

Exhibit D

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EXHIBIT D

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

JANUS LLC Planning File No. PLN220296

1. Introduction

The Programmatic Multi-Site Cannabis Initial Study/Mitigated Negative Declaration (IS/MND) (File No. REF150048) was prepared to evaluate potential cumulative effects of 45 sites that proposed to cultivate cannabis within existing greenhouses or industrial buildings in Unincorporated Monterey County certified on December 1, 2020 by Board of Supervisors Resolution No. 20-381. Along with the certification of the IS/MND, a Mitigation Monitoring and Reporting Plan was adopted along with the acceptance of a checklist to be used for each individual property to ensure the proposed cannabis permits comply with the findings and mitigations within the IS/MND.

The IS/MND assessed multiple potential impacts, all of which would be less than significant or completely avoided with the exception of impacts to transportation, which identified that the 45 cannabis sites would degrade levels of service (LOS) at Old Stage Road and Spence Road intersection from LOS B to an unacceptable LOS E, and contribute to three already impacted intersections: US 101/Hartnell Road; US 101/Spence Road; and US 101/Potter Road.

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 Programmatic IS/MND. One of the sites analyzed under the IS/MND, Site 40, included approximately 70,000 square feet of existing greenhouses on a 24 acre lot. An application for commercial cannabis activities consisting of mixed-light cultivation, nursery, non-volatile manufacturing, self-distribution, and third party processing within 515,774 square feet of existing and new greenhouses on Site 40 was submitted to the County of Monterey Planning Department for review. The potential change in impacts due to the proposed increased size of the operation is addressed in this addendum. None of the conditions described in Section 15162 calling for preparation of a subsequent IS or negative declaration have occurred.

2. Scope and Purpose of this Addendum

This addendum describes the minor changes being made to the original 2020 Programmatic IS/MND, additionally it will explain the potential changes to impacts addressed within the original IS/MND. The proposed project, PLN220296, is an Administrative Permit to allow the commercial cannabis activities consisting of mixed-light cultivation, nursery, non-volatile manufacturing, self-distribution, and third party processing within 515,774 square feet of

existing and new greenhouses and accessory buildings. Analysis of the impacts to transportation was assessed under the 2020 IS/MND when Site 40 was anticipated to have a maximum of 30 employees. The proposal under PLN220296 estimates 80 employees will be necessary due to the increase in operation size. Therefore, an updated traffic analysis was prepared to address a potential increase in traffic impacts. The updated traffic report analyzed level of service, consistent with the type of analysis conducted in 2020. The study area includes the following intersections for the Level of Service (LOS) assessment: Alisal Road/Fuji Lane (one-way stop-controlled), Old Stage Road/Spence Road (one-way stop-controlled) and Fuji Lane/Project Driveway (one-way stop-controlled). The report estimated the proposed project would generate a net increase of approximately 455 trips per day, with a net increase of 55 trips during the AM peak hour (44 inbound/11 outbound) and a net increase of 65 trips during the PM peak hour (16 inbound/49 outbound) on a typical weekday. These additional trips will not have a significant impact on the intersections as they currently exist.

Condition Nos. 18 – 20 will ensure the three traffic mitigation measures (MM TRA 1-3) from the IS/MND are met, and that the traffic impact fees are paid. These fees were assessed under the IS/MND and are based on the original size of the operation and estimated 35 employees. Any increase in fees based on the updated traffic assessment will be implemented and required under the associated building permit. The increase in traffic fees does not present a substantial change to identified environmental impacts previously discussed and addressed in the MND (SCH No. 2020060325) adopted by the Board of Supervisors for the Multi-Site Cannabis Initial Study/Mitigated Negative Declaration (File No. REF150048, Resolution No. 20-381) and qualifies for an addendum to the FSEIR pursuant to CEQA Guidelines Section 15164.

No other environmental factors will be impacted by the minor changes associated with the proposed project.

3. Conclusion

Staff has reviewed the Programmatic IS/MND prepared for the Multiple Cannabis Cultivation Facilities in Unincorporated Monterey County (REF150048, Resolution No. 20-381) and the proposed Cannabis Operation for consistency with the environmental considerations contained within. The minor changes to the proposed project will not have a significant effect on environmental factors and resources that were not already analyzed under the original Programmatic IS/MND. Although there will be an increase in trips per day, all intersections analyzed within the updated report will continue to operate at a level D or better. Therefore, no significant traffic operational impacts are anticipated with the development of the proposed project. Pursuant to section 150162 of the CEQA Guidelines, no substantial changes are proposed and a supplemental environmental document is not warranted.

Attachment: Multi-Site Cannabis IS/MND