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**Addendum Pursuant to the California Environmental Quality Act
ARTICLE 11 Section 15164**

**Cazares Deborah Ann & Huger Trs
Planning File No. PLN210186**

1. Introduction

The North Monterey County Cannabis Facilities Projects Initial Study/Negative Declaration (IS/ND) (File No. REF220024) was prepared to evaluate potential cumulative effects of seven cannabis cultivation sites that proposed to operate within existing greenhouses and industrial buildings in Unincorporated North Monterey County. This IS/ND was considered and adopted by the Board of Supervisors on October 4, 2022 (Board of Supervisor Resolution No. 22-384).

The IS/ND assessed multiple potential impacts including impacts to air quality, energy, greenhouse gas emissions, transportation, and water supply. All potential impacts were found to be less than significant and no mitigation was required.

In 2021, an application for commercial cannabis activities consisting of mixed-light cultivation, nursery, third party processing, self-distribution, non-volatile manufacturing in existing greenhouses and accessory structures on site (approx. 79,000 square feet) was submitted to the County of Monterey HCD-Planning for review. This proposal is similar in nature and intensity as those addressed within the IS/ND. In compliance with Article 11 Section 15164 of the California Environmental Quality Act Guidelines, this addendum has been prepared to address minor changes to the IS/ND project description to include the proposed project to the 2022 IS/ND. None of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred.

2. Scope and Purpose of this Addendum

This addendum describes the minor changes being made to the original 2022 IS/ND, additionally it will explain the potential changes to impacts addressed within the original IS/ND. The proposed project, PLN210186, requests an Administrative Permit to allow the establishment of a commercial cannabis facility within existing greenhouses and industrial buildings. The project is located in North Monterey County, within two miles of multiple other cannabis facilities that were analyzed under the 2022 IS/ND. The multi-site IS/ND was completed as there were multiple cannabis permits being processed at the same time. The proposed project was not included in the 2022 study; however, its project scope is similar in nature and intensity of those analyzed under the IS/ND and it has the same baseline for potential impacts. The project on its own would not have any significant impacts, however, it is being added to the IS/ND to address potential cumulative impacts due to its proximity to other operating cannabis sites.

The only potential cumulative impact identified by staff was potential impacts to traffic. A traffic analysis (LIB240083) was prepared for the proposed project in March 2022 and used the then current traffic conditions to assess potential impacts. The traffic assessment prepared for this project and the one analyzed under the 2022 IS/ND both used the trip generation rates from the approved Final Multiple Cannabis Cultivation Facilities Traffic Impact Study (Rick Engineering Company, June 12, 2020). Both traffic assessments determined there would be no significant impacts to traffic conditions. As multiple sites under the IS/ND were operating in March 2022, the proposed project's traffic assessment included traffic from those sites in the level of service evaluation. Since there were no significant impacts identified within the traffic study, a subsequent Initial Study is not warranted.

Pursuant to Section 15164 of the CEQA Guidelines, none of the conditions described in Section 15162 calling for the preparation of a subsequent environmental document have occurred. There are no substantial changes proposed in the project that will require major revisions of the previous ND due to new significant environmental effect. No significant environmental impacts are anticipated resulting from the proposed project and none were identified under the IS/ND for the seven sites.

There will be no substantial changes due to the circumstances under which the project is undertaken which would require major revisions to the ND. The proposed project is in the same area as the seven North County sites and is under similar circumstances relating to air quality, energy, greenhouse gas emissions, transportation, and water supply. The baseline established for the ND when analyzing these potential impacts was for the prior use of the greenhouses for various agricultural production, excluding cannabis; primarily cut flowers. The proposed project shares this baseline as the previous use of the existing greenhouses was for cut flower operations.

There is no new information of substantial importance that was not acknowledged when the IS/ND was adopted. There were no significant effects identified in the IS/ND or as associated with the project. As such, the project would not result in a significant increase to impacts due to the minor changes and there are no new mitigation measures proposed. Therefore, the preparation of a subsequent environmental document is not warranted.

3. Conclusion

Staff has reviewed the North Monterey County Cannabis Facilities Projects Initial Study/Negative Declaration (IS/ND) (File No. REF220024) and the proposed Cannabis Operation for consistency with the environmental considerations contained within. The minor changes to IS/ND project description would not have a significant effect on environmental factors and resources that were not already analyzed under the original IS/ND. Although there would be an increase in traffic trips per day, the affected roads and intersections would continue to operate at an acceptable level of service. Therefore, no significant traffic impacts are anticipated with the proposed project. Pursuant to section 15162 of the CEQA Guidelines, no substantial changes are proposed and a supplemental environmental document is not warranted.

Attachment: North Monterey County Cannabis Facilities Projects Initial Study/Negative Declaration, File No. REF220024, SCH 2022030457, Board of Supervisor Resolution No. 22-384

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