



Monterey County

Item No.5

Administrative Permit

Legistar File Number: AP 22-034

October 05, 2022

Introduced: 9/26/2022

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN170225 - COASTAL FARMS, LLC

Administrative hearing to allow the establishment of a commercial cannabis facility, inclusive of cultivation, distribution and nursery within existing greenhouse space (approximately 11,346 square feet).

Project Location: 35 and 65 Kortright Lane, Aromas, CA 95004 (Assessor's Parcel Number 267-012-009-000), North County Area Plan

Proposed CEQA action: Considering the North Monterey County Cannabis Facilities Projects Initial Study/Negative Declaration (IS/ND) (HCD-Planning File No. REF220024), per California Environmental Quality Act (CEQA) Guidelines Section 15164

RECOMMENDATIONS

It is recommended that the HCD Chief of Planning adopt a resolution to:

- a. Consider the North Monterey County Cannabis Facilities Projects Initial Study/ Negative Declaration (IS/ND) (HCD-Planning File No. REF220024), per California Environmental Quality Act (CEQA) Guidelines Section 15164; and
- b. Approve an Administrative Permit to establish a commercial cannabis use for cultivation, nursery, self-distribution and non-volatile manufacturing within 11,346 square feet of existing greenhouses and the placement of 3 cargo containers.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 12 conditions of approval.

PROJECT INFORMATION

Agent: Coastal Farms, LLC

Property Owner: Driscoll Business Affiliates LLC

APN: 267-012-009-000

Parcel Size: 55.38 acres

Zoning: Farming 40-acre minimum (F/40); Permanent Grazing 40-acre minimum, Visual Sensitivity (PG/40-VS); and Open Space (O)

Plan Area: North County Land Use P Plan

Flagged and Staked: No

SUMMARY

Staff is recommending approval of an Administrative Permit subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On October 5, 2022, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, October 4, 2022. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

OTHER AGENCY INVOLVEMENT

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

- HCD-Engineering Services
- Environmental Health Bureau
- HCD-Environmental Services
- Aromas Tri-County Fire Protection District

Prepared by: Craig Patton, Associate Planner, x5173

Reviewed and Approved by: Anna V. Quenga, AICP, Principal Planner, x5175

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit B - Vicinity Map

cc: Front Counter Copy; Aromas Tri-County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau, Planner; Craig Patton, Associate Planner; Discoll Business Affiliates LLC, Property Owners; Coastal Fams, LLC, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN170225