



# County of Monterey

Item No.5

## Zoning Administrator

Legistar File Number: ZA 24-004

February 29, 2024

**Introduced:** 2/22/2024

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Zoning Administrator

### **PLN200151 - NORTH AMERICAN SEED COMPANY ET AL**

Public hearing to allow an agricultural processing plant for seed cleaning, treating, packaging and storage. Establishment of the processing plant includes the construction of two 17,000 square foot metal buildings, one 16,000 square foot metal storage building, grading (3,164 cubic yards of cut and 500 cubic yards of fill), and site and internal driveway improvements.

**Project Location:** 39247 Metz Road, King City

**Proposed CEQA action:** Find the project Categorical Exempt pursuant to Section 15301 and 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2.

### RECOMMENDATION:

It is recommended that the Zoning Administrator adopt a Resolution:

1. Finding the project exempt from CEQA pursuant to Section 15301, existing facilities, and Section 15303, new construction, and none of the exceptions to the exemptions pursuant to Section 15300.2 can be made; and
2. Approving a Use Permit to allow an agricultural processing plant for the cleaning, treating, packaging and storage of agricultural seeds. Establishment of the processing plant includes the construction of two 17,000 square foot metal buildings, one 16,000 square foot metal storage building, grading (3,164 cubic yards of cut and 500 cubic yards of fill), and site and internal driveway improvements.

### PROJECT INFORMATION:

**Agent:** Victor Riolo

**Property Owner:** Blair Trent, NORTH AMERICAN SEED CO

**APN:** 418-401-009-000

**Parcel Size:** 33.42 Acres

**Zoning:** Farmland, 40 acres per unit or "F/40"

**Plan Area:** Central Salinas Valley Area Plan

**Flagged and Staked:** No

### SUMMARY/DISCUSSION:

The 33.4-acre property is located at 39247 Metz Road, King City, (APN: 418-401-009-000), Central Salinas Valley Area Plan. The parcel is zoned "F/40" (Farmland - 40 acres min.). A portion of the site is within the 100-year floodplain; however, all improvements and structures will be located outside of that area. Development of agricultural support facilities is an allowed use pursuant to Monterey County General Plan Policy AG-2.1, Agricultural support facilities are considered compatible and appropriate uses in the Farmland designation. In addition, Title 21 Section

21.30.050.I lists such a facility as an allowed use with a Use Permit.

As discussed on the Operational Statement (**Exhibit B**), the agricultural processing plant will be operated by Central California Seed Service and North American Seed Company. Building No. 1 (17,000 square feet) will be used to store seed and provide an area for shipping and receiving. Building No. 2 (17,000 square feet) will be primary location for processing (seed conditioning, treating, fumigation, drying and packing) and will also have an area for temporary seed storage. Building No. 3 (16,000 square feet) will be used for equipment storage, a maintenance shop and seed stock storage for future production. The processing plant will have up to 9 employees and it is anticipated that there will be 1 to 2 trucks per day during the off season and 4 to 6 trucks per day during the season.

The site was formally part of the Metz Road Quarry (Planning File Nos. PC-6872, PLN980287 and PLN980287-AMD1). Therefore, there has been heavy ground disturbance and portions of the site contain paved areas. Any vegetation that has grown onsite is ruderal. The subject property is served private well and private septic sewage, which will continue to provide potable water and wastewater service to the facility. There is also an existing stormdrain basin on the property where site drainage from the facility will be conveyed into. Associated site improvements will include the removal of asphalt and concrete, vegetation, and buildings that will not be reused.

AGRICULTURAL ADVISORY COMMITTEE:

In accordance with General Plan Policy AG-1.8, the project was referred to the Agricultural Advisory Committee (AAC) for review and recommendation to the Zoning Administrator. On June 22, 2023, the AAC reviewed the project and recommended approval of the project with 9 ayes, zero noes and 2 members absent. See **Exhibit C**.

CEQA:

The project is Categorically Exempt from environmental review pursuant to Section 15301 of the CEQA Guidelines, "Existing Facilities". This exemption applies to renovations and additions to existing structures that will not result in any adverse impacts to the surrounding environment resources as defined in the CEQA Guidelines. The project also includes construction of 3 metal buildings used to clean, treat, package and store the agricultural seeds which also qualifies as a Categorical Exemption per Section 15303. There are no there are no exceptions pursuant to Section 15300.2. As discussed above, the site was previously utilized as part of a quarry and it has been heavily disturbed. It is not located in an area which may result in damage to a scenic highway, trees, or historic buildings. The project is not within a hazardous waste site and there is no evidence that the project would result in a significant effect or cumulative impact.

OTHER AGENCY INVOLVEMENT:

The project was reviewed by the HCD-Planning, South County Fire Protection District, HCD-Development Services, HCD-Environmental Services, and Environmental Health Bureau (EHB). The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

Prepared by: Marlene Garcia, Associate Planner, x5114

Reviewed and Approved by: Anna Ginette Quenga, AICP, Principal Planner

The following attachments are on file with the HCD:

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution, including:

- Recommended Conditions of Approval
- Site Plan, Floor Plans, Elevations
- Operational Statement

Exhibit C - Agricultural Advisory Committee Minutes

Exhibit D - Vicinity Map

cc: Front Counter Copy; Zoning Administrator; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Marlene Garcia, Planner; Anna Quenga, AICP, Principal Planner; Blair Trent North American Seed Co, Property Owner; Victor Riolo, Agent; The Open Monterey Project (Molly Erickson); LandWatch; Project File PLN200151