security fencing	Rebuild two greenhouses and a warehouse to prior existing square footage
26	2242 Alisal Rd	No	Yes, 80,000 gallons	No	Yes	Yes	No	Yes, upgrade	Yes, add base rock	Yes, 72 spaces improved with base rock	No	Expand processor building by 10,000 sf
27	20220 Spence Rd	No	Yes, 50,000 gallons	Yes, new drip	No	No	No	Yes	Yes, improve access roads	Yes, 35 spaces	Yes, front and back	No
28	26889 Encinal Rd	No	Yes, 65,000 gallons	No	Yes (new septic to bathrooms)	Yes	Yes	Yes, two 4,000 amp panels	Yes, fire access	Yes, 193 spaces, 3 electric	Yes, replace/ repair fencing	New and upgraded gas line
29	20260 Spence Rd	No	Yes, 4	No	No	No	No	Yes	Yes, fire access	No, 60 spaces, no EV	No	New dry room facility
30	20240 Spence Rd	No	Yes, 75,000 gallons	Yes, new drip	No	Yes	Yes	Yes, 6,000 amp	Yes, fire access	Yes, improve ADA space; 24 spaces; no EV.	New security fence added 2017	Replace 2 greenhouses destroyed by storm
31	2340 Alisal Rd	No	Yes, 75,000 gallons	Yes, new drip	Yes	Yes	Yes	Yes, 8,000 amps	Yes, fire access	Yes, improve ADA spaces, 53 spaces, no EV	Perimeter security fence installed	New greenhouses and service buildings

Site Number	Address	New Wells	Water Storage Tanks	Irrigation	Waste-water	Bathrooms	Washing Facilities	Electric Utility	Roads	Parking	Fencing	Other
32	27020 Encinal Rd	No	Yes, 60,000 gallons	No	No	No	No	Yes, 4,000 amps	Yes, fire access	Yes, improve ADA space, 43 spaces, no EV	Yes, security fencing	No
33	370 Espinosa Rd	No	Yes, 120,000 gallons	No	No	No	No	Yes, increase to 12,000 amps	No	Yes, partial resurfacing, 168 spaces, no EV	Yes, security fencing	No
34	360 Espinosa Rd	No	Yes, 120,000 gallons	No	No	No	No, using existing	Yes, increase to 16,000 amps	No	Yes, partial resurfacing, 68 spaces, no EV	Yes, security fencing	No
35	27040 Encinal Rd	No	Yes, 60,000 gallons	No	No	No	No	Yes, 12,000 amps	Yes, all weather fire access road	Yes, improve ADA space, 33 spaces, no EV	Yes, security fencing	No
36	23640 Potter Rd	No	No	No	Yes	No	No	Yes	Yes, all weather fire access road; culvert & driveway improvements within road ROW	No, 19 spaces, no EV	No	No
37	22730 Fuji Ln	No	Yes, 41,000 gallons	Yes, upgrade low-flow system	No	No	No	Yes, upgrade to 1,600 amps, 277/480 volts, transformer	Yes, fire access	No, 55 spaces, no EV	No	Stormwater retention pond, fire prevention system improvements
38	398 Natividad Rd, #A	No	Yes, 40,000 gallons	No	Yes	No	Yes	Yes	Yes, fire access	No, 43 spaces, no EV	No	No
39	20200 Spence Rd	No	Yes, 30,000 gallons	Yes, new system	No	No	Yes	Yes, two 4,000 amp	Yes, fire access	No, 35 spaces, no EV	No	New gas line and fire sprinklers for metal buildings
40	22900 Fuji Ln	No	Yes, 1 tank	Yes, drip irrigation	No	No	No	Yes	Yes, upgrade access roads with compacted	Yes, 30 spaces	Yes, front and back	N/A

Site Number	Address	New Wells	Water Storage Tanks	Irrigation	Waste-water	Bathrooms	Washing Facilities	Electric Utility	Roads	Parking	Fencing	Other
									base rock and dust control			
41	23700 Potter Rd	No	Yes, five new 10,500-gallon tanks	No	No	Yes	No	No	Yes, access road	Yes, 18 spaces	No	Add photovoltaic array to supply 50% of the power needed for the nursery and processing in the packing house
42	1230 River Rd	No	Yes, 500 gallons	No	No	No	No	No	No	No, 2 spaces, no EV	Yes, front of building	N/A
43	26100 Old Stage Rd	No	Yes, 10,000 gallons	Yes, drip irrigation	No	No	No	Yes, upgrade power	Yes, fire access	Yes, improve ADA space, 12 spaces, no EV	Yes, around building	Pave property entrance
44	564 River Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
45	2378 Alisal Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Notes: N/A = not available/unknown

Generators located at various sites provide backup power production during the winter months when additional light and heat are needed for plant cultivation. Monterey County Code Section 21.67.050.B.9 states that "On-site renewable energy generation shall be required for all indoor (cultivation activities using artificial lighting only including Type 1A, 1C, 2A, 3A and 4 state license types) cannabis cultivation activities. Renewable energy systems shall be designed to have a generation potential equal to or greater than one half of the anticipated energy demand."[2] Energy upgrades, including renewable energy systems, new power lines and generators, are proposed throughout the project sites.

Water. Water supply for irrigation, processing, and domestic use would be provided by on-site or shared wells. A few project sites are connected to existing public water systems, including the El Camino Water Company INC, Spence Road Water System #05, Encinal Rd Water System #1, and Green Valley Floral. Other sites not connecting to an existing water system may require the establishment of a new small water system or public water system with Monterey County, as discussed in Section 19, *Utilities and Service Systems*. Several of the sites have water sources (within the Salinas Valley Groundwater Basin) that exceed the maximum contaminant level for nitrate and 1,2,3 trichloropropane (TCP) and would require on-site treatment prior to use for cannabis cultivation. The treatment systems would generate waste, which would require offsite disposal or approval/wastewater discharge permit for onsite disposal from the Central Coast RWQCB; this is also addressed in Section 19, *Utilities and Service Systems*.

During operation of the proposed project, water supply would be pumped from existing wells and would be conveyed to the cultivation greenhouses via drip-irrigation systems. As discussed in Section 10, *Hydrology and Water Quality*, groundwater quality in the area is typically affected by high nitrate concentrations, which are common to agricultural areas. This water is required to be treated to primary drinking water standards for domestic use. Well restoration, maintenance, and installation may be included for various sites, where applicants have explored available connections through an existing permitted water system within three miles of the project site and no such system is available. Potential impacts associated with water infrastructure replacement are discussed in Section 10, *Hydrology and Water Quality* and Section 19, *Utilities and Service Systems.*

Solid Waste. Any municipal solid waste generated at the project sites would be contained in dumpsters and serviced by the Salinas Valley Solid Waste Authority (SVSWA) and Monterey Regional Waste Management District (MRWMD). Plant trimming waste would be minimized by composting requirements pursuant to CDFA regulations 8108 and 8308 requiring a cannabis waste management plan, which may include composting cannabis waste in compliance with title 14 of California Code of Regulations, division 7, chapter 3.1. On-site composting is possible but not

[2] Type 1A means indoor cultivation using exclusively artificial lighting of between 501 and 5,000 square feet of total canopy size on one premises. Type 1C means cultivation using a combination of natural and supplemental artificial lighting at a maximum threshold to be determined by the licensing authority, of 2,500 square feet or less of total canopy size for mixed-light cultivation, or 500 square feet or less of total canopy size for indoor cultivation, on one premises. Type 2A means indoor cultivation exclusively using artificial lighting and having a total canopy size between 5,001 and 10,000 square feet on one premises. Type 3A means indoor cultivation using exclusively artificial lighting and having a total canopy area between 10,001 and 22,000 square feet on one premises. Type 4 means cultivation of cannabis solely as a nursery. In no cases are renewable energy systems required on greenhouses using only natural light.

required for the project sites; most green waste would be hauled and disposed of offsite, for composting at the landfill. The County does not allow for burning of cannabis waste on the project sites.

Wastewater. Wastewater is constituted of both domestic sewage produced at bathroom facilities as well as process wastewater produced through project operation and maintenance activities, including but not limited to wash water. All domestic sewage would be contained in on-site septic systems. Septic systems would be pumped on an as-needed basis, depending on the number of employees at each site. Domestic sewage would be pumped out of the septic systems and hauled to an approved wastewater treatment facility by a registered liquid waste hauler. Process wastewater would be disposed of in compliance with the Cannabis General Order, as discussed below in Section 10, *Hydrology and Water Quality* and Section 19, *Utilities and Service Systems.*

Site Access. Regional access to the 38 project sites located south of the City of Salinas and east of US 101 would be provided by intersections of US 101 and Hartnell Road, Spence Road, and Potter Road. Two project sites are located to the west of US 101 along River Road. The three sites to the north of Salinas are accessed from US 101 and Espinosa Road/Russell Road. Local access to the southern sites is from Alisal Road and Encinal Road. Two sites northwest of Salinas are accessed from Espinosa Road and the one site to the northeast of Salinas is accessed from Natividad Road.

Roadway, fencing, and parking improvements may be constructed at some sites. Parking improvements would include formalization of existing parking areas and potentially creation of additional parking; however, parking areas are not anticipated to be paved.

Environmental Setting. The 45 project sites contain existing greenhouses, farmland, parking, single-family farm housing, and supporting infrastructure such as storage warehouses, water tanks, generators, and trailers that were previously used for agricultural uses. The distribution of on-site uses varies throughout all the project sites. Thirty-one of the sites are currently operational with licensed commercial cannabis cultivation, manufacturing, and distribution. The remaining ~~eight~~ 14 facilities are not currently operational with licensed commercial cannabis, although they are in the process of obtaining licenses. Currently, these remaining ~~eight~~ 14 facilities are operational for floral, spice, herb, and vegetable production or are not in use.

These sites are located throughout the Salinas Valley both north and south of the City of Salinas and are generally flat and surrounded by roadways and adjacent farmland. Quail Creek and Alisal Creek are located southeast of the City of Salinas and run east-west through a portion of the project area. One project site is located northeast of the City of Salinas and is approximately 0.3 mile east of Natividad Creek, flowing north-south, and at the foot of Vierra Canyon to the east. The Salinas River is located west of US 101 and runs north-south approximately 0.5 miles to the west of the project area.

Regional access to the 40 project sites located south of the City of Salinas would be provided by intersections of US 101 and Hartnell Road, Spence Road, and Potter Road. The three sites to the north of Salinas are accessed from US 101 and Espinosa Road/Russell Road. Local access to the southern sites is from Alisal Road and Encinal Road. Two sites northwest of Salinas are accessed from Espinosa Road and the one site to the northeast of Salinas is accessed from Natividad Road. Two sites are located west of US 101, one west of Spence and one farther south, west of Penvir.

Both sites would be accessed by River Road. One site is located east of Penvir, along Old Stage Road.

Project sites would be accessed via private roadways and driveways off the local access arterial roadways. Access gates provide entry to some of the project sites.

General Plan Land Use Designation. The project sites are designated Farmland (F). Farmlands are typically 40-160 acres minimum and allow a range of uses to conserve and enhance the use of the important farmlands in the County of Monterey while also providing opportunity to establish necessary support and ancillary facilities for those agricultural uses. The extent of use of land for this designation shall be limited to building coverage of 5 percent of the subject property, except for commercial greenhouse operations, which are permitted coverage of 50 percent. Land adjacent to the sites are also designated Farmland (Source IX.2).

Zoning. All but two of the project sites are zoned Farmland, which allows soil dependent agricultural uses, including crop and tree farming, dry land farming, livestock farming, greenhouses and vineyards. The two remaining sites, at 20800 and 20954 Spence Road, are zoned Heavy Industrial (HI). Chapter 21.67 of the Monterey County Municipal Code specifically allows for specified uses depending on the zoning districts. Uses include cultivation, manufacturing, processing, storing, laboratory testing, packaging, labeling, transporting, distributing, delivery, and sale of medical and adult-use marijuana. Zonings that allow specified cannabis uses include Light Industrial, Heavy Industrial, Agricultural Industrial, and Farmland with approval of a Cannabis Use Permit (CUP) and Commercial Cannabis Business Permit (CCBP) by the County.

Commercial cannabis cultivation is only allowed within greenhouses, warehouse, and industrial buildings established prior to January 1, 2016 and located only in the Farmland or Industrial zoning districts. Manufacturing is only permitted in Heavy Commercial, Light Industrial, Heavy Industrial, Agricultural Industrial, and in Farmland zoning districts. Outdoor cultivation is not contemplated in this document.

The 45 project sites are all located adjacent to farmland in unincorporated Monterey County to the north, south, east, and west. City of Salinas is located approximately one mile north of 42 of the project sites and one mile south of the three northernmost sites. The City of Gonzales is located approximately 2.5 miles south of the two southernmost the project sites.

Analysis Baseline. CEQA Guidelines Section 15125(a) defines the environmental setting of a project as being: "the physical environmental conditions in the vicinity of the project, as they exist at the time the notice of preparation is published, or if no notice of preparation is published, at the time environmental analysis is commenced, from both a local and regional perspective."

The Guidelines state that the "environmental setting will *normally* constitute the baseline physical conditions by which a lead agency determines whether an impact is significant" (emphasis added). In certain instances, the lead agency has the discretion to use a baseline other than existing conditions at the time environmental analysis is commenced, as long as this decision is supported by substantial evidence.

For this Initial Study, the baseline for most issues is the existing condition, as described under *Setting* above. This includes existing greenhouses that were previously used for various agricultural production, including herbs, crops, and cut flowers. Thirty-one (31) of the greenhouse project sites are currently cultivating cannabis. Three sites have been cultivating cannabis since 2005. Seven of the project sites have been cultivating cannabis since 2015 when the Medical Cannabis Regulation and Safety Act (MCRSA) was passed in California. One site has been cultivating cannabis since 2017 when MAUCRSA was passed. The remaining 20 sites are assumed to have been cultivating cannabis since approximately 2017. Fourteen sites (14) have not been previously cultivating cannabis.

For five issue areas – air quality, energy, greenhouse gas emissions, transportation, and water supply – the baseline for analysis accounts for the prior use of the greenhouses for various agricultural production, excluding cannabis; primarily cut flowers. Given the historic use of the greenhouse project sites for agricultural production, and the intent of the applicants to continue to cultivate commercial cannabis within greenhouses that are currently cultivating cannabis, and to convert greenhouses that were previously utilized for agricultural production to commercial cannabis cultivation, it has been determined that the most consistent baseline for evaluating energy demand, greenhouse gas emissions, vehicle trips, and water demand associated with all greenhouse project sites is the prior agricultural use.

B. Other Public Agencies Whose Approval May be Required:

California Department of Food and Agriculture (CalCannabis)

- State Cannabis License

Department of Public Health (Manufactured Cannabis Safety Branch (MCSB)

- On-site Wastewater Treatment System Permit

County of Monterey

- Commercial Cannabis Business Permit
- Cannabis Use Permit
- Coastal Development Permit

Bureau of Cannabis Control (Distribution)

- Cannabis Distribution Permit

California State Water Resources Control Board (SWRCB)

- NPDES Construction General Permit
- Cannabis General Order

California Department of Fish & Wildlife (DFW)

- Lake and Streambed Alteration
- Incidental Take Statement or Incidental Take Permit

Monterey Bay Air Resources District (MBARD)

- Authority to Construct, if required
- Permit to Operate, if required

III. PROJECT CONSISTENCY WITH OTHER APPLICABLE LOCAL AND STATE PLANS AND MANDATED LAWS

Use the list below to indicate plans applicable to the project and verify their consistency or non-consistency with project implementation. [to insert a checked box, type 'Alt B'; to insert a blank box, type 'Alt-A']

General Plan/Area Plan ☒ **Air Quality Mgmt. Plan** ☒

Specific Plan ☐ **Airport Land Use Plans** ☐

Water Quality Control Plan ☒ **Local Coastal Program-LUP** ☐

General Plan. The proposed project was reviewed for consistency with the 2010 Monterey County General Plan. The proposed commercial cannabis uses are consistent with the Farmland land use designation. The project is consistent with other applicable General Plan policies, as further discussed in Section 10, *Land Use and Planning* (Source: IX.3). **CONSISTENT**

Water Quality Control Plan. Monterey County is included in the Central Coast Regional Water Quality Control Board – Region 3 (CCRWQCB). The CCRWQCB regulates the sources of water quality related problems that could result in actual or potential impairment or degradation of beneficial uses or degradation of water quality. The 45 project sites would convert existing greenhouses and industrial structures from previous agricultural uses to commercial cannabis cultivation. No new development is proposed that would increase the amount of impervious surfaces on the sites; therefore, existing drainage patterns would not be substantially altered. In addition, the commercial cannabis uses that would replace the existing agricultural uses under the proposed project would have a lower water demand than present uses, effectively decreasing the total amount of water usage on the project sites; accordingly, potential impacts associated with water usage and application would also decrease, including as related to erosion, siltation, and surface runoff on and off site.

Because the project sites have an agricultural classification, activities at each site would not require coverage under NPDES Construction General Permit (Source: IX.4), which must describe sediment and erosion control measures, runoff water quality monitoring, maintenance responsibilities, and other requirements. The project would not increase impervious surfaces.

Consistent with the SWRCB Cannabis Cultivation Policy, project-specific Best Management Practices (BMPs) shall be reviewed and approved by the County as part of the licensing process. BMPs for Cannabis Cultivation are discussed further in Section 10, *Hydrology and Water Quality*. Pursuant to compliance with these existing requirements, the proposed project would not result in water quality impacts or be inconsistent with the objectives of this plan (Source: IX.4). **CONSISTENT**

Air Quality Management Plan. Inconsistency with the Air Quality Management Plan (AQMP) is an indication of a project's cumulative adverse impact on regional air quality (ozone levels). It is not an indication of project-specific impacts, which are evaluated according to the Air District's

adopted thresholds of significance. Inconsistency with the AQMP is considered a significant cumulative air quality impact. The Monterey Bay Air Resources District (MBARD) prepared the AQMP for the Monterey Bay Region. The AQMP addresses the attainment and maintenance of State and federal ambient air quality standards within the North Central Coast Air Basin. As shown in Section 3, *Air Quality*, the project's criteria pollutant emissions would not exceed MBARD thresholds for criteria pollutants, including ozone precursors (ROG and NO_X) and large particulate matter (PM_{10}), for which the NCCAB is in nonattainment. Given the aforementioned, the project would not contribute to or result in exceedance of the AMBAG growth forecasts on which the AQMP is based and the project would be consistent with the 2017 AQMP. Therefore, the proposed project would not conflict with or obstruct implementation of the AQMP (Source: IX.5). **CONSISTENT**

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

The environmental factors checked below would be potentially affected by this project, as discussed within the checklist on the following pages. [Type 'Alt B' to insert a checked box]

■ Aesthetics	■ Agriculture and Forestry Resources	■ Air Quality
■ Biological Resources	■ Cultural Resources	■ Energy
■ Geology/Soils	■ Greenhouse Gas Emissions	■ Hazards & Hazardous Materials
■ Hydrology/Water Quality	■ Land Use/Planning	■ Mineral Resources
■ Noise	□ Population/Housing	□ Public Services
□ Recreation	■ Transportation	■ Tribal Cultural Resources
■ Utilities/Service Systems	□ Wildfire	■ Mandatory Findings of Significance

Some proposed applications that are not exempt from CEQA review may have little or no potential for adverse environmental impact related to most of the topics in the Environmental Checklist; and/or potential impacts may involve only a few limited subject areas. These types of projects are generally minor in scope, located in a non-sensitive environment, and are easily identifiable and without public controversy. For the environmental issue areas where there is no potential for significant environmental impact (and not checked above), the following finding can be made using the project description, environmental setting, or other information as supporting evidence.

☐ Check here if this finding is not applicable

FINDING: For the above referenced topics that are not checked off, there is no potential for significant environmental impact to occur from either construction, operation or maintenance of the proposed project and no further discussion in the Environmental Checklist is necessary. [Provide evidence for each topic/factor]

EVIDENCE:

14. Population/Housing. The 45 project sites would allow for cannabis production within existing agricultural greenhouses. The cultivation, manufacturing, production, and distribution of cannabis would potentially increase the number of on-site employees but would not result in direct population growth. As the proposed cannabis operations were previously used for other agricultural activities, the employment provided by the project would be mostly transferred employment opportunities from prior or existing uses, and the increase or decrease in overall employment in the County would be minor. The vast majority of current employees live in Salinas or the surrounding area, which can be reasonably assumed to continue to be true for the proposed project. Jobs generated by the proposed cannabis operations are likely to be filled by existing residents of the County or nearby cities. The project sites would maintain farmland uses under the existing zoning designation and would not directly induce unplanned population.

    The project sites are currently developed with existing greenhouses, some industrial buildings, and single-family residences accessory to the agricultural use. The retrofitting or replacement of the existing greenhouse structures and commercial cannabis operations would not displace people or housing, necessitating the construction of replacement housing elsewhere.

    Implementation of the project would not construct or displace any housing, as the project sites are not currently developed with housing. The workers who would service the site would likely come from the existing population and would not reflect or attribute to any type of population growth. There would be *no impact*.

15. Public Services. The project sites are currently served by Monterey County Regional Fire District. Cannabis businesses are required to pay a tax per square foot that goes directly to funding the fire district, per a measure passed in June 2018. The closest fire station to the project sites to the south of the City of Salinas is the Chualar Station (#2) located at 24281 Washington Street, approximately three to six miles from the sites located south of Salinas. Project sites located to the north of the City of Salinas would be served by Toro Station (#1) located at 19900 Portola Drive, approximately four miles southwest of the northern sites. (Source: IX.52) The North County Fire District Station 2 could also serve the sites north of City of Salinas. The Station is located at 17639 Pesante Road, Prunedale, approximately four miles north of City of Salinas.

    The project would not facilitate the construction of new habitable structures. As discussed in Section 3, *Air Quality*, the project is estimated to have approximately 14,521 employees. As the proposed cannabis operations were previously used for other agricultural activities, the employment provided by the project would be mostly transferred employment opportunities from prior or existing uses, and the increase or decrease in overall employment in the County would be minor. Therefore, the project's employment would be from within the community and is

not be anticipated to pull population from outside of the area that would represent a substantial population increase that would require additional facilities. The project would not result in the provision of or need for new or physically altered fire protection facilities.

The Monterey County Sheriff's Office provides police services to the unincorporated portions of the County. These services include patrol, crime prevention, and crime investigation provided out of stations in Monterey, Salinas, and King City. The nearest station to the project sites is the Salinas station, located at 1414 Natividad Road in Salinas, approximately two to five miles from the sites located immediately north and south of Salinas. (Source: IX.53).

As discussed earlier, the increase or decrease in overall employment in the County would be minor because the project is converting existing agricultural facilities to cannabis operations, which is also an agricultural use. The project's employment would be from within the community and is not be anticipated to pull population from outside of the area, and the project would not facilitate the construction of habitable structures that would require additional facilities. The project would not result in significant additional demand for police protection services since the project does not include new residential or commercial development. The project would not result in the need for new or physically altered police protection facilities.

As described previously, the project would not facilitate the construction of new habitable structures. It is assumed that on-site employees would be from within the existing community; as such, the project would not indirectly increase population. Because the project would not generate a population increase, it would not result in the need for the construction of new schools, parks, or other public facilities. There would be *no impact*.

16. Recreation. The project would not generate population directly or indirectly. As such, the project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur. The project does not include a recreational facility, nor require the construction or expansion of existing recreational facilities. No significant change in the demand for use of recreation facilities is expected. There would be *no impact*

20. Wildfire. While nearly all of California is subject to some degree of wildfire hazard, there are specific features that make certain areas more hazardous. CAL FIRE is required by law to map areas of significant fire hazards based on fuels, terrain, weather and other relevant factors (Public Resources Code [PRC] 4201-4204, California Government Code 51175-89). The primary factors that increase an area's susceptibility to fire hazards include topography and slope, vegetation type and vegetation condition, and weather and atmospheric conditions. The project sites

are relatively flat with minimal wildland fire fuel. The project would not add trees to the sites and would not substantially alter the sites to exacerbate wildfire hazards.

In California, responsibility for wildfire prevention and suppression is shared by federal, state and local agencies. Federal agencies have legal responsibility to prevent and suppress wildfires in Federal Responsibility Areas (FRAs). CAL FIRE prevents and suppresses wildfires in State Responsibility Area (SRA) lands, which are non-federal lands in unincorporated areas with watershed value, are of statewide interest, defined by land ownership, population density, and land use. Wildfire prevention and suppression in Local Responsibility Areas (LRA) are typically provided by city fire departments, fire protection districts, counties, and by CAL FIRE under contract to local government. CAL FIRE maps fire hazards based on zones, referred to as Fire Hazard Severity Zones. Each of the zones influence how people construct buildings and protect property to reduce risk associated with wildland fires. Under state regulations, areas within Very High Fire Hazard Severity Zones (VHFHSZ) must comply with specific building and vegetation management requirements intended to reduce property damage and loss of life within these areas. The project sites are in a LRA and are non-VHFHSZ. The project sites are not in or near a state responsibility area and are not classified as having a high fire hazard (Source: IX.57).

The conversion of existing greenhouses for commercial cannabis use would not require new infrastructure associated with fire prevention. The nearest waterway to the project sites is the Salinas River. There would be no impact related to flooding or landslides resulting from post-fire geologic conditions. There would be *no impact*.

B. DETERMINATION

On the basis of 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 in the project have been made by or agreed to by the project proponent. 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 "potentially significant unless mitigated" 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.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially 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	Date
Craig Spencer	**Planning Services Manager**

V. EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).

2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) The explanation of each issue should identify:

   a) The significance criteria or threshold, if any, used to evaluate each question; and
   b) The mitigation measure identified, if any, to reduce the impact to less than significance.

VI. ENVIRONMENTAL CHECKLIST [To insert checked box, type 'Alt B']

1. AESTHETICS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista? (Source: IX.3for questions that have "no impact" insert number corresponding to list of references and no further discussion is required)	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) In non-urbanized area, 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 publicly accessible vantage points). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

Aesthetics 1(a) – Less than Significant. The County of Monterey does not identify any specific vistas within the County (Source IX.2). However, the Gabilan and Santa Lucia mountain ranges can be viewed to the east of the project sites, providing scenic views. Existing views of these ranges from public roadways are limited due to existing development, including greenhouses and accessory buildings. Conversion of the existing greenhouses would not increase the height of existing structures, nor would the project include new buildings that could block existing views. Therefore, the project would not interrupt views of the Gabilan and Santa Lucia mountain ranges from nearby public roads.

Furthermore, agricultural activities are exempt from the viewshed policies of the General Plan, except in specific situations that do not apply to the project (Source: IX.3).

Because the project would not interrupt scenic views, and because viewshed policies in the General Plan do not apply to agricultural activities as proposed, impacts on scenic vistas would be *less than significant*.

Aesthetics 1(b) – No Impact. US 101 is the only highway passing through the project area and it is not listed as either designated or eligible scenic highway (Source: IX.59). In addition, the project

would not impact trees, rock outcroppings, or historic buildings. Therefore, the project would have *no impact* on scenic resources within a state scenic highway.

Aesthetics 1(c) – Less than Significant. The project area is non-urbanized and the project sites are developed with existing greenhouses, accessory structures, and surrounding parking and driveways. The character of the area has changed in recent years, with the addition of screened chain link fencing, usually eight feet in height, on many properties. Views throughout the area consist of agricultural farmland on the valley floor and rolling hillsides to the east and west. The proposed project would allow for conversion of the existing greenhouses for cannabis cultivation, manufacturing, and production. ~~Should any sites require demolition of rebuilding in the future, additional CEQA review may be required when such activities are proposed.~~ The rebuilding of previously existing greenhouses would not be considered a substantial change in the visual character of the site, as this modification would essentially revert the site to a previous visual state. Additionally, the demolition of existing buildings and structures would similarly revert the site to a previous visual state of undeveloped land. The conversion of existing greenhouses would minimally alter the existing character of the area. Additionally, the proposed reuse of old and abandoned greenhouses would continue to revitalize the area, utilizing underused and blighted infrastructure. This is similar to other completed cannabis projects in the County, which have revitalized abandoned greenhouses similar to the proposed project. All on-site buildings would be reused. The proposed project sites would maintain the existing aesthetic of the greenhouse structures with retrofitting enhancements such as shades. These enhancements would incrementally alter the existing aesthetic character of public views of the site and its surroundings. Impacts on visual character and quality would be *less than significant*.

Aesthetics 1(d) – Less than Significant. Existing lighting on and near the project sites includes exterior lighting on buildings, street lighting, and security lighting; and interior greenhouse lighting on some sites. The proposed project would introduce some new sources of light and glare, particularly during winter months. The primary sources of nighttime light would include supplemental lighting for plant growth (interior light), parking lot lights, security lighting, and headlights of motor vehicles traveling to and from the project sites (exterior light). The growing stage of the cannabis plant requires 12 hours of light, requiring greenhouses to be retrofitted with LED lighting to provide supplemental light during the portion of the year when there is limited natural light. This additional light could adversely affect nighttime views. However, curtains would be installed to shield light emitted from the greenhouses between sunset and sunrise per CDFA regulation 8304(g), which would limit the adverse impact.

Regarding exterior lighting, County of Monterey Design Guidelines for Exterior Lighting requires exterior lighting to be unobtrusive, reduce off-site glare, and only light an intended area. The design guidelines establish criteria for the location and direction of fixtures, number of fixtures, and design of fixtures. CDFA regulation 8304(c) further requires that all outdoor lighting used for security purposes shall be shielded and downward facing. These existing regulations would limit adverse impacts from exterior lighting.

Of the 45 project sites, there are currently 31 sites that are operational. The majority of the sites are interspersed throughout a two-mile area to the south of City of Salinas, three sites are located northeast and northwest of the City of Salinas, and two sites are also located near Gonzales,

approximately 17 miles south of the City of Salinas. Therefore, the concentration of new lighting sources would be dispersed enough throughout the region that there would be an incremental increase in nighttime lighting.

Because the project would not include new or expanded greenhouses or other structures, additional glare would be limited to the addition of vehicles on the project sites. Interior curtains within the greenhouses would reduce glare.

Conformance with County of Monterey Design Guidelines and CDFA regulations pertaining to lighting would reduce potential light and glare impacts to a less than significant level. Impacts would be *less than significant*.

2. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Source: IX.7)	☐	☐	☒	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source: IX.9)	☐	☐	☒	☐
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))? (Source: IX.7, 8)	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use? (SourceIX.7, 8)	☐	☐	☐	☒
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?	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

Agriculture and Forestry Resources 2(a) – Less Than Significant. All 45 project sites are located on Prime Farmland or Farmland of Statewide Importance, as designated by the Department of Conservation California Farmland Mapping and Monitoring Program (Reference: IX.7). The proposed project would convert existing greenhouses for commercial cannabis use. The Medical Marijuana Regulation and Safety Act designates cannabis cultivation as an agricultural use for the purposes of the Act. In addition, commercial cannabis operations would only be permitted within structures that were legally established prior to January 1, 2016 to avoid impacts related to the

potential for construction on new structures within the farmland zones. Therefore, the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. Impacts would be *less than significant*.

Agriculture and Forestry Resources 2(b) – Less than Significant. The project sites are not under the Williamson Act contract (Source: IX.9) and the conversion of the existing greenhouses would not conflict with the existing agricultural zoning. Impacts would be *less than significant*.

Agriculture and Forestry Resources 2(c-d) – No Impact. The proposed project sites would not conflict or cause rezoning of forest land, timberland, or timberland zoned Timberland Production or result in the loss of forest land or conversion of forest land to non-forest use (Reference: IX. 7 & 8). There would be *no impact.*

Agriculture and Forestry Resources 2(e) – Less than Significant. The greenhouse project sites are existing Farmland that would continue to operate as agricultural uses and would not conflict with adjacent agricultural uses. Forestland is not located within the project sites. Impacts would be *less than significant*.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (Source: IX.15, 18)	☐	☐	☒	☐
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? (Source: Appendix A)	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations? (Source: IX.11, 17, 19)	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

Air Quality Standards and Attainment

The project sites are within the North Central Coast Air Basin (NCCAB), which is comprised of Monterey, Santa Cruz, and San Benito counties and is under the jurisdiction of the Monterey Bay Air Resources District (MBARD).[3] As the local air quality management agency, MBARD is required to monitor air pollutant levels to ensure that state and federal air quality standards are met and, if they are not met, to develop strategies to meet the standards. Depending on whether the standards are met or exceeded, the NCCAB is classified as being in "attainment" or "nonattainment." The NCCAB is designated as nonattainment for the state PM_{10} standard and nonattainment-transitional for the state one-hour and eight-hour ozone standards (Source: IX.5).[4] The NCCAB is in attainment or unclassified for all other federal and state standards.

[3] MBARD was formerly called the Monterey Bay Unified Air Pollution District (MBUAPCD); accordingly, documents authored by the MBUAPCD are cited as authored by MBARD in this document.

[4] The nonattainment-transitional area designation for ozone is defined by California Health and Safety Code Section 40925.5 as a nonattainment area in which air quality data show three or fewer exceedances of the state standard at each monitoring site in the area during the most recent calendar year.

Air Quality Management

Because the NCCAB is designated as nonattainment for the state ozone and PM_{10} standards, MBARD is required to implement strategies to reduce pollutant levels to recognized acceptable standards. In March 2017, MBARD adopted the *2012-2015 Air Quality Management Plan* (2015 AQMP) as an update to the 2012 AQMP (Source: IX.5). The 2015 AQMP is based on growth forecasts provided by the Association of Monterey Bay Area Governments (AMBAG) and assesses and updates elements of the 2012 AQMP, including the air quality trends analysis, emissions inventory, and mobile source programs. The 2015 AQMP only addresses attainment of the state eight-hour ozone standard because in 2012, the United States Environmental Protection Agency (U.S. EPA) designated the NCCAB as in attainment for the current national eight-hour ozone standard of 0.075 parts per million (ppm). In October 2015, the national standard was reduced to 0.070 ppm. However, the NCCAB continues to be in attainment with the federal ozone standard (Source IX. 5).

Methodology

The analysis of air quality impacts conforms to the methodologies recommended in MBARD's *CEQA Air Quality Guidelines* (2008). Criteria pollutant emissions associated with the project were calculated using the California Emissions Estimator Model (CalEEMod) version 2016.3.2. CalEEMod was developed for use throughout the state in estimating criteria pollutant and greenhouse gas (GHG) emissions from land use development. This methodology section describes the CalEEMod inputs that were used to determine criteria pollutant and GHG emissions, as the inputs are interconnected for both emissions types. GHG emissions are discussed in detail under Section 7, *Greenhouse Gas Emissions*.

Construction

Although the cannabis operations would primarily use existing greenhouses or buildings, or would perform minor retrofit work that would not be anticipated to require heavy construction equipment, some ~~The~~ projects ~~would not~~ may also require demolition of existing facilities ~~or~~ to allow for construction of new facilities~~, since the cannabis operations would use existing greenhouses or buildings~~. The amount of demolition and construction that would be performed is unknown at this stage of permitting. For a conservative modeling analysis, it was assumed that demolition and construction would occur on approximately 25 percent of all existing square footage. Default construction equipment in CalEEMod was assumed. ~~Minor greenhouse retrofit work may occur at the existing facilities to convert the operations; however, this work would not be anticipated to require heavy construction equipment or activities such as grading. This work would be similar to existing maintenance and upkeep of the previous uses on site, and therefore these emissions are accounted for in the region. In addition, the duration of such activities would be temporary.~~

Operation

Operational emissions were estimated for the maximum buildout operations for all 45 cultivation sites. The square footage for the cultivation, processing, distribution, and manufacturing activities are shown below in Table 5~~Table 3~~. Of the 45 sites, 43 sites are applying for permits to perform

cultivation in greenhouses, while two sites would be indoor cultivation. These two sites include 26100 Old Stage Road, which has a 500-s.f. indoor cultivation facility, and 20800 Spence Road, which has a 3,457-s.f. indoor cultivation facility. For processing, distribution, and manufacturing activities, these uses would occur indoor (indoor uses have higher energy use than greenhouses). These buildout areas were inputted into CalEEMod as shown in Table 5~~Table 3~~.

Table 5~~3~~ CalEEMod Land Use Inputs

Use	Square Footage for Greenhouse[1]	Square Footage for Building[2]
Cultivation	9,007,885	3,957
Processing	-	434,456
Distribution	-	49,619
Manufacturing	-	44,847
Total	**9,007,885**	**532,879**

[1] CalEEMod land use of Industrial: User-defined Industrial. CalEEMod does not have a greenhouse land use type, and inputs for greenhouses must be determined by the user.

[2] CalEEMod land use of Industrial: Manufacturing.

For operational emissions, although 31 of the sites have already switched to cannabis operations, to determine the full impact of the project, all 45 sites were assumed to be cut flower operations as mentioned in Section 2*, Description of the Project and Environmental Setting*, for the comparison to the proposed cannabis uses.

Due to the similar operations for cut flower and cannabis cultivation, there would be some similar model inputs, which are described below. For operational architectural coating emissions, it was assumed that no repainting would occur for the cultivation space that would occur in greenhouses, as the growing facilities would be in greenhouses that do not have to be painted. The indoor building uses were assumed to be repainted using CalEEMod defaults.

Area sources of GHG emissions include fireplace/woodstoves, landscaping equipment exhaust, and consumer products. While consumer products are primarily sources of reactive organic gas emissions, they do not generally emit measurable GHG emissions, with the exception of fertilizers used in plant production. No fireplaces would be associated with any of the proposed uses, and the County does not allow the burning of cannabis waste on the project sites. Therefore, the area sources assessed in this analysis are limited to landscaping equipment exhaust and fertilizers associated with the project sites. Application of nitrogen-based fertilizers results in the release of N_2O; the fertilizer volatilizes over time. Efficient application of fertilizers has implications on GHG emissions, crop yield, and production costs (due to the cost of the fertilizer). Published data regarding the nitrogen-based fertilizer application rate for cannabis production is limited. The U.S. Department of Agriculture has studied ideal "benchmark" application rates by region for maximization of a crop yield for crops including corn, cotton, and wheat (Source: IX.10). Benchmark application rates for these crops range from 85 to 174 pounds per acre. In the absence of fertilizer application rates for cut flower or cannabis cultivation, this analysis conservatively assumes a fertilizer application equivalent to 174 pounds per acre. This was multiplied through the

project's cultivation square footage and the Global Warming Potential (GWP) of N_2O of 298, which is used by CalEEMod. This was assumed for both the existing cut flower operations and the proposed cannabis operations.

The operational year for cut flower and cannabis operations inputted into CalEEMod was assumed to be 2019, as most facilities are already operational, and an earlier start year results in higher, and therefore more conservative, emissions than later operational years that assume lower emissions from more efficient vehicles.

Due to the programmatic nature of the project, the 2019 average distance per trip for all trips within Monterey County was used for trip lengths for both cut flowers and cannabis farms, which according to EMFAC2014 is 6.22 miles.

Impacts associated with wastewater services and infrastructure typically relate to municipal wastewater, such as sewage. Given the agricultural nature of cannabis cultivation, it is not anticipated that the implementation of the project and operation of Type 1-4 licensed facilities would result in substantial new wastewater generation, as cannabis cultivation and other agricultural operations typically result only in the generation of agricultural runoff from outdoor cultivation sites and disposal of mineral-nutrient-rich water used in hydroponic operations that are addressed and regulated separately from municipal wastewater. Wastewater generated by the facilities would include from the restrooms associated with the facilities, which were assumed to only be included in the indoor building uses. The default wastewater rates for manufacturing were used for these buildings.

The differing model inputs from existing and project emissions are described below.

Existing. Mobile emissions were based upon trip generation rates provided in the project Traffic Impact Analysis (Source: IX.11). Per the TIA, a cut flower farm was observed generating an average daily traffic (ADT) rate of 0.78 trips per 1,000 s.f. Per the TIA calculations, this rate was assumed for only the cultivation square footage.

As described under Section 18(b), cut flower operations water use was determined to use 3.6 acre-feet per year (AFY) per acre.

Although a cut flower farm would generate energy use from similar uses to cannabis production (e.g., ventilation, heating and cooling, lighting, etc.), to be conservative and due to uncertainty about the intensity of cut flower farm energy use, this component of baseline emissions activities for greenhouse uses is not further evaluated and baseline energy use from cut flower greenhouses is assumed to be zero. Default CalEEMod rates for a manufacturing use were used for the building uses.

Although a cut flower farm would generate solid waste disposal rates from similar activities to cannabis production (e.g., vegetative and materials handling waste), to be conservative and due to uncertainty about the intensity of cut flower solid waste disposal rates for greenhouses, this component of baseline emissions activities for cut flower greenhouses is not further evaluated and

baseline energy use is assumed to be zero. Default CalEEMod rates for a manufacturing use were used for the building uses.

Proposed. Per the TIA, cannabis cultivation sites would generate an ADT of 1.05 trips per 1,000 s.f. during the weekdays, 0.21 per 1,000 s.f. on Saturday, and 0.07 per 1,000 s.f. on Sunday (Source IX.10). Per the TIA calculations, this rate was assumed for only the cultivation square footage (the estimated cultivation ADT would encompass distribution, processing, and manufacturing trips).

An average water rate for cannabis operations to estimate project water use, determined under Section 18(b), is 0.94 acre-feet per year (AFY) per acre.

According to a cannabis waste management firm with clients throughout California, a mid-sized cannabis operation produces 250 to 500 pounds of waste a day. Cannabis cultivation waste includes plant and soil waste, as well as waste from other materials such as containers used during cultivation, trash, and discarded piping and equipment (Source: IX.12). Plant and soil waste may be composted on site to be reused. However, for the purposes of this analysis, it is assumed that all waste would be hauled to a solid waste disposer, and that each of the 45 facilities would dispose of 500 pounds per day for 365 days per year (4,289 tons per year in total). This rate was assumed for both greenhouse and building square footage.

Energy use for greenhouses and for indoor buildings are discussed separately below. Typically, greenhouses use less energy than indoor buildings as the lighting requirement is much lower in greenhouses.

A California Public Utilities Commission (CPUC) workshop report on the potential impacts from marijuana legalization found that in Washington state greenhouse cultivators operating year-round were consuming approximately 150 Watts per s.f. of energy (Source: IX.14). Greenhouses operating 30 to 50 percent of the year were consuming about 60 Watts per s.f. of energy, and greenhouses operating 15 percent of the year were consuming less than five Watts per s.f. of energy. The percentage of the year that each greenhouse would be operating is unknown; energy use inputted into CalEEMod conservatively assumed 150 Watts per s.f. to represent full, year-round operation. However, in reality, some of the greenhouses would have periods of less intensive energy use during different cycles of cultivation.

As sources of energy use for cultivation, processing, distribution, and manufacturing for indoor cannabis activities would be similar to common manufacturing activities, energy demand was estimated using CalEEMod standard rates for manufacturing uses. Per Monterey County Code Section 21.67.040.B.9, indoor cannabis facilities are required to generate 50 percent of their energy demand through renewable energy. This assumption was inputted into CalEEMod for the project's indoor uses through a separate model run (Appendix A).

Significance Thresholds

Criteria for determining consistency with MBARD's AQMP are defined in Section 5.5 of the MBARD's *CEQA Air Quality Guidelines* (Source: IX.15). The project would be inconsistent with the MBARD AQMP, and would therefore have a cumulatively considerable (significant)

contribution to significant cumulative air quality impacts, if it would result in either of the following (Sources: IX. 15, 16):

- Population growth generated by the project would cause the population of Monterey County to exceed the population forecast for the appropriate five-year increment utilized in the 2015 AQMP; or
- Construction and operational emissions of ozone precursors would exceed the significance thresholds established by MBARD, which are intended to set the allowable limit that a project can emit without impeding or conflicting with the AQMP's goal of attainment ambient air quality standards.

MBARD has issued criteria for determining the level of significance for project-specific impacts within its jurisdiction. Based on criteria set forth in MBARD's *CEQA Air Quality Guidelines* (Source: IX.15), the project's impacts on criteria air pollution would be significant if the project would result in air pollutant emissions during construction or operation that exceed the thresholds in Table 6~~Table 4~~. MBARD's CEQA Guidelines do not provide a threshold for $PM_{2.5}$.

Table 6~~4~~ Air Quality Thresholds of Significance

Pollutant	Source	Threshold of Significance
Construction Impacts		
PM_{10}	Direct	82 lbs/day[1]
Operational Impacts		
VOC	Direct and Indirect	137 lbs/day
NO_X	Direct and Indirect	137 lbs/day
PM_{10}	On-site	82 lbs/day[2]
CO	N/A	LOS at intersection/road segment degrades from D or better to E or F or V/C ratio at intersection/road segment at LOS E or F increases by 0.05 or more or delay at intersection at LOS E or F increases by 10 seconds or more or reserve capacity at unsignalized intersection at LOS E or F decreases by 50 or more
	Direct	550 lbs/day[3]
SO_X, as SO_2	Direct	150 lbs/day

Notes: lbs/day = pounds per day; PM_{10} = particulate matter with a diameter of 10 micrometers or less; VOC = volatile organic compounds (also referred to as ROG, or reactive organic gases); NO_X = oxides of nitrogen; CO = carbon monoxide; SO_X = oxides of sulfur; SO_2 = sulfur dioxide

[1] This threshold only applies if construction is located nearby or upwind of sensitive receptors. In addition, a significant air quality impact related to PM_{10} emissions may occur if a project uses equipment that is not "typical construction equipment" as specified in Section 5.3 of the MBARD CEQA Guidelines.

[2] The District's operational PM_{10} threshold of significance applies only to on-site emissions, such as project-related exceedances along unpaved roads. These impacts are generally less than significant. For large development projects, almost all travel is on paved roads, and entrained road dust from vehicular travel can exceed the significance threshold.

[3] Modeling should be undertaken to determine if the project would cause or substantially contribute (550 lbs/day) to exceedance of CO ambient air quality standards (AAQS). If not, the project would not have a significant impact.

Source: IX.15

The CO thresholds provided by MBARD are designed to screen out projects from further analysis that would have a less than significant impact to CO; however, projects that exceed these screening thresholds would not necessarily result in a hotspot. Localized CO concentrations are primarily the result of the volume of cars along a road and the level of emissions generated by vehicles; restricted vehicular traffic flows can contribute to higher volumes of vehicles on a given roadway in a period of time, but are not the cause of high CO concentrations. Stringent vehicle emission standards in California have reduced the level of CO emissions generated by vehicles over time such that CO hotspots are rarely a concern, except for roadways with very high traffic volumes. Because MBARD only provides screening thresholds for CO hotspot impacts but does not have a standard for assessing whether a project's CO hotspot impacts would be significant, the CO threshold from the Bay Area Air Quality Management District (BAAQMD), which is the air district immediately adjacent to MBARD to the north, is utilized in this analysis. The BAAQMD has established a volume of 44,000 vehicles per hour as the level above which traffic volumes may contribute to a violation of CO standards (Source: IX.17). This threshold is applied in the following impact analysis to determine whether the project would result in an exceedance of CO standards. The BAAQMD threshold is appropriate to use for a project under the jurisdiction of MBARD, as MBARD has similar climatic conditions to BAAQMD (cool-summer Mediterranean climate) and as both air districts are currently in attainment for CO.

Air Quality 3(a) – Less than Significant. According to MBARD's *CEQA Air Quality Guidelines*, a project that conflicts with or obstructs implementation of the AQMP would have a significant cumulative effect on regional air quality (Source: IX.15). In order to be determined to be consistent with the AQMP, a project's emissions must be accounted for in the growth assumptions of the AQMP (i.e., the population growth and employment growth).

The project would not directly propose new development and would not change land use designations within the County; however, the project may result in the development of employment opportunities. While there is no formally documented data related to employment associated with the existing cannabis industry locally in the County, the CDFA released a study that contains extensive job analysis related to cannabis cultivation (Source: IX.18). For indoor growing operations, the report documents a full time equivalent (FTE) employment of 0.88 FTE per 1,000 s.f. of operations. For greenhouse operations, the report documents an FTE employment of 1.56 FTE per 1,000 s.f. of operations. Given the project s.f. listed in Table 5~~Table 3~~, the project is estimated to have approximately 14,521 employees. As the proposed cannabis operations were previously used for other agricultural activities, the employment provided by the project would be mostly transferred employment opportunities from existing uses, and the increase or decrease in overall employment in the County would be minor. Therefore, the project's employment would not be anticipated to pull population from outside of the area that would represent a substantial population increase not accounted for in the AQMP. In addition, per AMBAG's 2018 Regional Growth Forecast, employment in the region is forecasted to grow from 337,600 employees in 2015 to 395,000 employees in 2040; therefore, the region is forecasted to accommodate a large growth in employment, and the project's potential employment growth would be consistent with the anticipated growth in the region (Source: IX.6). Also, as shown below, the net increase in the project's criteria pollutant emissions compared to the analyzed scenario of existing cut flower operations would not exceed MBARD thresholds for criteria pollutants, including ozone

precursors (ROG and NO_X) and large particulate matter (PM_{10}), for which the NCCAB is in nonattainment. Given the aforementioned, the project would not contribute to or result in exceedance of the AMBAG growth forecasts on which the AQMP is based and the project would be consistent with the 2015 AQMP, and impacts would be *less than significant.*

Air Quality 3(b) – Less than Significant.

Construction

With the conservative assumption that demolition and construction would occur on approximately 25 percent of all square footage, the project's PM_{10} emissions would reach as high as 19 pounds per day, which would not exceed the 82 pounds per day threshold (see Appendix A for model outputs). ~~The project would not require demolition of existing facilities or construction of new facilities, as the cannabis operations would use existing greenhouses or buildings. Minor retrofit work may occur at the existing facilities to convert the operations; however, this work would not be anticipated to require heavy construction equipment or activities such as grading. This work would be similar to existing maintenance and upkeep of the previous uses on site, and therefore these emissions are accounted for in the region. In addition, the duration of such activities would be temporary. Therefore, construction emissions would be similar to existing uses and part of typical maintenance and upkeep of an agricultural facility, and~~ Therefore, construction emissions would be *less than significant*.

Operation

Table 7~~Table 5~~ presents the existing operational criteria pollutant emissions for the cut flower operations and project operational criteria pollutant emissions for the cannabis cultivation operations, including the net change in emissions from cannabis operations. As shown in the table, there would be a net change in emissions for all criteria pollutants, mostly due to the higher vehicle trips associated with cannabis cultivation. The net change for these pollutants would not exceed MBARD thresholds. Therefore, impacts would be *less than significant*.

Table 7~~5~~ Existing and Project Criteria Pollutant Emissions

Phase	Emissions (pounds per day)					
	ROG	**NO_X**	**CO**	**SO_X**	**PM_{10}**	**$PM_{2.5}$**
Existing						
Area	208	<1	1	<1	<1	<1
Energy	<1	4	3	<1	<1	<1
Mobile	18	77	216	<1	34	10
Project						
Area	208	<1	1	<1	<1	<1
Energy	<1	4	3	<1	<1	<1
Mobile	25	103	291	<1	46	13
Net Change from Existing to Project						
Area	0	0	0	0	0	0
Energy	0	0	0	0	0	0
Mobile	7	26	75	0	12	3
Maximum Daily Emissions	**7**	**26**	**75**	**0**	**0 (on-site only)[1]**	**0 (on-site only)[1]**
MBARD Threshold	137	137	550	150	82 (on-site only)	N/A
Threshold Exceeded?	*No*	*No*	*No*	*No*	*No*	*N/A*

[1] *Mobile emissions are considered off-site emissions; area and energy are on-site emissions.*
Source: Appendix A

Air Quality 3(c) – Less than Significant. According to the MBARD CEQA Guidelines (Source IX: 15), a sensitive receptor is defined as any residence including private homes, condominiums, apartments, and living quarters; education resources such as preschools and kindergarten through grade twelve (k-12) schools; daycare centers; and health care facilities such as hospitals or retirement and nursing homes. A sensitive receptor includes long term care hospitals, hospices, prisons, and, dormitories or similar live-in housing. Due to the rural and agricultural nature of the project sites, the only type of sensitive receptor near the sites are single-family residential homes located on agricultural properties. Exposure of sensitive receptors to substantial pollutant concentrations could occur during construction activities from diesel particulate matter (DPM) or during operation from CO hotspots and generators.

Construction

DPM is generated by construction activities, with heavy construction equipment being greater sources of DPM. The dose a receptor is exposed to is the primary factor used to determine health risk. Dose is a function of the concentration of a substance or substances in the environment and the extent of exposure that person has with the substance. Dose is positively correlated with time, meaning that a longer exposure period would result in a higher exposure level for the Maximally Exposed Individual. The risks estimated for a Maximally Exposed Individual are higher if a fixed exposure occurs over a longer period of time. According to the Office of Environmental Health

Hazard Assessment (OEHHA), health risk assessments, which determine the exposure of sensitive receptors to toxic emissions, should be based on a 30-year exposure period; however, such assessments should be limited to the period/duration of activities associated with the project (Source: IX.19). Thus, if the duration of proposed construction activities near any specific sensitive receptor was one year, the exposure would be approximately 3 percent of the total exposure period used for health risk calculation. While overall project construction would occur over a longer timeframe, the typical construction work associated with an individual site would be anticipated to be approximately one year given the level of construction work needed to demolish and construct greenhouses and/or manufacturing buildings. In addition, some sites would use existing facilities or ~~As stated above,~~ project construction would only include retrofit work to upgrade existing greenhouses and accessory structures that would occur over a shorter timeframe. Therefore, DPM generated by the project ~~this minor and temporary~~ work is not expected to create conditions where the probability is greater than 10 in 1 million of contracting cancer for the Maximally Exposed Individual or to generate ground-level concentrations of non-carcinogenic TACs that exceed a Hazard Index greater than 1 for the Maximally Exposed Individual. Additionally, with ongoing implementation of U.S. EPA and CARB requirements for cleaner fuels, off-road diesel engine retrofits, and new low-emission diesel engine types, the DPM emissions of individual equipment would be substantially reduced over future years. Therefore, project construction would not expose sensitive receptors to substantial pollutant concentrations. Impacts would be *less than significant*.

Operation

CO Hotspots

Buildout of the project would result in new cannabis operations that would generate additional vehicle trips on area roadways. Areas with high vehicle density, such as congested intersections, have the potential to create concentrations of CO ("CO hotspots") and could potentially expose sensitive receptors to harmful levels of pollution. The NAAQS for CO is 35.0 ppm and the CAAQS for CO is 20.0 ppm. Localized CO concentrations are the result of the volume of cars along a road and the level of emissions generated by vehicles, rather than the flow of traffic, and vehicle CO emissions have declined over time due to stringent State standards for vehicle emissions and would continue to decline as more stringent standards are put in place. 44,000 vehicles per hour, determined by BAAQMD to be the level above which traffic volumes may contribute to a violation of CO standards (as discussed under Significance Thresholds, above; Source: IX.17). The studied road and freeway segments would not have hourly traffic volumes exceeding 44,000 vehicles under buildout of the project (Source: IX.11). Therefore, the project would not result in volumes of traffic that would create, or substantially contribute to, the exceedance of NAAQS or CAAQS for CO, and impacts would be *less than significant*.

Generators

Project generators could also result in emissions of DPM. The existing cut flower uses also use generators for similar purposes to the cannabis operations; therefore, the project's use of the generators would not represent a new source of DPM. The project would also implement CDFA regulations for cannabis cultivation for power sources and generator emissions. CDFA state

regulations for cannabis cultivation must be implemented for project power sources and generators. CDFA regulations sections 8102(s), 8304(e), 8305 and 8306 provides generator requirements, identification of all power sources for cultivation activities for indoor and mixed-light license types. These regulations also require renewable energy requirements for all indoor tier 2 mixed-light and nurseries using indoor tier 2 mixed-light techniques shall ensure that electrical power used for commercial cannabis activity meets the average greenhouse gas emissions intensity required by their local utility provider pursuant to the California Renewables Portfolio Standard Program, beginning January 1, 2023. Additionally, portable equipment may be subject to regulation by MBARD, which requires a permit to operate be obtained for stationary equipment such as generators, hash oil processing, and boilers greater than 2 MMBtu/hour for natural gas or 250,000 Btu/hour for other fuels. MBARD also requires an Authority to Construct and Permit to Operate be obtained for odor control devices, fume hoods, and engine generator sets.

With required compliance with the CDFA regulations, exposure of sensitive receptors to substantial pollutant concentrations from generators would be *less than significant*.

Air Quality 3(d) – Less than Significant. Cannabis has a strong odor that may be objectionable to some people. Odors from cannabis operations may be detectable off site and prevailing winds from the west can transport odors east toward odor receptors.

Health and Safety Code Section 41705 exempts agricultural operations from odor related nuisances. Therefore, the cannabis operations within the greenhouse conversion sites are considered to be agricultural and odors resulting from the operations would not be considered a nuisance.

Due to the rural and agricultural nature of the project sites, the only type of sensitive receptor near the sites are single-family residential homes on or adjacent to the project sites, all of which are accessory to the agricultural use. Farmlands tend to have large lot sizes and therefore can incorporate large setbacks from neighboring uses and from sensitive receptors. Within existing farmlands, odors are already prevalent from a variety of crops and odors produced by fertilizer treatments, such as from existing farming activities on the adjacent properties. However, even with the appropriate siting, cannabis uses can subject some people to objectionable odors.

Section 7.90.100.A.8 of the Monterey County Code requires all commercial cannabis applicants to incorporate odor prevention devices and techniques, such as a ventilation system with a carbon filter, to ensure that odors from cannabis are not detectable offsite. In addition, per Monterey County Code Section 7.90.100.A.16, the facilities must provide a contact that the public can reach to provide notice of issues with the cannabis operation, including odors. Given the necessary compliance with odor control measures, the project would not subject a substantial number of people to objectionable odors. Impacts would be *less than significant*.

4. BIOLOGICAL RESOURCES **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Game or U.S. Fish and Wildlife Service? (Source: IX.13)	☐	☐	☒	☐
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 Game or US Fish and Wildlife Service? (Source: IX.13)	☐	☐	☒	☐
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? (Source: IX.13)	☐	☐	☒	☐
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? (Source: IX.13)	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Sources: IX.20, 21)	☐	☐	☐	☒
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? (Sources: IX.20, 21)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

Information regarding the biological resources at the project sites is based on the Monterey County Medical Marijuana Regulations Initial Study prepared in May 2016 to address the County ordinances amending Title 20 and Title 21 of the Monterey County Code, requiring a Coastal Development Permit in the coastal zone or a Use Permit in the inland zone to conduct commercial medical cannabis activity on a property in the unincorporated areas of the County.

Biological Resources 4(a-d) – Less Than Significant. Although there are numerous biological resources found throughout Monterey County, the proposed project would convert existing greenhouse sites for commercial cannabis cultivation. The 45 project sites have been graded,

disturbed and developed with greenhouses, parking area, warehouses, and some single-family homes. The sites contain mostly ruderal vegetation, which are plant species that are typically the first species to establish disturbed lands. A developed habitat type includes all areas that are planted and maintained as landscaped areas. These habitats are often host to a wide array of invasive species. Urban areas have marginal value for wildlife because of human disturbance and a lack of vegetation. Wildlife species that use these areas are typically adapted to human disturbance.

In accordance with CDFA regulation section 8102(w and dd), each project applicant must provide a copy of any final Lake or Streambed Alteration (LSA) agreement issued by the California Department of Fish and Wildlife (CDFW), pursuant to sections 1602 and 1617 if the Fish and Game Code, or written verification from the CDFW that a LSA agreement is not required. The LSA Agreements provide actions to avoid and minimize adverse impacts and provide protections to California's fish and wildlife resources. If applicable, the applicants shall provide evidence that the premises are not located in whole or in part in a watershed or other geographic area that the SWRCB or the CDFW has determined to be significantly adversely impacted by cannabis cultivation pursuant to section 8216. CDFA regulation section 8216 states that if the SWRCB or the CDFW notifies the department in writing that cannabis cultivation is causing significant adverse impacts on the environment in a watershed or other geographic area pursuant to section 26069, subdivision (c)(1), of the Business and Professions Code, the department shall not issue new licenses or increase the total number of plant identifiers within that watershed or area while the moratorium is in effect.

General environmental protection measures are provided in CDFA Regulation 8304. All licensees shall comply with the following measures: (a) compliance with section 13149 of the Water Code as implemented by the State Water Resources Control Board, Regional Water Quality Control Boards, or California Department of Fish and Wildlife; (b) compliance with any conditions requested by the California Department of Fish and Wildlife or the State Water Resources Control Board under section 26060.1(b)(1) of the Business and Professions Code; (c) all outdoor lighting used for security purposes shall be shielded and downward facing; (g) mixed-light license types of all tiers and sizes shall ensure that lights used for cultivation are shielded from sunset to sunrise to avoid nighttime glare.

Because cannabis cultivation is not authorized under federal law, it may not be possible for certain applicants to be in strict compliance with federal requirements. As a result, federal requirements that would normally address impacts (e.g., the requirements of the U.S. Fish and Wildlife Service or National Marine Fisheries Service included with an incidental take authorization under the federal Endangered Species Act) cannot be relied upon. This circumstance has been acknowledged (Source: IX.13).

The conversion of existing agricultural greenhouses for medical and adult commercial cannabis use would not impact special status species, riparian habitats or other sensitive natural communities, federally protected wetlands, or native resident or migratory wildlife corridors. Therefore, the project would have a *less than significant impact*.

Biological Resources 4(e, f) – No Impact. The conversion of existing agricultural greenhouses to medical and adult commercial cannabis use would not conflict with any local policies or

ordinances protecting biological resources or conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, the project will not conflict with policies protecting biological resources (Source: IX.20 & 21). There would be *no impact.*

5. CULTURAL RESOURCES **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to 15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of formal cemeteries? (Source: IX.37)	☐	☐	☒	☐

Cultural Resources 5(a-b) – Less Than Significant. The project entails converting existing greenhouses to medical and adult commercial cannabis uses at 45 sites in Monterey County. The existing structures would not be removed, and no new structures are proposed to be constructed on the project sites. The project would not cause a substantial adverse change in the significance of a historical resource, archaeological resource or directly or indirectly destroy a unique paleontological resource or site or geologic feature.

The project would be required to comply with a standard Condition of Approval (COA) which requires that work be halted if cultural, archaeological, or historical resources are uncovered at the site until a qualified professional archaeologist can evaluate it. When contacted, the project planner and the archaeologist must immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for avoidance or recovery. Mitigation measures may include but would not be limited to: capping of the area containing the resource using culturally sterile and chemically neutral fill material and/or construction monitoring.

Pursuant to compliance with the standard COA, existing requirements, and tribal consultation requests, impacts to paleontological resources and human remains would be *less than significant.*

Cultural Resources 5(c) – Less than Significant. New construction and ground disturbing activities are not proposed at the project sites; therefore, there is little potential for ground disturbance to uncovering of human remains. If encountered, such resources could be damaged or destroyed. If human remains are encountered during ground disturbing activities, existing regulations, including CDFA section 8304(d), would require that work within the area cease and that the Monterey County Coroner be notified immediately. If the remains are determined to be Native American, then the Native American Heritage Commission (NAHC) must be notified within 24 hours, as required by Public Resources Code 5097.98. The NAHC would contact the designated Most Likely Descendant who would provide recommendations for the treatment of the remains within 24 hours.

Pursuant to compliance with existing requirements, impacts to human remains would be *less than significant.*

6. ENERGY **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (Source: IX.9, 10, 27, 28, 29, 30, Appendix A)	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy efficiency? (Source: IX.31)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

The existing statewide and utility-level energy use with electricity, natural gas, and petroleum are provided below to provide a statewide and regional context on energy use.

Electricity and Natural Gas

In 2018, California used 285,488 gigawatt-hours (GWh) of electricity, of which 31 percent were from renewable resources (Source: IX.22). California also consumed approximately 12,500 million U.S. therms (MMthm) of natural gas in 2017 (Source: IX.23). The project sites would be provided electricity and natural gas by Pacific Gas & Electric (PG&E). Table 8~~Table 6~~ and Table 9~~Table 7~~ show the electricity and natural gas consumption by sector and total for PG&E.

Table 8~~6~~ Electricity Consumption in the PG&E Service Area in 2018

Agriculture and Water Pump	Commercial Building	Commercial Other	Industry	Mining and Construction	Residential	Streetlight	Total Usage
5,735	29,650	4,195	10,345	1,567	27,965	319	79,776

Notes: All usage expressed in GWh

Source: IX.24

Table 9~~7~~ Natural Gas Consumption in PG&E Service Area in 2018

Agriculture and Water Pump	Commercial Building	Commercial Other	Industry	Mining and Construction	Residential	Total Usage
37.2	899.1	59.0	1,776.0	190.2	1,832.8	4,794.4

Notes: All usage expressed in MMThm

Source: IX.25

Petroleum

In 2016, approximately 40 percent of the state's energy consumption was used for transportation activities (Source: IX.26). Californians presently consume over 19 billion gallons of motor vehicle

fuels per year (Source: IX.26). Though California's population and economy are expected to grow, gasoline demand is projected to decline from roughly 15.8 billion gallons in 2017 to between 12.3 billion and 12.7 billion gallons in 2030, a 20 percent to 22 percent reduction. This decline comes in response to both increasing vehicle electrification and higher fuel economy for new gasoline vehicles (Source: IX.26).

Cannabis Background

Cultivation equipment, particularly the lighting and climate control equipment required for indoor and mixed-light operations, requires a relatively large amount of energy (primarily electricity) for operation. Specific energy uses in indoor grow operations include high-intensity lighting, dehumidification to remove water vapor and avoid mold formation, space heating or cooling during non-illuminated periods and drying processes, preheating of irrigation water, generation of CO_2 from fossil fuel combustion, and ventilation and air conditioning to remove waste heat (Source: IX.1). Lighting is the greatest contributor to energy use (Source: IX.1). Reliance on equipment can vary widely as a result of factors such as plant spacing, layout, and the surrounding climate of a given facility.

A CPUC workshop report on the potential impacts from marijuana legalization found that in Washington state indoor cultivators operating year-round were consuming approximately 150 Watts per s.f. of energy (Source: IX.13). Greenhouses operating 30 to 50 percent of the year were consuming about 60 Watts per s.f. of energy, and greenhouses operating 15 percent of the year were consuming less than 5 Watts per s.f. of energy.

Regulatory Framework

Monterey County Code Section 21.67.040.B.9 states that "On-site renewable energy generation shall be required for all indoor cultivation activities. Renewable energy systems shall be designed to have a generation potential equal to or greater than one half of the anticipated energy demand."

Energy 6(a) – Less Than Significant.

Construction Energy Demand

Project construction would require energy resources primarily in the form of fuel consumption to operate heavy equipment, light-duty vehicles, machinery, and generators. Temporary grid power may also be provided to construction trailers or electric construction equipment. Energy use during construction activities would be temporary in nature, and construction equipment used would be typical of similar-sized construction projects in the region. In addition, construction contractors would be required to comply with the provisions of 13 California Code of Regulations (CCR) Sections 2449 and 2485, which prohibit diesel-fueled commercial motor vehicles and off-road diesel vehicles from idling for more than five minutes to minimize unnecessary fuel consumption. Construction equipment would also be subject to the U.S. EPA Construction Equipment Fuel Efficiency Standard (40 Code of Federal Regulations [CFR] Parts 1039, 1065, and 1068), which would minimize inefficient fuel consumption. Therefore, project construction would not result in potentially significant environmental effects due to the wasteful, inefficient, or unnecessary

consumption of energy, and impacts would be less than significant. ~~The project would not require demolition of existing facilities or construction of new facilities, as the cannabis operations would use existing greenhouses or buildings. Minor greenhouse retrofit work may occur at the greenhouses or buildings to convert the operations; however, this work would not be anticipated to require heavy construction equipment or activities such as grading. This work would be similar to existing maintenance and upkeep of the previous uses on site, and therefore these emissions are accounted for in the region. In addition, the duration of such activities would be temporary. Therefore, the construction energy demand would be similar to existing uses and part of typical maintenance and upkeep of an agricultural facility, and would not result in wasteful, inefficient, or unnecessary consumption of energy resources.~~

Operational Energy Demand

Operational energy demand would occur from gasoline consumption from transportation (vehicle trips) and electricity and natural gas usage for cultivation, manufacturing, processing, and distribution.

Gasoline consumption would be attributed to the trips generated from people employed by the cannabis operations. As discussed under Methodology under Section 16, *Transportation*, cannabis cultivation sites would generate an ADT of 1.05 trips per 1,000 s.f. during the weekdays, 0.21 trips per 1,000 s.f. on Saturday, and 0.07 trips per 1,000 s.f. on Sunday (Source: IX.10), and a cut flower farm was observed generating an ADT rate of 0.78 trips per 1,000 s.f. These rates were used to determine the energy consumption associated with fuel use from the operation of the project. The majority of the fuel consumption would be from motor vehicles traveling to and from the project sites. According to the CalEEMod calculations, the existing cut flower operation would result in an estimated 15,856,818 annual vehicle miles traveled (VMT), and the project's cannabis operations would result in an estimated 16,060,111 annual VMT (Appendix A). Table 10~~Table 8~~ shows the estimated total annual fuel consumption for existing operations, project operations, and the net change from existing operations to project operations using the estimated VMT with the assumed vehicle fleet mix (Appendix A).

Table 108 Existing and Project Annual Transportation Energy Consumption

Vehicle Type[1]	Percent of Vehicle Trips[2]	Annual Vehicle Miles Traveled[3]	Average Fuel Economy (miles/gallon)[4]	Total Annual Fuel Consumption (gallons)	Total Fuel Consumption (MBtu)[6]
Existing					
Passenger Cars	52.6	8,340,686	24.2	344,656	37,839
Light/Medium Trucks	38.0	6,025,591	17.5	344,319	37,802
Heavy Trucks/Other	8.6	1,363,686	6.5	209,798	23,033
Motorcycles	0.8	126,855	43.9[5]	2,890	317
Total	100.0	15,856,818	–	**901,663**	**98,992**
Project					
Passenger Cars	52.6	8,447,618	24.2	349,075	38,324
Light/Medium Trucks	38.0	6,102,842	17.5	348,734	38,287
Heavy Trucks/Other	8.6	1,381,170	6.5	212,488	23,329
Motorcycles	0.8	128,481	43.9[5]	2,927	321
Total	100.0	16,060,111	–	**913,223**	**100,261**
Net Change from Existing to Project					
Passenger Cars	52.6	106,932	24.2	4,419	485
Light/Medium Trucks	38.0	77,251	17.5	4,414	485
Heavy Trucks/Other	8.6	17,483	6.5	2,690	295
Motorcycles	0.8	1,626	43.9[5]	37	4
Total	100.0	203,293	–	**11,560**	**1,269**

[1] Vehicle classes provided in CalEEMod do not correspond exactly to vehicle classes in DOT fuel consumption data, except for motorcycles. Therefore, it was assumed that passenger cars correspond to the light-duty, short-base vehicle class, light/medium trucks correspond to the light-duty long-base vehicle class, and heavy trucks/other correspond to the single unit, 2-axle 6-tire or more class.

[2] Percent of vehicle trips from Table 4.4 "Fleet Mix" in Air Quality and Greenhouse Gas Impact Study (Appendix A).

[3] Mitigated annual VMT found in Table 4.2 "Trip Summary Information" in Air Quality and Greenhouse Gas Impact Study (Appendix A).

[4] Average Fuel Economy: Source: IX.27

[5] Source: IX.28

[6] CaRFG fuel specification of 109,786 Btu/gallon used to identify conversion rate for fuel energy consumption for vehicle classes specified above (Source: IX.29).

Notes: Totals may not add up due to rounding.

The proposed cannabis operations would generate energy demand for electricity for ventilation, heating and cooling, and lighting. In addition, the building space used for distribution, manufacturing, processing, and cultivation may use natural gas heating in addition to electricity.

Operation of the proposed project would consume approximately 3.6 GWh of electricity and 0.14 MMthm of natural gas per year. As previously mentioned, the project would be served by PG&E,

which provided 79,776 GWh of electricity and 4,794 MMthm of natural gas in 2018. Project demand represents 0.005 percent and 0.003 of annual electricity and natural gas supply from PG&E, respectively. As such, the project would not represent a substantial increase in demand for electricity or natural gas.

The project's indoor cannabis operations would be required to generate 50 percent of their energy demand through renewable energy (per Monterey County Code Section 21.67.040.B.9), which would further limit demand from the indoor sites. The project would also 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 regulations would reduce the current levels of GHG emissions produced in the state from indoor and tier 2 mixed-light cultivation (including nurseries using these cultivation techniques) and support the state's GHG reduction target (specifically, to assist in achieving the Senate Bill (SB) 32 goal of reducing statewide GHG emissions to 40 percent below 1990 levels by 2030). Specifically, the regulations will require that beginning January 1, 2022, applications for indoor and tier 2 mixed-light cultivation license renewal (and nurseries using these techniques) must submit data regarding the amount and sources of all electricity used during the previous license period. Beginning January 1, 2023, licensees that have a weighted GHG emission intensity that is greater than the local utility's GHG emission intensity based on RPS will be required to show evidence of carbon offsets or allowances to cover the excess in carbon emissions. The implementation of these measures, required by law, would further reduce the energy demand for the project's cannabis operations.

In conclusion, the energy demand from the minor retrofit construction associated with the project would be similar to existing uses and part of typical maintenance and upkeep of an agricultural facility, and 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*

Energy 6(b) –No Impact. The Monterey County Municipal Action Plan (MCAP), adopted in 2013, outlines the methods to reach the County's goal of reducing municipal GHG emissions to 15 percent below 2005 baseline levels by the year 2020 (Source: IX.31). Policies of the MCAP that would be relevant to the proposed project and involve energy efficiency or renewable energy include the following statewide policies:

- **S-1: Renewable Portfolio Standard.** Obligates investor-owned utilities (IOUs), energy service providers (ESPs), and Community Choice Aggregations (CCAs) to procure an additional one percent of retail sales per year from eligible renewable sources until 20 percent is reached, no later than 2010. The RPS set forth a longer range target of procuring 33 percent of retail sales by 2020. SB X 1-2 expands and preempts the RPS to obligate all California electricity retailers in the state (including publicly owned utilities, investor owned utilities,

electricity service providers, and community choice aggregators) to obtain at least 33 percent of their energy from renewable resources by the year 2020.

- **S-2: Pavley (AB 1493) and Advanced Clean Cars.** Requires CARB to adopt vehicle standards that will lower GHG emissions from new light duty autos to the maximum extent feasible beginning in 2009. Additional strengthening of the Pavley standards (Advanced Clean Cars) has been proposed for vehicle model years 2017– 2025. Together, the two standards are expected to increase average fuel economy to roughly 43 miles per gallon by 2020 (and more for years beyond 2020) and reduce GHG emissions from the transportation sector in California by approximately 14 percent.
- **S-3: Low Carbon Fuel Standard.** Mandates the following: (1) that a statewide goal be established to reduce the carbon intensity of California's transportation fuels by at least 10 percent by 2020, and (2) that a low carbon fuel standard for transportation fuels be established in California.

These MCAP policies are statewide laws incorporated by the County into the MCAP; therefore, they are implemented on the statewide level. For example, for Policy S-1 PG&E would comply with the RPS to achieve the required reductions. Implementation of the project would not interfere with PG&E's procurement of renewable energy, and the project's energy use would benefit from the increased energy efficiency of the RPS requirements. In addition, per Monterey County Code Section 21.67.050.A.9, the two proposed indoor facilities would be required to have renewable energy systems that are designed to have a generation potential equal to or greater than one-half of the anticipated energy demand.

Policies S-2 and S-3 would be implemented through increased vehicle fuel efficiency through the vehicles and through the fuel that vehicles use. Implementation of the project would not interfere with these increased efficiencies, and vehicle use related to the project would benefit from the increased energy efficiencies of these measures.

Other policies discussed in the MCAP include focused policies on facilities specific to the County and Natividad Medical Center and would not be applicable to the proposed project.

In addition to MCAP policies, the project would be required to comply with CDFA state regulations for cannabis cultivation for project power sources and generators.

CDFA state regulations for cannabis cultivation must be implemented for project power sources and generators. CDFA regulations sections 8102(s), 8304(e), 8305 and 8306 provides generator requirements, identification of all power sources for cultivation activities for indoor and mixed-light license types. These regulations also require renewable energy requirements for all indoor tier 2 mixed-light and nurseries using indoor tier 2 mixed-light techniques shall ensure that electrical power used for commercial cannabis activity meets the average greenhouse gas emissions intensity required by their local utility provider pursuant to the California Renewables Portfolio Standard Program, beginning January 1, 2023.

Given the aforementioned, the project would not conflict with or obstruct a state or local plan for renewable or energy efficiency, and there would be *no impact*.

7. GEOLOGY AND SOILS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: (Source: IX.3, 32, 33)				
i) 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? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil? (Source: IX.3, 7)	☐	☐	☒	☐
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? (Source: IX.2, 34)	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Chapter 18A of the 2007 California Building Code, creating substantial direct or indirect risks to life or property? (Source: IX.2)	☐	☐	☒	☐
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?	☐	☐	☒	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source: IX.34)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

Geology and Soils 7(a) – Less than Significant.

Fault Rupture and Ground Shaking

As shown in the Monterey County General Plan Regional Faults Map, the Reliz Fault Zone, which is not active (Source: IX.3), is located approximately two miles west of the majority of the project sites, with the exception of the two located on River Road, which roughly follows the Reliz Fault Zone (Source: IX.3). The Paicines and Brickmore Canyon Fault Zones are located approximately 20 miles east of the project sites (Source: IX.32). Due to the distance to active fault zones, the potential for surface-fault rupture is low. The project would not facilitate construction of any new habitable structures or facilities that would be occupied by people. Additionally, improvements to existing greenhouses may include retrofitting the existing structures, which would improve seismic safety. While the use of these buildings would be intensified, the potential for impacts from fault rupture and ground shaking would not be exacerbated. Impacts related to fault rupture and ground shaking would be *less than significant.*

Seismic Ground Failure

Liquefaction is defined as the sudden loss of soil strength due to a rapid increase in soil pore water pressures resulting from seismic ground shaking. Liquefaction most often occurs in loose saturated silts and saturated, poorly graded, fine-grained sands. According to the Monterey County Geologic Hazards Map, the project sites are in an area of low to high potential for liquefaction (Source: IX.33). The project does not include habitable structures that would be occupied by people and would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death resulting from liquefaction. Therefore, impacts related to seismic ground failure, including liquefaction, would be *less than significant*.

Slope Stability and Landslides

Landslides result when the driving forces that act on a slope (i.e., the weight of the slope material, and the weight of objects placed on it) are greater than the slope's natural resisting forces (i.e. the shear strength of the slope material). All 45 sites are predominantly flat and, according to the General Plan and the California Department of Conservation, the site is in an area with low earthquake-induced landslide susceptibility (Source: IX.3, 32). Impacts related to slope stability and landslides would be *less than significant*.

Geology and Soils 7(b) – Less than Significant. Soil erosion is the removal of soil by water and wind. In the Salinas Valley, erosion and deposition are directly related through flooding, where sediment is picked up in one area, transported, and deposited in another. This includes sediment eroded from stream banks due to scouring flow. The 45 project sites are located on land that is generally flat. According to the Monterey County General Plan, the sites are all located in an area with low to moderate soil erosion hazard (Source: IX.3). Conversion of the existing greenhouses on the 45 project sites would not involve ground-disturbing earthwork, although soil would be imported for use in above-ground planters within the greenhouses. Ground disturbance would be

minimal since the project would not create new development. Cannabis cultivation within the existing greenhouses would be planted individually above ground and watered using drip irrigation from onsite well water.

In addition, improvements facilitated by the project would be limited to within the existing greenhouse structures; with the exception of minor roadway, fencing, and parking improvements on some sites, which are assumed to total less than one acre per project site. Therefore, the sites would not require coverage under NPDES Construction General Permit (Source: IX.7). Impacts related to erosion would be *less than significant*.

Geology and Soils 7(c) - Less than Significant. Subsidence occurs when a large land area settles due to over saturation or extensive withdrawal of groundwater, oil, or natural gas. Areas susceptible to subsidence are typically composed of open textured soils that become saturated. These areas are usually composed of soils with high silt or clay content. Using the GIS mapper for Monterey County, the 45 project sites are all located on generally silty clay loam or sandy loam soils (Source: IX.2) Therefore, subsidence has the potential to occur. However, there is little documentation of widespread subsidence in Monterey County (Source: IX.34).

The project would convert existing greenhouses for commercial cannabis operation and would receive water supply from groundwater wells within the Salinas Valley Groundwater Basin. Forty-one of the 45 total sites are located within the East Side Subbasin of the Salinas Valley Groundwater Basin, and the two remaining sites are located within the 180/400 Foot Aquifer. The southernmost site is not located within a defined basin. The 180/400 Foot Aquifer is identified by Department of Water Resources (DWR) as critically overdrafted, as defined by the Sustainable Groundwater Management Act (SGMA). SGMA requires that a Groundwater Sustainability Agency (GSA) develop and implement a Groundwater Sustainability Plan (GSP) for each critically overdrafted basin in the state by January 31, 2020. GSAs are typically water districts, municipalities, or joint powers authorities overlying the groundwater basin(s) subject to SGMA management; if no GSP assumes responsibility for a critically overdrafted basin, the responsibility of GSA defaults to the DWR. The GSA responsible for the 180/400 Foot Aquifer Basin is the Salinas Valley Groundwater Basin GSA, which adopted a GSP for the 180/400 Foot Aquifer Subbasin on January 9, 2020 by Resolution 2020-1. The purpose of the GSP is to outline how the Salinas Valley GSA and its partner GSAs will achieve groundwater sustainability in the 180/400 Foot Aquifer Subbasin in 20 years, and maintain sustainability for an additional 30 years (Source: IX.62).

The Salinas Valley GSA is also developing a Salinas Valley Integrated Groundwater Sustainability Plan (IGSP) to guide groundwater management throughout the Salinas Valley. The IGSP will identify quantifiable actions and requirements for groundwater, toward the goal of achieving sustainable conditions by the year 2040. Such requirements may include future restrictions on groundwater pumping rates in certain areas of the groundwater basin (Source: IX.47). Implementation of the valley-wide IGSP and 180/400 Foot Aquifer Subbasin GSP would facilitate sustainable conditions for groundwater extraction of aquifers below the project sites by 2040, which would also reduce the potential for subsidence due to groundwater withdrawal. The project is required to comply with both GSPs, including any future restrictions on groundwater pumping rates that may be imposed by the GSA.

As discussed in Section 10, *Hydrology and Water Quality*, project water demand would be lower than prior cut flower demand; therefore, pumping rates would be lower in the near term and would contribute toward meeting sustainable conditions within the IGSP by 2040. The potential for subsidence resulting from the proposed project to adversely impact people or structures would be *less than significant*.

Geology and Soils 7(d) – Less than Significant. Expansive soils experience volumetric changes with changes in moisture content, swelling with increases in moisture content and shrinking with decreasing moisture content. These volumetric changes can cause distress resulting in damage to concrete slabs and foundation. Shrinking and swelling are related to the clay content of soils, with clay rich soils being prone to swelling, and sand or gravel soils experiencing very little shrinking and swelling. The sites are located in a region known to have clay loam soils and therefore likely to have a shrink-swell potential (Source: IX.2). However, all structures are pre-existing; the proposed project would not include structures or roadways that would create substantial risks to life or property as a result of the presence of expansive soils. Impacts would be *less than significant*.

Geology and Soils 7(e) – Less Than Significant. For project sites utilizing existing septic systems, the systems would be required to comply with the County of Monterey Onsite Wastewater Treatment Systems (OWTS) regulation as described in the County of Monterey Ordinance Chapter 15.20, Sewer Disposal. Because the septic systems are already in place, the impact would be *less than significant*.

Geology and Soils 7(f)- Less Than Significant. Three types of geologic unit are mapped within the project boundaries (Source: IX.33): Pleistocene-Holocene (Q), Pleistocene (Qoa), and Miocene (M). These units are marine and nonmarine sedimentary rocks. The County of Monterey General Plan EIR prepared a review of nearly 700 known fossil localities in 2001, and 12 fossil sites were identified as having outstanding scientific value. The location of the sites does not coincide with the 45 project sites (Source: IX.34), and new construction and ground disturbing activities are not proposed at the project sites; therefore, there is little potential for ground disturbance of geologic units. The impact would be *less than significant*.

8. GREENHOUSE GAS EMISSIONS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source: IX.13, 39-41, Appendix A)	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

Climate Change Background

Gases that absorb and re-emit infrared radiation in the atmosphere are called greenhouse gases (GHGs). The gases that are widely seen as the principal contributors to human-induced climate change include carbon dioxide (CO_2), methane (CH_4), nitrous oxides (N_2O), fluorinated gases such as hydrofluorocarbons (HFCs) and perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6). 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_2 and CH_4 are emitted in the greatest quantities from human activities. Emissions of CO_2 are largely by-products of fossil fuel combustion, whereas CH_4 results from off-gassing associated with agricultural practices and landfills. Man-made GHGs, many of which have greater heat-absorption potential than CO_2, include fluorinated gases and SF_6 (Source IX.35). Different types of GHGs have varying global warming potentials (GWPs). The GWP of a GHG is the potential of a gas or aerosol to trap heat in the atmosphere over a specified timescale (generally, 100 years). Because GHGs absorb different amounts of heat, a common reference gas (CO_2) is used to relate the amount of heat absorbed to the amount of the gas emissions, referred to as "carbon dioxide equivalent" (CO_2e), and is the amount of a GHG emitted multiplied by its GWP. CO_2 has a 100-year GWP of one. By contrast, CH_4 has a GWP of 25, meaning its global warming effect is 25 times greater than carbon dioxide on a molecule per molecule basis (Source IX.36).

According to the CalEPA's *2010 Climate Action Team Biennial Report*, potential impacts of climate change in California may include loss in snow pack, sea level rise, more extreme heat days per year, more high ozone days, more large forest fires, and more drought years (Source IX.37). While these potential impacts identify the possible effects of climate change at a global and potentially statewide level, in general scientific modeling tools are currently unable to predict what impacts would occur locally with a similar degree of accuracy.

Regulatory Framework

California's major initiative for reducing GHG emissions is outlined in Assembly Bill 32 (AB 32), the "California Global Warming Solutions Act of 2006," signed into law in 2006. AB 32 codifies the statewide goal of reducing GHG emissions to 1990 levels by 2020 and requires CARB to prepare a Scoping Plan that outlines the main State strategies for reducing GHGs to meet the 2020 deadline. In addition, AB 32 requires CARB to adopt regulations to require reporting and verification of statewide GHG emissions.

Based on this guidance, CARB approved a 1990 statewide GHG level and 2020 limit of 427 MMT CO_2e. The Scoping Plan was approved by CARB on December 11, 2008 and included measures to address GHG emission reduction strategies related to energy efficiency, water use, and recycling and solid waste, among other measures. Many of the GHG reduction measures included in the Scoping Plan (e.g., Low Carbon Fuel Standard, Advanced Clean Car standards, and Cap-and-Trade) have been adopted since approval of the Scoping Plan.

In May 2014, CARB approved the first update to the AB 32 Scoping Plan. The 2013 Scoping Plan update defines CARB's climate change priorities for the next five years and sets the groundwork to reach post-2020 statewide goals. The update highlights California's progress toward meeting the "near-term" 2020 GHG emission reduction goals defined in the original Scoping Plan. It also evaluates how to align the State's longer-term GHG reduction strategies with other State policy priorities, such as for water, waste, natural resources, clean energy and transportation, and land use (Source IX.38).

SB 97, signed in August 2007, acknowledges that climate change is an environmental issue that requires analysis in CEQA documents. In March 2010, the California Resources Agency (Resources Agency) adopted amendments to the State CEQA Guidelines for the feasible mitigation of GHG emissions or the effects of GHG emissions. The adopted guidelines give lead agencies the discretion to set quantitative or qualitative thresholds for the assessment and mitigation of GHGs and climate change impacts.

On September 8, 2016, the governor signed SB 32 into law, extending AB 32 by requiring the State to further reduce GHGs to 40 percent below 1990 levels by 2030 (the other provisions of AB 32 remain unchanged). CARB has updated Scoping Plan (2017 Scoping Plan) to provide a framework for achieving the 2030 target (Source: IX.39). The 2017 Scoping Plan does not provide project-level thresholds for land use development. Instead, it recommends that local governments adopt policies and locally-appropriate quantitative thresholds consistent with statewide per capita goals of six metric tons (MT) CO_2e by 2030 and two MT CO_2e by 2050 (CARB 2017b). As stated in the 2017 Scoping Plan, these goals may be appropriate for plan-level analyses (city, county, subregional, or regional level), but not for specific individual projects because they include all emissions sectors in the state (Source: IX.39).

SB 375, signed in August 2008, enhances the state's ability to reach AB 32 goals by directing CARB to develop regional GHG emission reduction targets to be achieved from passenger vehicles by 2020 and 2035. In addition, SB 375 directs each of the state's 18 major Metropolitan Planning Organizations (MPOs) to prepare a "sustainable communities strategy" (SCS) which contains a

growth strategy to meet these emission targets for inclusion in the Regional Transportation Plan (RTP). On March 22, 2018, CARB adopted updated regional targets for reducing GHG emissions from 2005 levels by 2020 and 2035. The Association of Monterey Bay Area Governments (AMBAG) was assigned targets of a 3 percent reduction in GHGs from transportation sources from 2005 levels by 2020 and a 6 percent reduction in GHGs from transportation sources from 2005 levels by 2035. AMBAG adopted the 2040 Metropolitan Transportation Plan/Sustainable Communities Strategy (AMBAG MTP/SCS) in June 2018, which meets the requirements of SB 375.

Adopted on September 10, 2018, SB 100 supports the reduction of GHG emissions from the electricity sector by accelerating the state's Renewables Portfolio Standard Program, which was last updated by SB 350 in 2015. SB 100 requires electricity providers to increase procurement from eligible renewable energy resources to 33 percent of total retail sales by 2020, 60 percent by 2030, and 100 percent by 2045. Also, on September 10, 2018, the governor issued Executive Order (EO) B-55-18, which established a new statewide goal of achieving carbon neutrality by 2045 and maintaining net negative emissions thereafter. This goal is in addition to the existing statewide GHG reduction targets established by SB 32 and SB 100.

Methodology

CalEEMod 2016.3.2 was used to estimate GHG emissions from existing conditions and from the project. The model calculates emissions of the following GHGs: CO_2, N_2O, and CH_4, reported as CO_2e. For a full description of model inputs and assumptions, please see the Methodology section under Section 3, *Air Quality*, and see Appendix A.

Greenhouse Gas Emissions 8(a) – Less than Significant. The vast majority of individual projects do not generate sufficient GHG emissions to directly influence climate change. However, project emissions can contribute incrementally to cumulative effects which are significant, even if individual changes resulting from a project are limited. Thus, the issue of climate change typically involves an analysis of whether a project's contribution towards an impact is cumulatively considerable. "Cumulatively considerable" means the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, other current projects, and probable future projects (CEQA Guidelines, Section 15064[h][1]).

Neither the State, MBARD, or the County have adopted GHG emissions thresholds. The 2017 Scoping Plan does not provide specific guidance to local jurisdictions for determining the amount of emission reductions to be achieved from land use plans or projects. Instead, it recommends local governments adopt policies and locally-appropriate quantitative thresholds consistent with a statewide per capita goal of six MT CO_2e by 2030 and two MT CO_2e by 2050 (Source: IX.39). While the County does have a GHG emissions reduction plan for reductions out to 2020, it does not identify a locally-appropriate quantitative threshold; in addition, MBARD has not provided quantitative thresholds to evaluate GHG impacts associated with land use projects.

As identified in Section 15064.7(c) of the State CEQA Guidelines, a lead agency may consider thresholds of significance previously adopted or recommended by other public agencies or recommended by experts, provided the decision of the lead agency to adopt such thresholds is

supported by substantial evidence. Land use projects in Monterey County have used the quantitative thresholds established by San Luis Obispo County Air Pollution Control District (SLOAPCD) to assess GHG impacts (Source: IX.40). In April 2012, SLOAPCD, whose jurisdiction is adjacent to MBARD to the south, adopted quantitative thresholds for GHG emissions for most land use projects (Source: IX.41). The SLOAPCD CEQA Handbook includes an efficiency threshold of 4.9 MT CO2e per service population (SP) per year (service population = number of residents + employees). Because the efficiency metric is tied to ensuring every resident and employee does his or her fair share to achieve statewide GHG reduction targets, it is appropriate for use anywhere in the state, and not just in the region within SLOAPCD's jurisdiction. Therefore, the SLOAPCD efficiency threshold is the appropriate threshold to use in evaluating the significance of the proposed project's GHG emissions.

While there is no formally documented data related to employment associated with the existing cannabis industry locally in the County, the California Department of Food and Agriculture released a study that contains extensive job analysis related to cannabis cultivation (Source: IX.13). For indoor growing operations, the report documents a full time equivalent (FTE) employment of 0.88 FTE per 1,000 s.f. of operations. For greenhouse operations, the report documents an FTE employment of 1.56 FTE per 1,000 s.f. of operations. Given the project s.f. listed in Table 5, the project is estimated to have approximately 14,521 employees.

Construction

With the conservative assumption that demolition and construction would occur for approximately 25 percent of all square footage, the project's construction GHG emissions would total 5,881 MT CO_2e. Amortized over the potential lifetime of the project, a 30-year period, this would result in yearly GHG emissions of 196 MT CO_2e. ~~The project would not require demolition of existing greenhouses or construction of new facilities, as the cannabis operations would use existing greenhouses or buildings. Minor retrofit work may occur at the greenhouses or buildings to convert the operations; however, this work would not be anticipated to require heavy construction equipment or activities such as grading for foundations. This work would be similar to existing maintenance and upkeep of the previous agricultural uses on each site, and therefore these emissions are accounted for in the region. Therefore, construction GHG emissions would be similar to existing emissions and part of typical maintenance and upkeep of an agricultural facility and would be *less than significant.*~~

Operation

For operational emissions, although 31 of the sites have already switched to cannabis operations, to determine the full impact of the project, all 45 sites were assumed to be cut flower operations as mentioned in Section 2, *Description of the Project and Environmental Setting*, for the comparison to the proposed cannabis uses. Table 11~~Table 9~~ presents the existing GHG emissions for the prior cut flower operations and project GHG emissions (including construction) for the cannabis cultivation operations, including the net change in GHG emissions from cannabis operations. As shown in the table, there would be a net increase in GHG emissions for mobile and waste GHG emissions from cannabis operations. The greatest increase in emissions is due to the higher vehicle trips associated with cannabis cultivation. Area emissions would remain negligible under both existing and project scenarios. Energy GHG emissions would be higher under existing

operations (agricultural production, including herbs, crops, and cut flowers) because greenhouses use less energy than indoor buildings as the lighting requirement is much lower in greenhouses. Additionally, two of the proposed sites (indoor) would be required to generate 50 percent of their energy demand through renewable energy, which would decrease the energy requirements and GHG emissions on these two sites. Water GHG emissions would be higher under existing operations due to the higher water demand of cut flower operations.

Table 11~~9~~ Existing and Project Greenhouse Gas Emissions

Sources	**CO_2e (MT per year)**
Existing	
Area	4,866[1]
Energy	2,039
Mobile	7,655
Waste	332
Water	1,076
Existing Total	15,968
Proposed	
Construction	2,624
Area	4,866[1]
Energy	1,793
Mobile	7,753
Waste	2,443
Water	549
Proposed Total	~~17,404~~20,118
Net Change from Existing to Proposed	
Construction	196
Area	0
Energy	-246
Mobile	98
Waste	2,111
Water	-527
Net Change Total	~~1,436~~1,632
Project SP (Employees)	14,521
Total Emissions Per SP	**0.1 per SP per year**
Threshold	4.9 per SP per year
Threshold Exceeded?	***No***

[1] Area emissions are dominated by fertilizer emissions, which were calculated outside of CalEEMod (see method under Methodology, above).

[2] For proposed energy use, two separate model runs were conducted for the indoor only uses, with one model run having no renewable energy (2,039 CO_2e MT per year) and the second run having 50 percent renewable energy (1,397 CO_2e MT per year). The second model run was added to the energy generated by the greenhouse activities for the project's total energy use.

SP = Service Population; CO_2e = carbon dioxide equivalent; MT = metric tons.

Source: Appendix A

As described above, the project's contribution to GHG emissions impacts and climate change would be considered significant if the project's per service population emissions would exceed the SLOAPCD's efficiency threshold of 4.9 MT CO_2e per SP per year. As shown in Table 11~~Table 9~~, the project's emissions of would be 0.1 MT CO_2e per SP per year, well below the 4.9 MT CO_2e per SP per year threshold. Therefore, impacts would be *less than significant*.

Greenhouse Gas Emissions 8(b) – Less than Significant. The regional GHG reduction policies and regulations applicable to the project are those found in Monterey County General Plan and Municipal Climate Action Plan, SB 32 and the 2017 Scoping Plan, which respectively codify the State's mid-term (2030) GHG target and plan for achieving it, and AMBAG's MTP/ SCS.

Policies S-2 and S-3 of the MCAP would be implemented through increased vehicle fuel efficiency through the vehicles and through the fuel that vehicles use. Implementation of the project would not interfere with these increased efficiencies, and vehicle use related to the project would benefit from the lowered GHG emissions from these measures.

Other policies discussed in the MCAP include focused policies on facilities specific to the County and Natividad Medical Center and would not be applicable to the proposed project.

AMBAG 2040 MTP/SCS

The AMBAG 2040 MTP/SCS was created to outline a growth strategy to meet GHG emission reduction targets to be achieved from passenger vehicles by 2020 and 2035. This is through an SCS land use development pattern complements the proposed transportation network which emphasizes multimodal system enhancements, system preservation, and improved access to high quality transit. The focus of the multimodal system and transit strategy is on urbanized areas, which are better suited to alternative modes of transportation, as opposed to agriculture and the rural, spread out nature of agricultural land use. While the cannabis operations would be located outside of areas that would have transit stops or bicycle lanes nearby, methods to reduce vehicle trips and therefore GHG emissions such as carpooling can be encouraged by the operations or organized by the employees. In addition, the project would not inhibit the measures identified in the 2040 MTP/SCS to meet AMBAG's required targets from being implemented. Therefore, the project would not conflict with the AMBAG 2040 MTP/SCS.

2017 Scoping Plan and EO B-55-18

The 2017 Scoping Plan outlines a pathway to achieving the reduction targets set under SB 32, which is considered an interim target toward meeting the State's long-term 2045 goal established by EO B-55-18. A project would impede "substantial progress" toward meeting the SB 32 and EO B-55-18 targets if per service person GHG emissions exceeded the locally-appropriate efficiency threshold. As discussed under Section 7(b), the project's GHG emissions would not exceed the identified efficiency threshold. As a result, the project would not conflict with the reduction targets of 2017 Scoping Plan and EO B-55-18.

CDFA Cannabis Cultivation Regulations

The project would implement CDFA regulations for cannabis cultivation that are related to power sources and generator emissions. The project would also implement CDFA regulations for cannabis cultivation for power sources and generator emissions. CDFA state regulations for cannabis cultivation shall be implemented for project power sources and generators, as mentioned in Section 3, *Air Quality* and Section 6, *Energy.*

Given the aforementioned, the project would not conflict with applicable state plans, policies or regulations intended to reduce GHG emissions, and this impact would be *less than significant.*

9. HAZARDS AND HAZARDOUS MATERIALS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials 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? (Source: IX.4, 42, 43)	☐	☐	☒	☐
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? (Source: IX.44)	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: IX.2)	☐	☐	☐	☒
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (Source: IX.2)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

Hazards and Hazardous Materials 9(a-b) – Less than Significant. The project would convert existing greenhouses previously utilized for agricultural uses such as herbs, crops, and cut flowers to commercial adult and medical marijuana uses. The cultivation and manufacturing of medical and adult use marijuana may require the use and storage of nominal amounts of potentially hazardous materials such as fuel for power equipment and backup generators, and pesticides. Additionally, mixed-light cultivation operations may use high-powered lights, which may contain hazardous components that could enter the environment through disposal. HI-zoned sites do allow volatile manufacturing, which could include the use of butane, hexane, and/or propane. F-zoned

sites only allow non-volatile manufacturing, which could include the use of ethanol, CO_2, water, ice, and mechanical methods.

Many of the project sites are or have historically been registered with EHB Hazardous Materials Management Services. Cannabis Management Service will work with applicants to register each location as needed in the California Environmental Reporting System (CERS) database to meet Hazardous Materials Business Plan Electronic Reporting Requirements. In addition, facilities that generate hazardous waste shall register electronically for an EPA ID number through the Electronic Verification Questionnaire process with the Department of Toxic Substances Control (DTSC) and shall meet all annual reporting requirements for storage, transportation, and disposal of hazardous waste.

The project sites would be required to comply with existing federal, state, and local laws regulating the use and disposal of any hazardous materials used. In accordance with CDFA regulation 8106(a)(3), a pest management plan shall include, but not be limited to, the following: (a) product name and active ingredient(s) of all pesticides to be applied to cannabis during any stage of plant growth; (b) integrated pest management protocols, including chemical, biological, and cultural methods the applicant anticipates using to control prevent the introduction of pests on the cultivation site; (c) a signed attestation that states the applicant shall contact the appropriate County Agricultural Commissioner regarding requirements for legal use of pesticides on cannabis prior to using any of the active ingredients or products included in the pest management plan and shall comply with all pesticide laws. In addition, CDFA regulations 8304(a) and 8307 outline pesticide use requirements, including: (a) licensees shall comply with all pesticide laws and regulations enforced by the Department of Pesticide Regulation; (b) for all pesticides that are exempt from registration requirements, licensees shall comply with all pesticide laws and regulations enforced by the Department of Pesticide regulation and with the following pesticide application and storage protocols. Additionally, the transportation of hazardous materials is subject to the Hazardous Material Transportation Act of 1975, which provides procedures and policies, material designations, packaging requirements, and operational rules for transportation of hazardous materials. The Resource Conservation and Recovery Act (RCRA) also established hazardous waste disposal requirements; please refer to 40 CFR parts 260 through 273. Any removal of building materials that may contain asbestos would be conducted in compliance with MBARD Rule 424 and USEPA asbestos regulations.

With adherence to existing hazardous materials regulations and laws, the project would not create a significant hazard through the routine transport, use, or disposal of hazardous materials. Impacts would be *less than significant*.

Hazards and Hazardous Materials 9(c) – No Impact. No schools are located within ¼ mile of any of the project sites. The nearest school to the project sites is La Joya Elementary School, located approximately 2.3 miles west of 398 Natividad Road. There would be *no impact*.

Hazards and Hazardous Materials 9(d) – Less Than Significant Impact. In accordance with CDFA regulation 8102(q), Annual License Application Requirements, The Department of Toxic Substances Control EnviroStor Database and the State Water Quality Control Board Geotracker Database were checked for potential hazardous material sites in the project area. The databases

revealed the seven of the sites are enrolled in the irrigated lands regulatory program (ILRP). These sites are listed in Table 12~~Table 10~~, below.

Table 12~~10~~ Geotracker Irrigated Lands Regulatory Sites

26000 Encinal Road	Kee's Greenhouse/Yuai Nursery
25950 Encinal Road	Kee's Greenhouse/Yuai Nursery
20420 Spence Road	Salinas Valley Nursery
402 Natividad Road	3 Generaciones, LLC/Toyo Ranch
20510 Spence Road	Altman Planta Ranch
20400 Spence Road	Minami Greenhouse Inc.
22900 Fuji Lane	Sunberry Growers LLC

Source: IX.42

These project sites would continue to be enrolled in ILRP and would continue to be required to prevent agricultural runoff from impairing surface waters and groundwater, as pesticides, fertilizers, and other pollutants are considered to be hazardous materials (Source: IX.4). The project would not substantially modify the use of the project sites and would not exacerbate existing hazards to the public or environment.

Geotracker identified one site near 20800 Spence Road (Premium Fresh Farms, LLC) as a clean-up site with historical status. EnviroStor identified one State Response site (Berman Steel at US 101 and Spence Road) in close proximity to 20800 Spence Road as well (Source: IX.43). A LUST cleanup site was identified at 360 Espinosa Road (Growers Transplanting). This site is completed and closed (Source: IX.42). The historical status and completed/closed status of these two sites indicates that there is little to no potential for hazardous materials to impact any of the project sites. The impact of hazardous materials sites would be *less than significant*.

Hazards and Hazardous Materials 9(e) – No Impact. Four of the project sites located along Alisal Road are located within two miles of the Salinas Municipal Airport and are within the Salinas Municipal Airport Land Use Plan's area of influence (Source: IX.44). These four sites are identified as agriculture in the land use plan. The conversion of existing greenhouses to cannabis use would not result in a safety hazard or create excessive noise for people working or residing in the area. The project would not expose people or structures to airport hazards. There would be *no impact*.

Hazards and Hazardous Materials 9(f) – No Impact. The project entails conversion of existing greenhouses to commercial cannabis use. No roadways designated as evacuation routes would be modified by the project, and no population growth would occur as part of the project as no new residences are proposed, requiring modifications to existing emergency response or evacuation plans. Therefore, proposed cannabis operations would not interfere with emergency response or emergency evacuation plans. The project sites would comply with the Municipal Code and Fire Department standards for emergency vehicle access. There would be *no impact*.

Hazards and Hazardous Materials 9(g) – Less than Significant. All of the project sites are located on existing agricultural land within unincorporated Monterey County. As indicated on

CAL-FIRE Fire Hazard Severity Zone maps, most of the sites are not located within State Responsibility Areas (SRA). Five sites are located within a moderate SRA, three sites are located within a high SRA, and one site is located in an SRA area awaiting zoning (Source: IX.2). The three sites in high SRA and five sites in moderate SRA and would comply with applicable building and landscape standards for fire safety. As discussed in Section IV.15, *Public Services,* the site is adequately served by the Monterey County Regional Fire District. Impacts would be *less than significant*.

10. HYDROLOGY AND WATER QUALITY **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
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, (Source: IX.7)				
i) Result in substantial erosion or siltation on or off site.	☐	☐	☒	☐
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite.	☐	☐	☒	☐
iii Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
iv) Impede or redirect flood flows?	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? (Source: IX.47)	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (Source: IX.48)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

Hydrology and Water Quality 10(a) – Less than Significant. The proposed project would replace existing agricultural operations with new cannabis grow operations, and would permit existing cannabis operations to continue. The project does not facilitate the construction of new structures to accommodate new cannabis grow operations. Implementation of the proposed project would be limited to the areas within existing greenhouse and industrial structures and would therefore only occur on portions of the identified project sites.

The Best Management Practices (BMPs) for cannabis cultivation listed below would be consistent with the SWRCB Cannabis Cultivation Policy. Project-specific BMPs must be reviewed and approved by the County as part of the licensing process. County Planning staff ensures compliance through review of license applications and site inspections, as needed.

Best Management Practices for Cannabis Cultivation. Consistent with the SWRCB's Cannabis Cultivation Policy, each licensee for cannabis cultivation under the proposed project is required to implement the following BMPs as part of their proposed project:

- Verification that the licensee has a legal right to the identified water source;
- No obstruction, alteration, damming, or diversion of all or a portion of a natural watercourse without notification and approval from CDFW under the Lake and Streambed Alteration Program;
- Regular inspection of the entire water delivery system for leaks, and repair of leaky faucets and connectors as needed;
- Lining of water conveyance ditches/canals to reduce waste and the unreasonable use of water;
- Use of rainwater catchment systems to collect and store stormwater during the rainy season in tanks, bladders, or engineered ponds to reduce the need for water diversions and/or pumping of groundwater during low flow periods (late summer to fall);
- Use of float valves on water storage systems to keep them from overflowing onto the ground;
- Use of drip/irrigation systems;
- Use of mulch to conserve soil moisture in cultivated areas, pots, and bins;
- Where applicable, screen water pump intakes to prevent the entrainment of threatened or endangered aquatic species;
- Base layout and site development on a qualified expert's recommendations with respect to any listed species protected under California or federal law and avoid any action that constitutes "take" under the Federal Endangered Species Act or California Endangered Species Act, unless accompanied by an Incidental Take Statement or Incidental Take Permit issued by the appropriate agency.

In addition, the project would comply with CDFA regulations 8102(p)(v)(w)(dd), 8216, 8304 (a and b), and 8307 by providing evidence of enrollment in or waiver of waste discharge requirements with the SWRCB and identification of water sources used for cultivation activities. In addition, if the SWRCB or the CDFW notifies CalCannabis that cannabis cultivation is causing significant adverse impacts on the environment in a watershed or other geographic area, CalCannabis shall not issue new licenses or increase the total number of plant identifiers within the watershed or area while the moratorium is in effect.

Implementation of the BMPs for cannabis cultivation and CDFA regulations would facilitate compliance with water quality standards.

Water quality standards or waste discharge requirements would not be violated, and surface or ground water quality would not be degraded. Impacts would be *less than significant*.

Hydrology and Water Quality 10(b) – Less Than Significant Impact. The project sites overlie the Salinas Valley Groundwater Basin, and would receive water supply from groundwater wells within this basin. The environmental setting with respect to groundwater resources is therefore defined by the extent of the Salinas Valley Groundwater Basin. Forty-one of the proposed project cultivation sites are located within the East Side Subbasin of the Salinas Valley Groundwater Basin, while four project sites (33, 34, 42, and 44) are located within the 180/400 Foot Aquifer. Neither of these aquifers is adjudicated. Both the East Side Subbasin and the 180/400 Foot Subbasin are located within the management jurisdiction area of the Salinas Valley Groundwater Basin GSA, which formed in response to requirements of the SGMA.

The 180/400 Foot Aquifer is identified by Department of Water Resources (DWR) as critically overdrafted; as defined by the SGMA of 2014, "A basin is subject to critical overdraft when continuation of present water management practices would probably result in significant adverse overdraft-related environmental, social, or economic impacts."

In response to the DWR's designation of critical overdraft, and in compliance with SGMA, the Salinas Valley Groundwater Basin GSA developed and adopted a Groundwater Sustainability Plan (GSP) for the 180/400 Foot Aquifer on January 9, 2020. In addition, as discussed in Section 7, *Geology and Soils*, the Salinas Valley GSA is also developing a valley-wide IGSP to guide groundwater management throughout the Salinas Valley and implement groundwater sustainability management actions on a regional scale (Source: IX.47).

In addition to overdraft, the 180/400 Foot Aquifer is also affected by seawater intrusion, which occurs when over-pumping in a groundwater basin alters the pressure differential such that seawater flows into the aquifer, resulting in water quality degradation. In 2010, the County of Monterey adopted Ordinance 5302, which prohibits approval of new groundwater wells in areas affected by seawater intrusion, including the 180/400 Foot Aquifer. As discussed in Section 7, *Geology and Soils*, and mentioned above, the 180/400 Foot Aquifer Subbasin GSP was adopted on January 9, 2020, and a valley-wide IGSP that addresses Salinas Valley groundwater basins collectively is also in development. Implementation of the valley-wide IGSP and 180/400 Foot Aquifer Subbasin GSP would facilitate sustainability of groundwater extractions in aquifers below the project sites by 2040, which would reduce the potential for subsidence due to groundwater withdrawal. The project is required to comply with both GSPs, including any future restrictions on groundwater pumping rates that may be imposed by the GSA.

The average rate of 1.0 AFY per acre is utilized for the analysis of proposed project water demand because it is consistent with usage rates identified for two recently approved indoor cannabis grow operations in comparable locations, and is consistent with the usage rate reported by Monterey County's Agricultural Commissioner's office (Source: IX.46). There is presently no comprehensive record of water usage on the existing project sites prior to cultivation of cannabis. It is known that cut flower operations are historically the dominant activity in the project area. Not all project sites were in active cultivation or were specifically cultivating cut flowers at the time of this analysis; therefore, the assumption that all sites are in active cut flower cultivation results in over-estimating existing water use rates at some sites, which in turn also over-estimates the amount of water use reduction that would occur with transitioning to cannabis cultivation under the proposed project.

This IS-MND provides a programmatic-level analysis for development of all 45 sites for cannabis cultivation; due to the programmatic nature of this IS-MND, the analysis does not include site-specific quantification of existing land uses and their associated water uses. However, all of these greenhouses have historically been used for non-cannabis cultivation and in order to compare the anticipated water usage rate for cannabis cultivation to pre-cannabis cultivation water usage on the project sites, it was necessary to make reasoned assumptions about the pre-cannabis use of the project sites. Accordingly, and even though 31 sites contain existing operational greenhouses, in order to compare pre-cannabis cultivation with cannabis cultivation, this analysis assumes that all greenhouses that would be converted to cannabis cultivation are in cut flower operation, and water uses on these sites would be converted from cut flower operations to cannabis cultivation operations. In comparison with the water demand for cut flower cultivation in Monterey County (3.6 AFY per acre), the estimated proposed project water demand for cannabis cultivation (1.0 AFY per acre) is a decrease of approximately 72 percent, assuming the transition of all 45 sites from cut flower cultivation to cannabis cultivation.

As noted above, the assumption that all project sites would be converted from cut flower operation to cannabis cultivation realistically over-estimates the pre-project water uses on select project sites, as it is reasonable to assume that some properties may have been under-utilized or were utilized at a lesser rate at the time the properties were converted to cannabis cultivation. In addition, it is known that 31 of the 45 sites have already transitioned to cannabis cultivation, although the extent of utilization of each project site has not been quantified for this programmatic analysis. However, for the sake of comparison, a variety of sample scenarios are presented below, based on the water use assumptions discussed above.

- If all of the 45 sites transition from full cut flower cultivation (3.6 AFY/acre) to full cannabis cultivation (1.0 AFY/acre): total water demand would decrease approximately 72 percent
- If 31 of the 45 sites are currently at full capacity (100 percent utilized) for cannabis cultivation and the remaining 14 sites are at full capacity for cut flower cultivation, all of which would be transitioned to cannabis cultivation under the project: total water demand would decrease approximately 10 percent
- If 31 of the 45 sites are currently utilized at 50 percent capacity for cannabis cultivation and 50 percent unutilized, and 14 of the 45 sites are currently utilized at 100 percent capacity for cut flower cultivation, all of which would be converted to full utilization for cannabis cultivation under the proposed project: total water demand would decrease approximately 21 percent
- If 31 of the 45 sites are currently utilized at 50 percent capacity for cannabis cultivation, and 14 of the 45 sites are currently utilized at 50 percent capacity for cut flower cultivation, all of which would be converted to full utilization for cannabis cultivation under the proposed project: total water demand rate would decrease of approximately 36 percent

The sample scenarios above demonstrate that the implementation of proposed project would result in reduced water demand rates, in comparison to both existing conditions (some cannabis cultivation) and pre-project conditions (no cannabis cultivation). Therefore, it is reasonable to determine that the proposed project would result in a net decrease in water demand rates across all

project sites. As discussed in Section 2, the previous use of cut flower most accurately represents the historic use of the sites for the baseline of water demand analysis.

Implementation of the proposed project would occur in compliance with applicable laws and regulations, including but not limited to the moratorium on new wells within areas affected by seawater intrusion; and compliance with CDFA regulation 8107(b) which requires location identification for groundwater wells.

The conversion of the existing greenhouses from agricultural operations to cannabis grow operations would decrease water demand by up to 72 percent, for the full conversion of all project sites from 100 percent utilization for cut flower cultivation (3.6 AFY/acre) to 100 percent utilization for cannabis cultivation (1.0 AFY/acre). Furthermore, compliance with applicable laws and regulations will facilitate groundwater management of the basin and compliance with the groundwater management plan. Impacts would be *less than significant*.

Hydrology and Water Quality 10(c) – Less than Significant. The project entails conversion of existing greenhouses previously used for agricultural purposes, including cut flowers, to commercial cannabis use. Conversion of the existing greenhouses would not include new impervious surfaces or alter existing drainage patterns or alter drainage patterns for streams or rivers. In addition, implementation of the BMPs for cannabis cultivation mentioned above would avoid the alteration of the course of a stream or river, as well as substantial erosion, siltation, and surface runoff.

Because the project sites have an agricultural classification, activities at each site would not require coverage under NPDES Construction General Permit (Source: IX.7). The project would not increase impervious surfaces. Impacts to on- and off-site sedimentation and runoff would be *less than significant*.

Hydrology and Water Quality 10(d) – No Impact. Tsunamis and seiches, or seismic waves, are generated from undersea or underground movement. The project sites are not located in a coastal area or near a large inland body of water. As such, the sites are not subject to tsunami or seiche. Additionally, all sites are relatively flat and therefore not subject to mudflow (Source: IX.7). There would be *no impact*.

Hydrology and Water Quality 10(e) – No Impact. The proposed project would not conflict with or obstruct the implementation of a water quality control plan or sustainable groundwater management plan. The proposed project is located primarily within the East Side Aquifer Subbasin, with ~~two~~ four project sites located within the 180/400 Foot Aquifer Subbasin which is managed per the direction of a GSP adopted by the Salinas Valley Groundwater Basin GSA on January 9, 2020. The stand-alone 180/400 Foot Aquifer Subbasin GSP establishes estimates of the historical, current, and future water budgets in the subbasin based on the best available information. The GSP defines local sustainable management criteria, details required monitoring networks, and outlines projects and programs for reaching sustainability in the subbasin by 2040 (Source: IX.62).

In addition to the stand-alone GSP for the 180/400 Foot Aquifer Subbasin, both the East Side Aquifer Subbasin and the 180/400 Foot Aquifer Subbasin are subject to the management direction of the valley-wide IGSP. At the time of preparation of this analysis, the Salinas Valley Groundwater Basin GSA is preparing the regional IGSP to collectively address the following subbasins: the 180/400 Foot Aquifer Subbasin (3004.01), the East Side Aquifer Subbasin (3-004.02), the Forebay Aquifer Subbasin (3004.04), the Upper Valley Aquifer Subbasin (3-004.05), the Langley Area Subbasin (3004.09), and the Monterey Subbasin (3-004.10). The Salinas Valley Groundwater Basin GSA has published select chapters of the valley-wide IGSP; publication of remaining chapters of the IGSP is pending Board approval of the water budgets for the aforementioned subbasins. Once the entire IGSP is complete and approved of by the GSA Board of Directors, the IGSP will be available for a 90-day public review period prior to filing with the California DWR.

The existing Draft IGSP acknowledges that there are very few measured aquifer parameters within the Salinas Valley Groundwater Basin, and the IGSP will therefore include provisions to monitor conditions and collect data throughout the basin to inform ongoing and future management efforts toward achieving sustainability. A number of existing groundwater management plans exist for the IGSP area and are incorporated into the IGSP as applicable. These include the Greater Monterey County Integrated Regional Water Management Plan (IRWMP) and Urban Water Management Plans (UWMPs) for water districts and municipality service areas within the IGSP area. Incorporation of these studies into the IGSP assists in bridging information gaps regarding groundwater supply availability; however, ongoing data collection and analysis is necessary to fully and accurately characterize conditions of the groundwater basin (Source: IX.48).

In the future, the anticipated net decrease in water demands on the proposed project sites that would occur as a result of replacing cut flower cultivation with cannabis cultivation may be reflected in measured data, collected through compliance with SGMA. As mentioned above, the Salinas Valley Groundwater Basin GSA is currently preparing a valley-wide IGSP, which will detail water budgets for each of the subbasins within the Salinas Valley Groundwater Basin, and will identify management actions and requirements toward the ultimate goal of achieving sustainable groundwater conditions throughout the region by the year 2040. SGMA requires monitoring networks be developed to promote the collection of data of sufficient quality, frequency, and distribution to characterize groundwater and related surface water conditions and to evaluate changing conditions that occur as the GSP(s) are implemented. The monitoring network is intended to: monitor changes in groundwater conditions relative to measurable objectives and minimum thresholds, and thereby demonstrate progress toward achieving measurable objectives; monitor impacts to the beneficial uses or users of groundwater; and quantify annual changes in water budget components (Source: IX.47).

The project is subject to compliance with the measurable objectives and minimum thresholds for groundwater management identified by the Salinas Valley GSA's valley-wide IGSP and the 180/400 Foot Aquifer Subbasin GSP. The conversion of the project sites that would occur under the proposed project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Impacts would be *less than significant*.

11. LAND USE AND PLANNING **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community? (Source: IX.2)	☐	☐	☐	☒
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? (Source: IX.3)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

Land Use and Planning 11(a) – No Impact. The project sites are all located on designated Farmland (40-160 acre min) within unincorporated Monterey County (Source: IX.2). Surrounding land uses include Industrial, Permanent Grazing, Rural Residential, Rural Grazing, and Resource Conservation. The closest residential communities to the project sites are the City of Salinas, City of Gonzales and City of King City, located within five miles from some of the project sites. Individual existing single-family residential uses are located on or adjacent to some of the project sites (within 50 feet). These would be maintained as existing uses under the proposed project. The project sites contain existing structures for cannabis cultivation, processing, distribution, and manufacturing. No building expansions are proposed as part of the project. Therefore, the proposed project would not physically divide an established community. There would be *no impact*.

Land Use and Planning 11(b) – Less than Significant. The project site is located in unincorporated Monterey County and would be governed by the Monterey County General Plan and the County Code. Medical and adult use cannabis operations are allowed in certain zoning districts with a one-time discretionary permit (Monterey County zoning ordinance Chapter 21.67 and Monterey County Code Chapter 7.90 Commercial Cannabis Permits), as described below:

- Cultivation: Light Industrial, Heavy Industrial, Agricultural Industrial, or Farmland
- Distribution: Heavy Commercial, Light Industrial, Heavy Industrial, and Agricultural Industrial
- Manufacturing: Heavy Commercial, Light Industrial, Heavy Industrial, and Agricultural Industrial, Farmland

Cannabis activities are generally similar to the types of activities occurring in the Farmland district, including soil-dependent agricultural uses, including greenhouses. Indoor, mixed-light, or nursery cannabis cultivation is specifically listed in Section 21.30.040 of the Monterey County Zoning Ordinance as an allowed use subject to an administrative permit, and agricultural support facilities and processing plants are allowed subject to a use permit. Therefore, the proposed activities would be generally consistent with other allowed uses in the Farmland district, and would not create land use conflicts with surrounding properties.

The proposed cannabis cultivation, processing, manufacturing, and self-distribution operations at the project sites are consistent with the Farmland use and are consistent with development standards within the zoning ordinance (Chapter 21.67 Commercial Cannabis Activities), listed below:

> Cultivation[5] is only allowed within existing greenhouses (a structure that was legally established prior to January 1, 2016) and industrial buildings within the following zoning districts: Light Industrial, Heavy Industrial, Agricultural Industrial, and Farmland. Outdoor cultivation is not permitted in the County, except for a pilot program that is currently restricted to Big Sur, Cachagua, and Carmel Valley. Retail facilities are only permitted in Light Commercial and Heavy Commercial zoning districts. Manufacturing[6] is only permitted in Heavy Commercial, Light Industrial, Heavy Industrial, Agricultural Industrial, and in Farmland zoning districts when combined with a cultivation permit. Testing[7] and distribution/transportation[8] are only permitted in the following zoning districts: Heavy Commercial, Light Industrial, Heavy Industrial and Agricultural Industrial.

The conversion of existing greenhouses for medical and adult commercial cannabis is consistent the following goals within the 2010 Monterey County General Plan Agriculture Element.

> Goal AG-1: Promote the long-term protection, conservation, and enhancement of productive and potentially productive agricultural land.
>
> Goal AG-2: Provide opportunities to retain, develop, and expand those agriculture-related enterprises and agricultural support uses.
>
> Goal AG-3: Assure that the County's land use policies do not inappropriately limit or constrain "routine and ongoing agricultural activities (Source: IX.3).

Additionally, Goal LU-5 encourages a full range of industrial development compatible with surrounding land uses. Policy C-2.1 of the General Plan requires land uses that require concentrated commodity movements to be located with adequate access to necessary transportation facilities. The project would concentrate commercial medical cannabis activities in areas with convenient access to major roads and highways through the zoning restrictions. The project sites already support agricultural, industrial, or commercial uses with associated transportation systems, and therefore the project is consistent with these policies. Furthermore, Goal OS-1 calls for retention of the character and natural beauty of Monterey County through preservation, conservation and maintenance of natural resources and agricultural operations. As

[5] Agricultural activities involving the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis.
[6] An industrial use involving the production of raw medical cannabis either directly or indirectly, by extraction methods, chemical synthesis, or process whereby the raw agricultural product has been transformed into a concentrate, an edible product, or a topical product.
[7] An industrial use including a facility or site that offers or performs tests to determine the chemical compounds of medical cannabis or medical cannabis products.
[8] An industrial use involving the wholesale purchase, transportation, and storage of medical cannabis form a cultivator, or medical cannabis products from a manufacturer, for sale to a dispensary.

the project would involve existing structures within limited areas of the Farmland zone, it would be consistent with this policy.

The proposed commercial cannabis uses are consistent with the Farmland zoning for each project site and would not conflict with any applicable land-use plan, policy, or regulation regarding geology, hazards, hydrology, noise, or utilities (refer to Sections 7, 9, 10, 13, and 19). Impacts would be *less than significant.*

12. MINERAL RESOURCES **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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? (Source: IX.49)	☐	☐	☒	☐
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? (Source: IX.49)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

Mineral Resources 12(a-b) – Less than Significant. The project sites are not located in an area containing mineral resources. The proposed project would not involve a change in land use or otherwise result in the potential loss of availability of a mineral resource. The project would not result in significant impacts regarding the unanticipated loss of availability of resources (Source: IX.49). Impacts would be *less than significant*.

13. NOISE **Would the project result in:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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? (Source: IX.50)	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
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? (Source: IX.44)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

Noise Background

Noise is defined as unwanted sound. Noise level measurements include intensity, frequency, and duration, as well as time of occurrence. Noise level (or volume) is generally measured in decibels (dB) using the A-weighted sound pressure level (dBA). The A-weighting scale is an adjustment to the actual sound pressure levels to be consistent with that of human hearing response, which is most sensitive to frequencies around 4,000 Hertz (about the highest note on a piano) and less sensitive to low frequencies (below 100 Hertz).

Sound pressure level is measured on a logarithmic scale with the 0 dBA level based on the lowest detectable sound pressure level that people can perceive (an audible sound that is not zero sound pressure level). Based on the logarithmic scale, a doubling of sound energy is equivalent to an increase of 3 dBA, and a sound that is 10 dBA less than the ambient sound level has no effect on ambient noise. Because of the nature of the human ear, a sound must be about 10 dBA greater than the ambient noise level to be judged as twice as loud. In general, a 3 dBA change in the ambient noise level is noticeable, while 1-2 dBA changes generally are not perceived. Quiet suburban areas typically have noise levels in the range of 40-50 dBA, while areas adjacent to arterial streets are typically in the 50-60+ dBA range. Normal conversational levels are usually in the 60-65 dBA range and ambient noise levels greater than 65 dBA can interrupt conversations.

Noise levels from point sources, such as those from individual pieces of machinery, typically attenuate (or drop off) at a rate of 6 dBA per doubling of distance from the noise source. Noise levels from lightly traveled roads typically attenuate at a rate of about 4.5 dBA per doubling of distance. Noise levels from heavily traveled roads typically attenuate at about 3 dBA per doubling of distance. Noise levels may also be reduced by intervening structures; generally, a single row of

buildings between the receptor and the noise source can reduces noise levels by about 5 dBA, while a solid wall or berm can reduce noise levels by 5 to 10 dBA (Source: IX.50).

The duration of noise is important because sounds that occur over a long period of time are more likely to be an annoyance or cause direct physical damage or environmental stress. One of the most frequently used noise metrics that considers both duration and sound power level is the equivalent noise level (Leq). The Leq is defined as the single steady A-weighted level that is equivalent to the same amount of energy as that contained in the actual fluctuating levels over a period of time (essentially, the average noise level). Typically, Leq is summed over a one-hour period. Lmax is the highest RMS (root mean squared) sound pressure level within the measurement period, and Lmin is the lowest RMS sound pressure level within the measurement period.

Regulatory Framework

Noise

The Monterey County Code, Chapter 10.60 *Noise Control,* describes the allowances as well as the restrictions related to noise. Section 10.60.030 states that at any time of the day, it is prohibited within the unincorporated area of the County of Monterey to operate, assist in operating, allow, or cause to be operated any machine, mechanism, device, or contrivance which produces a noise level that exceeds 85 dBA at 50 feet. This does not apply if the equipment is operated in excess of 2,500 feet from any occupied dwelling unit. This would apply to construction equipment.

The County's noise level standards are summarized in Table 13~~Table 11~~ and Table 14~~Table 12~~. Table 13~~Table 11~~ shows the County Code standards for exterior noise. Table 14~~Table 12~~ shows the County Land Use Element standards, which define "acceptable" noise level for land use compatibility (Source: IX.51).

Table 13~~11~~ County of Monterey Exterior Noise Level Standards

Zone	Time	Noise Level Standard (L_{eq} dBA)	Maximum Level (dBA)
All	9:00 PM to 7:00 AM	45	65
Within 500 feet of a noise sensitive land use	10:00 PM to 7:00 AM (Monday through Saturday)	Not to exceed "acceptable" levels[1]	-
	All day Sunday		
	All day Holidays		

Notes:
1. See Table 14~~Table 12~~ for "acceptable" noise levels
Source: IX.51

Table 14~~12~~ Land Use Compatibility for Noise Environments

Land Use Category	Community Noise Exposure Level			
	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Low Density, Single-Family, Duplex, Mobile Homes	50-60	55-70	70-75	75-85
Residential – Multiple Family	50-65	60-70	70-75	70-85
Transient Lodging – Motel, Hotels	50-65	60-70	70-80	80-85
Schools, Libraries, Churches, Hospitals, Nursing Homes	50-70	60-70	70-80	80-85
Auditoriums, Concert Halls, Amphitheaters	NA	50-70	NA	65-85
Sports Arenas, Outdoor Spectator Sports	NA	50-75	NA	70-85
Playgrounds, Neighborhood Parks	50-70	NA	67.5-75	72.5-85
Golf Courses, Riding Stable, Water Recreation, Cemeteries	50-70	NA	70-80	80-85
Office Buildings, Business Commercial and Professional	50-70	67.5-77.5	75-85	NA
Industrial, Manufacturing, Utilities, Agriculture	50-75	70-80	75-85	NA

(Source IX.3)
Notes: NA - Not Applicable
Normally Acceptable – Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements
Conditionally Acceptable – New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.
Normally Unacceptable – New construction or development should be discouraged, and if it does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.
Clearly Unacceptable – New construction or development should generally not be undertaken.

Vibration

Vibration is a unique form of noise because its energy is carried through buildings, structures, and the ground, whereas sound is simply carried through the air. Thus, vibration is generally felt rather than heard. Some vibration effects can be caused by noise (e.g., the rattling of windows from passing trucks). This phenomenon is caused by the coupling of the acoustic energy at frequencies that are close to the resonant frequency of the material being vibrated. Typically, ground-borne vibration generated by manmade activities attenuates rapidly as distance from the source of the vibration increases. The ground motion caused by vibration is measured as particle velocity in inches per second and is measured in vibration decibels (VdB).

The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for many people. Most perceptible indoor vibration is caused by sources inside buildings such as the operation of mechanical equipment, movement of people, or

the slamming of doors. Typical outdoor sources of perceptible ground-borne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads.

Vibration impacts would be significant if they exceed the following Federal Railroad Administration (FRA) thresholds:

- 65 VdB where low ambient vibration is essential for interior operations, such as hospitals and recording studios
- 72 VdB for residences and buildings where people normally sleep, including hotels
- 75 VdB for institutional land uses with primary daytime use, such as churches and schools
- 95 VdB for physical damage to extremely fragile historic buildings
- 100 VdB for physical damage to buildings

In addition to the groundborne vibration thresholds outlined above, the FTA outlined human response to different levels of groundborne vibration and determined that vibration that is 85 VdB is acceptable only if there are an infrequent number of events per day.

Noise 13(a) – Less than Significant.

Construction Noise

Although most cannabis operations would use existing greenhouses or buildings, or would perform minor retrofit work that would not be anticipated to require heavy construction equipment, up to 25 percent of the project sites may also require demolition of existing greenhouses to allow for construction of new greenhouses. Typical equipment used for these activities would include dozers and cranes. Calculation noise levels using the Roadway Construction Noise Model (RCNM), a dozer and a crane would generate a noise level of 79 dBA L_{eq} at 50 feet, which would not exceed the County's 85 dBA at 50 feet threshold. ~~The project would not require demolition of existing facilities or construction of new facilities, as the cannabis operations would use existing greenhouses.~~ In addition, project sites would potentially use existing facilities or perform ~~M~~minor retrofit work that would result in lower noise levels. ~~may occur at the greenhouses to convert the operations; however, this work would not be anticipated to require heavy construction equipment over long periods of time.~~ Moreover, all of the sites are surrounded by other agricultural activity as opposed to sensitive receptor uses, such as residential, park, and school uses that are more sensitive to noise impacts. In addition, the duration of such activities would be temporary. Therefore, construction noise impacts would be *less than significant*.

Operational Noise

The nearest residential neighborhoods are located approximately two miles to the north in Salinas. Single-family residences accessory to the agricultural use are located on some project sites and also on some of the adjacent agricultural properties. Operational noise sources associated with the project could include mechanical equipment associated with operation of the greenhouses and warehouses, such as heating, ventilation, and air conditioning (HVAC) units and generators. Per section 10.60.040(C) of the County of Monterey Code, commercial agricultural operations are

exempt from the County exterior noise standards because agricultural areas are anticipated to result in consistent, higher noise levels associated with farming than would be anticipated in a typical residential or commercial area (Source: IX.50). In addition, project HVAC and generator noise sources are also used with the existing facilities, and project noise levels would be similar to those existing on the same properties.

Given the aforementioned, operational noise levels would be *less than significant*.

Traffic

Project-generated traffic could result in elevated noise levels along local roadways. As shown in the project's Traffic Impact Study (Source: Appendix B), the largest percentage increase in traffic volume (and therefore the largest noise increase) would occur on the US 101 between Prunedale Road and Sala Road, with a percentage increase of approximately 5 percent. This would result in a noise increase of approximately 0.2 dBA. A 3 dBA noise increase is considered barely perceptible, which would occur with a doubling of traffic. Therefore, with an increase of 0.2 dBA or less, project traffic noise increases would not be perceptible to nearby uses, and traffic noise impacts from the project would be *less than significant*.

Noise 13(b) – Less than Significant. Vibration-sensitive land uses would include residential structures located on adjacent agricultural properties. Construction equipment used to demolish or construct project greenhouses may include a dozer, which generates a vibration level of 80 VdB at 50 feet. Per FTA guidance, 85 VdB is acceptable if there are an infrequent number of events per day. During a typical construction day, a dozer would move across the project site and would be near off-site structures for an infrequent portion of the day. Therefore, with a vibration level of 80 VdB, project vibration levels would not exceed 85 VdB. In addition, ~~P~~project site improvements would potentially not include heavy equipment and would instead involve minor retrofitting of existing greenhouses; this work would not be anticipated to require heavy construction equipment that would generate noticeable vibration to on or off-site residences~~, and vibration levels would be lower than the 72 VdB threshold for residences and buildings where people normally sleep~~. In addition, the duration of such activities would be temporary. Project operation would not use substantial vibration-generating equipment. Therefore, the project construction would generate minor vibration levels that would not create a significant impact to offsite vibration-sensitive land uses, the impact would be *less than significant*.

Noise 13(c) – No Impact. Four of the project sites located along Alisal Road are within two miles of the Salinas Municipal Airport and are within the Salinas Municipal Airport Land Use Plan's area of influence (Source: IX.44). These project sites are identified as Agriculture in the Salinas Municipal Airport Land Use Plan. The use of existing greenhouses for cannabis would not generate excessive noise for people working or residing in the area. The proposed project would not expose people or structures to airport noise. There would be *no impact*.

14. POPULATION AND HOUSING **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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)?	☐	☐	☐	☒
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

See Section IV

15. PUBLIC SERVICES **Would the project result in:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:				
a) Fire protection? (Source: IX.52)	☐	☐	☐	☒
b) Police protection? (Source: IX.52)	☐	☐	☐	☒
c) Schools?	☐	☐	☐	☒
d) Parks?	☐	☐	☐	☒
e) Other public facilities?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

See Section IV

16. RECREATION **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

See Section IV

17. TRANSPORTATION **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? (Source: Appendix B)	☐	☒	☐	☐
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)? (Source: Appendix B)	☐	☒	☐	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access? (Source: Appendix B)	☐	☒	☐	☐

Discussion/Conclusion/Mitigation:

Section 15064.3 of the CEQA Guidelines replace congestion-based metrics, such as auto delay and LOS, with vehicle miles traveled (VMT) as the basis for determining significant impacts, unless the CEQA Guidelines provide specific exceptions. Section 15064.3(c) states that a lead agency may elect to apply the provisions of Section 15064.3 at its discretion prior to July 1, 2020, at which time it shall apply statewide. The County has elected not to apply CEQA Guidelines Section 15064.3 for the proposed project, and instead assessed impacts using LOS.

The Monterey County General Plan sets an acceptable level of service (LOS) for County roads and intersections to be LOS D or better (Source: IX.3).

Transportation 17(a-b) – Less than Significant with Mitigation Incorporated. RICK Engineering calculated a trip generation rate to represent the increase in project trips over the existing use (refer to Table 4 of Appendix B for near-term project traffic generation and Table 5 of Appendix B for cumulative project traffic generation). Near-term projections include existing trips with project operations. Cumulative projections were estimated by obtaining the base year (2015) and forecast year (2040), to determine the growth rate for the cumulative traffic volumes. The growth factor was estimated using the AMBAG modeled 2015 and 2040 volumes (between one to three percent per year, depending on the study area). The growth rate was applied to the project intersections and forecasted for the year 2040.

The total near-term traffic generation for all the sites equates to 2,627 average daily trips (ADTs). Several of the sites have anticipated expansion areas that are considered as the long-term buildout in the cumulative scenario. The total long-term traffic generation for all the sites equates to 2,759 ADT.

Based on the traffic analysis conducted by RICK Engineering, all project study intersections (refer to Table 1 of Appendix B) currently operate at LOS D or better during AM and PM peak hours, with the exception of the intersection of US 101 with Hartnell, Spence, and Potter Roads. All County roadways segments selected for study currently operate at LOS B or better (Table 2 of Appendix B). All segments of US 101 analyzed operate at LOS D or better (Table 3 of Appendix B).

Under near-term plus project conditions, the project would degrade one intersection listed in Table 15~~Table 13~~ to unacceptable LOS E or worse and contribute to three already impacted intersections. Cumulative LOS impacts from the project to intersections and roadway segments would occur at ten intersections and three roadway segments listed in Table 16~~Table 14~~. Reduction in LOS operations at intersections and roadway segments in the project vicinity would result in a potentially significant impact.

Table 15~~13~~: Near-Term Plus Project: Impacted Intersections and Roadway Segments

Intersection	Existing LOS	Existing + Project LOS	AM/PM
Old Stage Road/Spence Road	B/C	B/E	AM/PM
US 101/Hartnell Road	F/F	F/F	AM/PM
US 101/Spence Road	F/F	F/F	AM/PM
US 101/Potter Road	F/F	F/F	AM/PM

Table 16~~14~~: Cumulative Plus Project: Impacted Intersections and Roadway Segments

Intersection	Cumulative LOS	Cumulative + Project LOS	AM/PM
Boronda Road/N. Main Street	D/E	D/E	PM
Alisal Road/Hartnell Road	B/F	C/F	PM
Alisal Road/Fuji Lane	B/C	B/F	PM
Alisal Road/Old Stage Road	B/D	C/F	PM
Old Stage Road/Spence Road	C/F	D/F	PM
Old Stage Road/Encinal Road	A/D	B/E	PM
Old Stage Road/Potter Road	B/C	C/E	PM
US 101/Hartnell Road	F/F	F/F	AM/PM
US 101/Spence Road	F/F	F/F	AM/PM
US 101/Potter Road	F/F	F/F	AM/PM
Roadway Segment			
US 101 between Prunedale Road and Sala Road	E/D	E/D	AM/PM
US 101 between Sala Road and Boronda Road	F/D	F/E	AM/PM
US 101/Boronda Road and Laurel Drive	F/F	F/F	AM/PM

Mitigation is required to reduce impacts at each intersection to LOS D or better. Measures are listed below for each project intersection and freeway segment with a project impact. Mitigation measures include improved signal timing, intersection signalization, lane and intersection improvements, and contributions toward the Regional Development Impact Fee Program (RDIF).

Fair share contributions for improvements outlined in TRA-1 through TRA-3 are provided in Appendix H of the Traffic Impact Study (Appendix B).

Mitigation measures are required to reduce impacts at each intersection and roadway segment. Measures are listed below for each project intersection and freeway segment with a near-term impact.

Mitigation Measures:

TRA-1: Prior to the issuance or renewal of commercial cannabis permits, each applicant shall pay its fair share contribution to fund following intersection improvement in the amount that is specified in Appendix H of the Traffic Impact Study.

- *Old Stage Road/Spence Road:* Widen Spence Road for separate right turn lane and shared through-left lane for the NB approach.

Fees shall be paid in accordance with the square footage of cultivation building areas approved in the Planning entitlements for each site. If approved as part of a phased development, the traffic fee may be paid in increments corresponding to the timing and square footage of cultivation building area approved in each phase of development. Such timing and square footage shall be denoted as a condition of approval for each project proposing a phased cultivation plan. Adjustments to the phasing schedule can be approved by the Chief of Planning. To ensure that the improvements are constructed, the County shall establish an "Old Stage Road/Spence Road Improvement Fund" and deposit each applicant's fair share contribution into said fund as they are collected. When the estimated cost of $67,601 to construct the improvement is deposited into the fund, the County shall cause the construction of the improvements in accordance with applicable rules and regulations governing the construction of the intersection improvement project.

TRA-2: Prior to the issuance or renewal of the commercial cannabis permits, each project applicant shall pay the TAMC RDIF, in the amount specified in Appendix G of the Traffic Impact Study (Appendix B), for the following improvements:

- *US 101/Hartnell Road, US 101/Spence Road, US 101/Potter Road:* Regional Improvement Project #7 US-101-South County Phase 1 to eliminate the at-grade highway crossings and construct a two-lane frontage road on the east side of US 101 from Harris Road to Chualar where the frontage road will link a new interchange to Harris Road/US 101
- *US 101 between Prunedale Road and Sala Road:* US 101 capacity improvements with the City of Salinas.
- *US 101 between Sala Road and Boronda Road:* US 101 capacity improvements with the City of Salinas.
- *US 101 between Boronda Road and Laurel Drive:* US 101 capacity improvements with the City of Salinas.

Fees shall be paid in accordance with the square footage of cultivation building areas approved in the Planning entitlements for each site. If approved as part of a phased development, the traffic fee may be paid in increments corresponding to the timing and square footage of cultivation building area approved in each phase of development. Such timing and square footage shall be denoted as a condition of approval for each project proposing a phased cultivation plan. Adjustments to the phasing schedule can be approved by the Chief of Planning.

TRA-3: Prior to the issuance or renewal of the commercial cannabis permits, each applicant shall pay its fair contribution to the County in the amount specified in Appendix H of the Traffic Impact Study ("Cumulative Impacts Fee"), for the following intersection improvements:

- *Boronda Road/N. Main Street*: Modify the existing traffic signal equipment to provide for a right-turn overlap signal phase for the SB approach
- *Alisal Road/Hartnell Road:* Install a traffic signal. Widen the NB approach with single left-turn and single right-turn lanes, EB approach with a single shared through-right lane, and WB approach with single left-turn and single through lanes.
- *Alisal Road/Fuji Lane:* Widen the NB approach to include single left-turn and single right-turn lanes, the EB approach to include a single shared through-right lane, and the WB approach to include single left-turn and single through lanes.
- *Alisal Road/Old Stage Road:* Widen the SB approach to include single left-turn and single right-turn lanes, the EB approach to include single left-turn and single through lanes, and the WB approach to include single through and single right-turn lanes.
- *Old Stage Road/Spence Road:* Install a traffic signal. Widen the NB approach to include single shared left-through and single right lanes, the EB approach to include single left-turn and single shared through-right lanes, and the WB approach to include single left-turn and single shared through-right lanes.
- *Old Stage Road/Encinal Road:* Install a traffic signal. Widen the NB approach to include single left-turn and single right-turn lanes, the EB approach to include single through and single right-turn lanes, and the WB approach to include single left-turn and single through lanes.
- *Old Stage Road/Potter Road:* Widen the NB approach to include single left-turn and single right-turn lanes, the EB approach to include a single shared through-right lane, and the WB approach to include single left turn and single through lanes.

Fees shall be paid in accordance with the square footage of cultivation building areas approved in the Planning entitlements for each site. If approved as part of a phased development, the traffic fee may be paid in increments corresponding to the timing and square footage of cultivation building area approved in each phase of development. Such timing and square footage shall be denoted as a condition of approval for each project proposing a phased cultivation plan. Adjustments to the

phasing schedule can be approved by the Chief of Planning. To ensure that the improvements are constructed, the County shall either establish intersection improvement funds for each of the aforementioned intersections, or one general transportation improvement fund for all intersection improvements, and deposit each applicant's fair share contribution into said fund(s) as they are collected. When the estimated cost of an improvement is fully funded, the County shall cause the construction of the improvements in accordance with applicable rules and regulations governing the construction of these intersection improvement projects. Should the County elect to create one general transportation improvement fund, improvements shall be prioritized and constructed as deemed appropriate by the County, as not all individual improvements may be fully funded when the improvement is determined to be necessary to construct.

Mitigation measure TRA-1 would mitigate the project's near-term traffic impact on the Old Stage Road/Spence Road intersection to a less than significant impact level. Mitigation measure TRA-2 would mitigate the project's near term and long-term cumulative impacts on affected U.S. 101 intersections and roadway segments to a less than significant level. Mitigation measure TRA-3 would reduce the project's cumulative impacts on intersections that are not part of the TAMC Regional Development Impact fee program to a less than significant level. Unlike the intersection improvement required under TRA-1, the improvements identified in TRA-3 are long term improvements that are required to address projected increases in regional traffic trips over the next 25 years for year 2040. Accordingly, a 5-7-year timeframe for completion of these improvements would ensure that an acceptable level of service is achieved at these intersections to accommodate increase traffic volumes from projected long term growth when combined with the increase in traffic from the project. Impacts would be *less than significant with mitigation incorporated*.

Transportation 17(c) – Less Than Significant. Access to the project sites would be provided by existing roadways, driveways, and agricultural access roads. No design features associated with the projects would affect the existing roadways and impacts would be *less than significant*.

Transportation 17(d) – Less Than Significant with Mitigation Incorporated. As shown in Tables 13 and 14, the project would impact several intersection and roadway segments under both near-term and cumulative conditions. Mitigation measures TRA-1 through TRA-3, outlined above, would reduce roadway segment and intersections impacts to a less than significant level. With these improvements, emergency access would be adequate. Impacts would be *less than significant with mitigation incorporated*.

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, 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	☐	☐	☒	☐
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 2024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significant of the resource to a California Native American tribe.	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

Tribal cultural resources are defined in Public Resources Code 21074 as sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either:

- Included or determined to be eligible for inclusion in the California Register of Historical Resources
- Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1

Tribal Cultural Resources 18(a-b) – Less Than Significant. Under Assembly Bill 52 (AB 52), Native American Tribes are provided with the opportunity to comment or request consultation on new projects/developments as part of the CEQA process. Pursuant to Public Resources Code Section 21080.3.1, on December 11, 2019, the RMA-Planning Division consulted with Chairwoman Louise Ramirez, the tribal chairwoman of the Ohlone-Costanoan, Esselen Nation (OCEN) regarding the proposed project. OCEN is generally opposed to land disturbance that has the potential to impact archaeological resources. OCEN is concerned with unearthing artifacts or human remains belonging to their tribal ancestors. To mitigate potential impacts to these resources, OCEN requests a tribal monitor to be present during all earth disturbing activities.

The project would not facilitate earth disturbing activities, as existing greenhouses would be converted to cannabis use. Impacts would be *less than significant.*

19. UTILITIES AND SERVICE SYSTEMS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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? (Source: IX.7)	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple years? (Source: IX.46, 48, 54, 55)	☐	☐	☒	☐
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? (Source: IX.1)	☐	☐	☒	☐
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? (Source: IX.56)	☐	☐	☒	☐
e) Comply with federal, state, and local statutes and regulations related to solid waste? (Source: IX.56)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

Utilities and Service Systems 19(a) – Less than Significant. The project would convert 45 sites with existing agricultural greenhouses to commercial cannabis use. The project would not introduce outdoor cannabis grow operations nor build new greenhouses to accommodate indoor cannabis grow operations. The potential for the project to require new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunications facilities is discussed below.

Water. All 45 of the project sites would utilize existing or replacement wells for water supply. Indoor cannabis cultivation has a lower water demand, estimated to be 1.0 AFY of water per acre of cultivation, than the previous use of cut flower grow operations, estimated to be 3.6 AFY per acre. Cannabis water requirements are based on Monterey County's Agricultural Commissioner's office report that indoor cannabis grow operations require 0.25 AFY per 10,000 square feet of canopy, equating to approximately 1.09 AFY of water per acre of cultivation (Source IX: 48). Cut flower water requirements are based on the 2014 Monterey County Water Resources Agency (MCWRA) *Groundwater Extraction Summary Report*, which states that groundwater is extracted from the Salinas Valley Groundwater Basin at a rate of approximately 3.6 AFY per acre to support

nursery operations (Source: IX.61). This crop replacement from cut flowers to indoor cannabis operations would decrease on-site water uses by 72 percent; as discussed under *Hydrology and Water Quality*, this calculation relies upon the assumption that all of the greenhouses at the project sites were actively used for cut flower operation prior to cannabis cultivation, and the actual reduction in water usage rate may be less than 72 percent, but would overall be less than existing uses. Because the demand for water would decrease compared to prior cut flower use, adequate water supply infrastructure exists at the existing greenhouses to supply water to the proposed project.

As noted above, the project sites would utilize existing or replacement wells for water supply. The analysis provided herein determines that sufficient water supply is available to meet the water requirements associated with development of the project sites due to the conversion to cannabis cultivation from other, more high intensity water uses. However, in order to provide compliance with existing state regulations for the number of individuals utilizing any given water system, operation and maintenance of the project sites may require the establishment of a new public water system if the population with access to an existing domestic water supply exceeds 24 people per day for 60 days or more per calendar year. This is a threshold set by California Health and Safety Code (CH&SC), Division 104, Part 12, Chapter 4 (California Safe Drinking Water Act), Article 1, Section 116275(h), which defines a "public water system" as a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year. Although cannabis cultivation would require less water than existing site operations, it would also require more employees to be present on the project sites than under existing conditions, which would be the trigger for establishment of a new water system. The California Safe Drinking Water Act groups public water systems into multiple sub-classifications; of these, proposed project developments would typically classify as "nontransient noncommunity." As defined in Section 116275(k), a nontransient noncommunity water system is a public water system that is not a community water system and that regularly serves at least 25 of the same persons over six months per year. This definition accurately describes the types of water users that would occur for cannabis operations under the proposed project. Monterey County has a delegation agreement with the SWRCB to regulate public water systems that serve less than 200 connections, which includes development under the proposed project. In summary, the proposed project would consume less water than existing operations but may require more people to be present on the identified sites during the cultivation period, and this would trigger the requirement for establishment of a new water system with Monterey County.

The proposed project would use existing or replacement infrastructure to the maximum extent feasible, and the establishment of a new water system, if necessary, would not necessarily require or result in the relocation or construction of new or expanded water infrastructure. However, cannabis developments under the proposed project may implement separate domestic water tank(s) and new domestic water lines for cross-connection protection to the existing system. If implemented, such facilities would be consistent in design and construction activities with comparable water storage and conveyance facilities in the project area, and would not cause significant environmental effects. If expanded water infrastructure is required for operation of individual project sites, it would be specific to customizations associated with the land use

conversion to cannabis cultivation, and may include water treatment system(s) to meet County requirements as discussed below. The proposed project would ultimately decrease water uses on the project sites, and potential impacts associated with infrastructure expansions to meet project water needs would be less than significant.

Individual project sites may also incorporate water treatment system(s) to meet primary drinking water standards specified by Title 22 of the CA H&S Code. Water treatment processes produce wastewater (reject water), which would be disposed of in accordance with ORDER WQ 2017-0023-DWQ, *General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities*, also referred to as the Cannabis General Order. All sites addressed in this programmatic Initial Study are required to enroll in ORDER WQ 2017-0023-DWQ, which implements the SWRCB's *Cannabis Cultivation Policy: Principles and Guidelines for Cannabis Cultivation* (Source: IX.45). The Cannabis Cultivation Policy provides requirements addressing waste discharges associated with cannabis cultivation. General Requirements and Prohibitions of the Cannabis Cultivation Policy include item 27, which specifies that unless authorized by separate waste discharge requirements (WDRs), the Cannabis Cultivation General Order, or a CWA Section 404/401 permit, prohibited discharges include wastewater from cannabis manufacturing activities to an onsite wastewater treatment system (e.g. septic tank and associated disposal facilities) or to surface water or land. As noted, individual projects addressed in this programmatic Initial Study would be required to enroll in ORDER WQ 2017-0023-DWR which is the Cannabis General Order that implements the SWRCB's Cannabis Cultivation Policy, and provides General WDRs and Waiver of WDRs for cannabis operations. The Central Coast RWQCB has implementation authority on behalf of the SWRCB, for the Cannabis General Order.

Additional discussion regarding the sufficiency of water supplies to serve the project is provided under item 19(b) below.

Wastewater Treatment. All domestic sewage would be contained in on-site wastewater treatment systems (OWTS), also referred to as septic systems. Septic systems would be pumped on an as-needed basis, depending on the number of employees at each site. Vendors would transport waste collected from the OWTS/septic systems to a treatment plant with sufficient capacity for the waste, with which they have existing contracts to do so. OWTS/septic systems would not require wastewater treatment at an off-site facility. It is assumed that septic systems would not be used beyond their operational capacity, and that wastewater generation would not exceed the operational capacity of a site's existing OWTS/septic system. As discussed below for item 19(c), if it is determined over time that the number of operational employees on a given project site may require new or expanded OWTS/septic systems, site-specific re-evaluation by a Qualified Professional may be required and expansion of existing OWTS may occur, with the approval of the Monterey County Environmental Health Bureau (EHB). All OWTS permits issued by the EHB comply with the standards and specifications of Monterey County Code, Chapter 15.20 and the Monterey County Land Agency Management Program (LAMP); accordingly, potential impacts associated with the replacement or expansion of OWTS due to increased operational employees on a project site would occur in compliance with applicable regulations. Due to compliance with regulatory requirements and oversight of the Monterey County EHB, potential impacts associated with wastewater treatment would be *less than significant*.

Stormwater Drainage. The project would not include the construction of new structures or impervious surfaces, and therefore would not generate additional stormwater runoff. Conversion of existing greenhouses to cannabis use would not require substantial modifications to existing drainage facilities or infrastructure. Because the project would not generate additional runoff, it would not require or result in the relocation or construction of new or expanded stormwater drainage facilities.

Electricity and Natural Gas. The project would not facilitate the construction of new buildings that would generate demand for electricity and natural gas. As discussed in Section 6, *Energy,* PG&E would have sufficient supplies for the project, and it is not anticipated that the project would require new or expanded electricity or natural gas infrastructure that could cause significant environmental effects. Any energy grid upgrades undertaken by PG&E would require project-specific review, at which time environmental effects would be considered and mitigated as appropriate. Because such upgrades are not anticipated at this time, this impact would be less than significant.

Telecommunications. The conversion of existing greenhouses to cannabis use would not generate a substantial new demand for telecommunication facilities. Existing infrastructure is sufficient and would not require upgrades as a result of the project.

Based on the above discussion, the project would not require or result in the relocation or construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunications facilities not included as part of the project, the construction or relocation of which could cause significant environmental effects. This impact would be *less than significant*.

Utilities and Service Systems 19(b) – Less than Significant. Water supply for irrigation, processing, and domestic use would be provided by on-site or shared wells. Several properties are already connected to existing water systems, which would be continued with implementation of the proposed project. These include properties connecting to: the El Camino Water Company, which is supplied by a well that is currently identified as inactive; the Spence Road Water System #05, which is supplied by a well that is currently identified as active (Source: IX.60, 63); and Encinal Road #1 and Green Valley Floral-Potter Rd, which are existing public water systems that may also be used to support proposed project operations. As discussed above for item 19(a), if project operations provide access of an existing water system to more than 24 people per day for 60 days or more per calendar year, a new public water system may need to be permitted with Monterey County on behalf of the SWRCB. Operation of the proposed project would require less water than existing uses on the project sites, and therefore the permitting of a new water system due to the number of people present on project sites would not introduce a significant or adverse impact to the environment.

All water supply to the project sites would be from groundwater in the Salinas Valley Groundwater Basin (Source: IX.48). There is presently no legal limit to the amount of groundwater that may be pumped on the project sites. However, as compliance with SGMA continues through implementation of GSPs, groundwater monitoring, reporting, and extraction limits may be applied

in certain areas.[9] As noted, there is presently no such limit applicable to the project. A water demand analysis for the proposed project is provided below, for documentation that the project would use less water than pre-cannabis site operations, and would therefore not result in significant impacts associated with water supply, including as related to the permitting of new water systems if required due to operational employees on site, and as related to water treatment systems if required to meet potable drinking water requirements.

Threshold. The Monterey County General Plan EIR (2007) determined that implementation of the 2010 General Plan would increase demand for water up to the 2030 planning horizon, requiring new or expanded water facilities and new or expanded water entitlements. The EIR identified mitigation measures to provide additional water supply to the area, but due to uncertainty over the success of mitigation requirements, impacts to water supply associated with General Plan build-out were determined to be significant and unavoidable (Source: IX.34). This means that the planned land use developments within the General Plan area, including continued use of the proposed project sites for agricultural purposes, may require more water than is anticipated to be available. As such, the project would result in a significant impact to water supply if it would result in a net increase in water demand such that existing water use rates on the project sites are met or exceeded. In other words, any net increase in water demand would be considered a potentially significant impact.

Water Demand Analysis. Due to the lack of measured data for cannabis water use, and the high degree of variability in estimates of cannabis water use, this analysis assumes that water demand rates would be comparable to those identified in the approved CEQA analyses for similar indoor cannabis grow operations, including the Seven Medical Marijuana Facilities Project located in the City of Greenfield (Monterey County), and the Dolny-Alabaster Project located in Arroyo Grande (San Luis Obispo County). These two recently approved operations were reported to have water demands of 0.89 AFY per acre (Source: IX.54) and 0.99 AFY per acre (Source: IX.55), respectively, for an average water demand of approximately 0.94 AFY per acre. Consistent with these reported water usage rates, Monterey County's Agricultural Commissioner's office estimates that indoor cannabis grow operations require 0.25 AFY per 10,000 square feet of canopy, equating to approximately 1.09 AFY of water per acre of cultivation (Source: IX.46). The Agricultural Commissioner's office further reports that based upon anecdotal evidence provided by U.C. researcher Ted Grantham of the U.C. Berkeley Cannabis Research Center, an assumption of 1.0 AFY of water per acre of indoor cultivation is appropriate (Source: IX.46). Therefore, for the

[9] The Salinas Valley Groundwater Basin GSA is currently preparing an Integrated Groundwater Sustainability Plan (IGSP), which will detail water budgets for each of the subbasins within the Salinas Valley Groundwater Basin, and will identify management actions and requirements toward the ultimate goal of achieving sustainable groundwater conditions by the year 2040. The measurable objectives and minimum thresholds for groundwater management will be identified by the Salinas Valley Groundwater Basin GSA in Chapter 8, Sustainable Management Criteria, of the IGSP. At the time of preparation of this IS-MND, Chapter 8 of the IGSP is not publicly available. In accordance with SGMA, it is anticipated that Chapter 8 of the IGSP will identify quantifiable actions and requirements for groundwater, toward the goal of achieving sustainable conditions by the year 2040. Such requirements may include future restrictions on groundwater pumping rates in certain areas of the groundwater basin, as determined necessary by the GSA.

purposes of this analysis, it is assumed that indoor cannabis cultivation in Monterey County requires 1.0 AFY of water per acre of cultivation.

As described for item 19(a), above, the proposed project water demand of 1.0 AFY per acre for indoor cannabis cultivation is 72 percent lower than the water demand for cut flower cultivation in Monterey County (3.6 AFY per acre). As described in Section 10, *Hydrology and Water Quality*, this calculation is based upon the assumption that all project sites are or were actively used for cut flower operations prior to cannabis cultivation at the proposed project; this assumption realistically may over-estimate pre-cannabis water use rates, thereby also over-estimating the rate of reduction in water use that would occur with cannabis cultivation, because some portion of the project sites may not be actively used, or may be used to a lesser extent than would occur under the proposed project. However, this was used as a reasonable assumption to facilitate the quantitative analysis provided herein. Overall, including with consideration to some margin of error associated with assumptions for existing water use rates, the conversion of cut flower or other grow operations to cannabis cultivation would result in a net decrease in water demand. Given that the replacement of prior cut flower operations with cannabis operations is less water intensive, there is sufficient water supply available to support the proposed project.

No mitigation is required, because the project would not result in a net increase in water demand compared to previous cut flower uses. However, in accordance with the SWRCB's Cannabis Cultivation Policy (Source: IX.45), each licensee for cannabis cultivation would be required to implement the following BMPs as part of their proposed project:

- Verification that the licensee has a legal right to the identified water source;
- No obstruction, alteration, damming, or diversion of all or a portion of a natural watercourse without notification and approval from CDFW under the Lake and Streambed Alteration Program;
- Regular inspection of the entire water delivery system for leaks, and repair of leaky faucets and connectors as needed;
- Lining of water conveyance ditches/canals to reduce waste and the unreasonable use of water;
- Use of rainwater catchment systems to collect and store stormwater during the rainy season in tanks, bladders, or engineered ponds to reduce the need for water diversions and/or pumping of groundwater during low flow periods (late summer to fall);
- Use of float valves on water storage systems to keep them from overflowing onto the ground;
- Use of drip/irrigation systems; and
- Use of mulch to conserve soil moisture in cultivated areas, pots, and bins.

Implementation of the above BMPs, as required by the SWRCB's Cannabis Cultivation Policy, would further reduce water demand from each cannabis operation. If project operations would require the establishment of a new water system with Monterey County due to the number of operational employees on site, potential impacts would be less than significant because overall water uses would continue to be less than under existing conditions. Similarly, if project operations require the use of water treatment system(s), potential environmental impacts would be less than significant because all project operations would occur in compliance with the Cannabis General

Order which implements the SWRCB's Cannabis Cultivation Policy and provides General WDRs and Waiver of WDRs for cannabis operations. Impacts would be *less than significant.*

Utilities and Service Systems 19(c) – Less than Significant. All domestic sewage would be contained in on-site septic systems/OWTS on each greenhouse site. Each OWTS/septic system would be pumped on an as-needed basis, depending on the number of employees at each site. Vendors would transport waste from the septic systems to a treatment plant with sufficient capacity for the waste, with which they have existing contracts to do so. Septic systems would not require wastewater treatment at an off-site facility. As discussed under item 19(a) above, it is assumed that the project would not exceed the capacity of wastewater treatment infrastructure, such that it would not result in inadequate capacity at a wastewater treatment facility. However, if it is determined over time that new or expanded on-site treatment system(s) are required due to the number of operational employees on a given project site, site-specific re-evaluation by a Qualified Professional may be required and expansion of existing OWTS may occur. The Monterey County EHB is responsible for issuing permits for the construction, replacement, or expansion of OWTS which includes septic systems. All such permits are issued by the County in accordance with the standards and specifications of Monterey County Code, Chapter 15.20 and the Monterey County Land Agency Management Program; accordingly, potential impacts associated with new, replacement, or expanded OWTS would occur in compliance with applicable regulations and would therefore be *less than significant*.

Utilities and Service Systems 19(d-e) – Less than Significant. Solid waste generated at the project sites would be serviced by the Monterey Regional Waste Management District (MRWMD) and Salinas Valley Solid Waste Authority (SVSWA). Monterey County is served by two active solid waste landfills, Johnson Canyon Sanitary Landfill, which is located at 31400 Johnson Canyon Road in Gonzales, and Monterey Peninsula Landfill, which is located at 14201 Del Monte Boulevard in Marina. Both facilities may serve the project sites. Johnson Canyon Sanitary Landfill has an estimated six million cubic yards of remaining capacity (Source: IX.56) until the year 2055. Monterey Peninsula Landfill has an estimated 48 million cubic yard of remaining capacity and is expected to reach full capacity in 2107 (Source IX.56).

Solid waste generated by the proposed project would include food and other waste from on-site employees, as well as plant trimmings. Employee-generated waste would be disposed of at either the Johnson Canyon Sanitary Landfill or the Monterey Peninsula Landfill, both of which have substantial remaining capacity. Plant trimming waste would be minimized by composting requirements pursuant to CDFA regulations 8108 and 8308 requiring a cannabis waste management plan, which may include composting cannabis waste in compliance with title 14 of California Code of Regulations, division 7, chapter 3.1. On-site composting is possible but not required for the project sites; most green waste would be hauled and disposed of offsite, for composting at the landfill.

The project would not generate solid waste in excess of the capacity of local landfills and would comply with applicable regulations pertaining to solid waste. As such, impacts would be *less than significant*.

20. WILDFIRE **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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? (Source: IX.58)	☐	☐	☐	☒
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 uncontrollable spread of a wildfire?	☐	☐	☐	☒
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?	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-free slope instability, or drainage changes?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

See Section IV

VII. MANDATORY FINDINGS OF SIGNIFICANCE

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
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)?	☐	☒	☐	☐
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

Mandatory Findings of Significance VII(a) – Less than Significant. Based upon the analysis throughout this Initial Study, the proposed project would not have the potential to 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, 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. Compliance with a standard County COA and CDFA regulations would ensure that impacts to cultural resources remain less than significant because it would require treatment, evaluation, and mitigation for previously undiscovered cultural resources. All potential impact areas are deemed less than significant as set forth in this Initial Study. Impacts would be *less than significant.*

Mandatory Findings of Significance VII (b) – Less than Significant with Mitigation Incorporated. There are 17 applications for cannabis use permits on sites located within five miles of the 45 project sites. Of these 17 sites, two are approved, five are under condition compliance, six are undergoing review, one was withdrawn, one was appealed, and two remain incomplete. Therefore, 15 cannabis cultivation sites are considered cumulative cannabis projects in the vicinity of the 45 sites (the 17 applications, excluding those that have been withdrawn or appealed).

The proposed project was determined to have no impact related to Population and Housing, Public Services, Recreation, and Wildfire. Therefore, as there would be no direct or indirect impacts, the proposed project would not contribute to cumulative impacts to these issue areas.

For all other issue areas, the proposed project would have either direct or indirect impacts that have been determined to be less than significant, with or without mitigation incorporated. The project would not adversely affect biological, cultural, or other physical resources outside of the project sites. Other impacts, such as noise and GHG emissions, would be minor and would not be cumulatively considerable. Thus, the effects of the project would not combine with impacts from other projects in the vicinity, including nearby existing and proposed cannabis cultivation sites, to result in a significant cumulative impact.

As discussed in Section ~~16~~17, *Transportation*, the project would result in impacts to four intersections and one roadway segment under near-term plus project conditions and impacts to ten intersections and three roadway segments under cumulative plus project conditions. Mitigation Measures TRA-1, TRA-2, and TRA-3 are ~~is~~ required to reduce project impacts, including installation and optimization of traffic signals, acceleration lanes, and payment of impact fees and the fair share costs associated with each project's contribution to the cumulative impacts. Traffic from nearby existing cannabis cultivation sites was included in the existing traffic counts, and future cannabis cultivation sites near the project sites would be required to pay a similar traffic impact fee for increased trips at those intersections. Impacts would be *less than significant with mitigation incorporated.*

Mandatory Findings of Significance VII(c) – Less than Significant. The project itself would not create environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Compliance with all applicable federal and state regulations, such as CDFA regulations, wastewater discharge requirements, and hazardous materials compliance would reduce potential adverse effects to human beings to a less than significant level. Impacts related to all issue areas that would impact humans would be *less than significant*.

VIII. CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

The State Legislature, through the enactment of Senate Bill (SB) 1535, revoked the authority of lead agencies to determine that a project subject to CEQA review had a "de minimis" (minimal) effect on fish and wildlife resources under the jurisdiction of the California Department of Fish and Wildlife. Projects that were determined to have a "de minimis" effect were exempt from payment of the filing fees.

SB 1535 has eliminated the provision for a determination of "de minimis" effect by the lead agency; consequently, all land development projects that are subject to environmental review are now subject to the filing fees, unless the California Department of Fish and Wildlife determines that the project will have no effect on fish and wildlife resources.

To be considered for determination of "no effect" on fish and wildlife resources, development applicants must submit a form requesting such determination to the California Department of Fish and Wildlife. A No Effect Determination form may be obtained by contacting the Department by telephone at (916) 653-4875 or through the Department's website at www.wildlife.ca.gov.

Conclusion: The project will be required to pay the fee unless a "no effect" determination can be obtained from the California Department of Fish and Wildlife.

Evidence: Based on the record as a whole as embodied in the RMA-Planning files pertaining to this Initial Study/Proposed Mitigated Negative Declaration and associated Multiple PLNs.

IX. REFERENCES (This list of references must be tailored to each individual project. Add references for the date of plans, all background reports, applicable County Land Use Plan and Zoning Ordinance)

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X. ATTACHMENTS

CalEEMod Results (Appendix A)

Traffic Impact Study (Appendix B)

County Cannabis CEQA Consistency Checklist (Appendix C)