



County of Monterey

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

Board Report

File #: AP 22-021, **Version:** 1

PLN170208 - BYBERRY HOLDING COMPANY, INC

Consider establishment of commercial cannabis operation(s), consisting of renovation to existing greenhouses and construction of a new 74,400 square foot greenhouse for mixed light cultivation, processing and distribution.

Project Location: 20180 Spence Road, Salinas, CA 93908

Proposed CEQA action: Consider the previously adopted Multi-Site Cannabis Initial Study/Mitigated Negative Declaration pursuant to section 15164 of the CEQA Guidelines.

RECOMMENDATIONS

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

- a. Consider the previously adopted Multi-Site Cannabis Initial Study/Mitigated Negative Declaration pursuant to section 15164 of the CEQA Guidelines; and
- b. Approving an Administrative Permit allowing 283,648 square feet of greenhouses consisting of 209,248 square feet of existing greenhouse and the construction of 74,400 square feet of new greenhouses for commercial cannabis cultivation, processing, nursery, and distribution. The processing, including third-party processing, would occur in an existing 5,043 square foot structure and a separate 1,958 square foot structure would be used for storage and distribution, including third-party distribution. The proposal also includes transportation to support the supply chain. The project also includes upgrades to existing electrical, lighting, and mechanical equipment for cannabis cultivation and other infrastructure upgrades to support on the cannabis operations.

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

PROJECT INFORMATION

Agent: Joey Espinoza

Applicant: QLORA Group Inc

Property Owner: BYBERRY HOLDING COMPANY, INC

APN: 137-121-006-000

Parcel Size: Approximately 11 acres

Zoning: Farmlands F/40

Plan Area: Greater Salinas Area Plan

Flagged and Staked: N/A

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 September 7, 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, September 6, 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
Monterey County Regional Fire Protection District

Prepared by: Craig Patton, Associate Planner, x5173

Reviewed and Approved by: Anna 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 - Product Supply Chain

Exhibit C - Vicinity Map

Exhibit D - Staff Completed CEQA Consistency Checklist

Exhibit E - Multi-Site Cannabis Initial Study/Mitigated Negative Declaration Addendum

Exhibit F - Multi-Site Cannabis Initial Study/Mitigated Negative Declaration

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Craig Patton, Associate Planner; Anna Quenga, Principal Planner; BYBERRY HOLDING COMPANY, INC, Property Owners; QLORA GROUP INC, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN170208