



County of Monterey

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Board Report

File #: PC 21-001, **Version:** 1

PLN190314 - DEZZ HOLDINGS LLC

Public hearing to consider allowing a farm produce sample safety and quality testing laboratory in an existing commercial building.

Project Location: 19055 Portola Drive, Salinas, Toro Area Plan

Proposed CEQA Action: Categorically exempt per Section 15301 of the CEQA Guidelines

RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution to:

- 1) Find the project for establishment of a laboratory in an existing commercial building qualifies as a Class 1 categorical exemption pursuant to Section 15301 of the CEQA Guidelines, and there is no exception to the exemption pursuant to Section 15300.2 of the CEQA Guidelines; and
- 2) Approve a Use Permit to allow a farm produce sample safety and quality testing laboratory in an existing structure as a use of a similar character, density and intensity to a hospital laboratory.

A draft resolution includes findings and evidence for consideration (**Exhibit B**).

Staff recommends approval subject to three (3) conditions of approval.

PROJECT INFORMATION:

Agent: Will Daniels c/o IEH Laboratories and Consulting Group, Inc.

Property Owner: Dezz Holdings LLC

APN: 161-021-017-000

Parcel Size: 0.9 acre

Zoning: "PQP-D" (Public/Quasi-public with a Design Control overlay)

Flagged and Staked: no

SUMMARY:

The applicant is proposing installation of a laboratory in an existing commercial building for testing the safety and quality of farm produce samples. The building is 6,100 square feet on a 0.9-acre property which sits within a cluster of developed commercial properties alongside Highway 68, approximately 1/5- mile south of its intersection with River Road. The existing commercial building sits among parcels zoned visitor serving/office professional to the north and south with other existing commercial buildings occupied by businesses such as produce shippers, distributors and exporters, along with professional office tenants in realty, property management, and website design. Former business occupants of the subject building were Hope Services and the California Highway Patrol (CHP) prior to that. Across from the subject parcel on Portola Drive to the west is the Creekside residential subdivision.

The laboratory would test produce samples for bacteria such as E. coli, yeasts, and molds. Produce samples would come from a range of customers including farmers and growers, processors, distributors, and warehouses. No exterior changes or additions are proposed to the existing structure.

DISCUSSION:

Although a laboratory is not specified as a use allowed in the Public/Quasi-Public (PQP) zone, uses of a similar character, density and intensity to other allowed uses in that section may be authorized with issuance of a Use Permit. The sample safety and quality testing laboratory would handle potentially pathogenic materials and

organic matter similarly to a hospital, which is an allowed use with issuance of a Use Permit in the PQP zone. Like a hospital, the laboratory would utilize an autoclave for disinfection of objects which is the typical method for hospitals to clean medical tools and for laboratories to sterilize equipment and waste material. Prior to disposal, the farm product samples are sterilized in the autoclave, thereby decontaminating the organic matter from pathogenic and odorous compounds. The resulting waste material can be collected with standard municipal solid waste.

Operations include small delivery trucks bringing produce samples to the laboratory to test for pathogens an estimated thirteen times per day. The trip generation and Vehicle Miles Traveled report (File No. LIB200179) prepared by Hexagon Transportation Consultants, Inc. compared trip generation from the proposed use to that of the previous CHP use as more similar than that of Hope Services. The CHP and the lab both generate employee trips. Both also generate additional trips with the CHP use generating patrol trips and the lab generating produce sample deliveries. The report shows the proposed lab is estimated to generate 52 daily vehicle trips, seven fewer than trip generation rates of 59 daily vehicle trips calculated for the CHP from the Institute of Transportation Engineers, *Trip Generation Manual, 10th Edition*, for typical 6,100 sf office buildings.

Utilities are available to the existing building at the site. Municipal water is provided by California American Water and EHB determined the project as proposed would not affect domestic water supply. This site receives sewer service from Cal Utilities. The Environmental Health Bureau (EHB) applied Condition No. 3 requiring that prior to either construction permit issuance or commencement of operation, documentation is submitted to EHB verifying that Cal Utilities accepts the project's commercial level wastewater generation for sewer service.

The subject parcel has a Design Control overlay; however, no exterior changes are proposed to the existing building or landscape. Therefore, staking and flagging were not required. No change is proposed in setbacks or building height; therefore, development standards continue to be met, as existing.

LUAC

The project was referred to the Toro Land Use Advisory Committee for review on 14 December 2020. The LUAC voted 6 (ayes) - 0 (noes) to recommend approval of the project as proposed.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

- Bureau of Environmental Health
- HCD-Public Works
- HCD-Environmental Services
- Monterey County Regional Fire Protection District

Prepared by: Jaime Scott Guthrie, AICP, Associate Planner, ext. 6414

Reviewed by: Brandon Swanson, HCD-Planning Services Manager

Approved by: Carl P. Holm, AICP, HCD Director

The following attachments are on file with the HCD:

- Exhibit A - Project Data Sheet

- Exhibit B - Draft Resolution, including:

- Conditions of Approval
- Plan Set

Exhibit C - Vicinity Map

Exhibit D - Reports, including:

- Traffic Report, Hexagon (LIB200179)

Exhibit E - Toro LUAC Meeting Minutes, 12-14-20

cc: Front Counter Copy; Carl P. Holm AICP, Acting Chief of HCD-Planning, Will Daniels c/o IEH Laboratories and Consulting Group, Inc., Applicant/Agent; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director