



Board Report

File #: AP 22-028, **Version:** 1

PLN170203 - DEL REAL

Consider commercial cannabis operations to use 1) three existing greenhouses and reconstruct three greenhouses previously demolished at the site for commercial cannabis cultivation (approximately 260,000 square feet) and/or nursery; 2) two existing packing sheds and construction of one (1) new shed/warehouse for processing and non-volatile manufacturing (approximately 107,760 square feet); and 3) distribution of products produced on-site. The project includes creation of three tenant spaces. Each of the three (3) spaces will contain greenhouses, processing and non-volatile manufacturing facilities and distribution facilities.

Project Location: 26800 Encinal Road, Salinas (Assessor's Parcel Number 137-061-029-000), Greater Salinas Area Plan.

RECOMMENDATIONS

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

- A. Consider the adopted Multi-Site Cannabis Initial Study/Mitigated Negative Declaration and Addendum (HCD-Planning File No. REF150048), per CEQA Guidelines Section 15164; and
- B. Approve an Administrative Permit to use 1) three existing greenhouses and reconstruct three new greenhouses previously demolished at the site for commercial cannabis cultivation (approximately 260,000 square feet) and/or nursery; 2) two existing packing sheds and construction of one new shed/warehouse (approximately 107,760 square feet) for processing and non-volatile manufacturing; and 3) distribution of products produced on-site. The project includes creation of three tenant spaces. Each of the three spaces will contain greenhouses, processing and non-volatile manufacturing facilities and self-distribution facilities; and
- C. Adopt Mitigation Monitoring and Reporting Plan for the Multi-Site Cannabis Project (State Clearinghouse Number: 2020060325)

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

PROJECT INFORMATION

Agent: Trinh Retterer

Property Owner: Ramon and Evangelina Del Real Living Trust

APN: 137-061-029-000

Parcel Size: 10 acres

Zoning: F/40

Plan Area: Greater Salinas Area

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 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, September 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
- Monterey County Regional Fire Protection District

Prepared by: Kenny, Taylor, Associate Planner, (831) 755-5096

Reviewed and Approved by: Mike Novo, Management Specialist

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

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

Exhibit B - Project Data Sheet

Exhibit C - CEQA Consistency Checklist for Cultivation Facilities and Operations Plan

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

Exhibit E - Vicinity Map