



Administrative Permit

Legistar File Number: AP 22-056

December 21, 2022

Introduced: 12/13/2022

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN170285 - LUIZ TONY G & LINA M LUIZ TRS (AKA COASTA BELLA LLC)

Consider establishment of commercial cannabis activities consisting of cultivation and nursery within an existing greenhouse (approx. 29,415 square feet); processing, non-volatile manufacturing, and self-distribution within an existing structure (approx. 4,265 square feet); construction of a new greenhouse (approx. 13,440 square feet) for cannabis cultivation and nursery; and construction of a new structure (approx. 25,000 square feet) for processing, non-volatile manufacturing, and self-distribution.

Project Location: 745 San Juan Road, Royal Oaks

Proposed CEQA action: Considering the North Monterey County Cannabis Facilities Projects Initial Study/Negative Declaration (IS/ND) (HCD-Planning File No. REF220024, SCH No. 2022030457), per California Environmental Quality Act (CEQA) Guidelines Section 15162

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, SCH No. 2022030457), and finds the project consistent with the IS/ND pursuant to Section 15162 of the CEQA Guidelines; and
- b. Approve the Administrative Permit to allow commercial cannabis activities consisting of cultivation and nursery within an existing 29,415 square foot greenhouse and within a new 13,440 square foot greenhouse; processing, non-volatile manufacturing, and self-distribution within an existing 4,265 square foot building and within a new 25,000 square foot building.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 16 conditions of approval.

PROJECT INFORMATION

Agent: Coasta Bella, LLC

Property Owner: Tony Luiz

APN: 117-401-022-000

Parcel Size: 3.1 acres

Zoning: Farming 40-acre minimum (F/40)

Plan Area: North County Area 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 December 21, 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, December 20, 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
- North County Fire Protection District
- Agricultural Commissioner's Office

Prepared by: Christina Vu, Assistant Planner, x5139

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

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

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

Exhibit B - Operations Plans

Exhibit C - North Monterey County Cannabis Facilities Projects Initial Study/Negative Declaration

Exhibit D -Vicinity Map

cc: Front Counter Copy; North County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau, Planner; Christina Vu, Assistant Planner; Anna Quenga, AICP, Principal Planner; Tony and Lina Luiz, Property Owners; Coasta Bella, LLC, Agent; Paul Moncrief; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN170285