



County of Monterey

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

Board Report

File #: AP 22-029, **Version:** 1

PLN180180-AMD1 - LOWELL SR LLC (20800 SPENCE ROAD LLC)

Administrative hearing to consider Minor & Trivial Amendment to a previously approved Administrative Permit (PLN180180) which allowed indoor cultivation, mixed light cultivation, nursery, processing ancillary to cultivation, non-volatile manufacturing, volatile extraction, distribution and third-party processing of cannabis as a use of similar character, density & intensity to other uses allowed in the Heavy Industrial Zoning District. This amendment will also allow for 3rd party processing and distribution to occur.

Project Location: 20800 Spence Road, Salinas, CA 93908

Proposed CEQA action: Consider Addendum together with adopted Initial Study Mitigated Negative Declaration

RECOMMENDATIONS

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

- a. Find that this Minor and Trivial Amendment is consistent with the previously considered Multi-Site Cannabis Initial Study/Mitigated Negative Declaration (IS/MND) and Addendum (HCD-Planning File No. REF150048), per California Environmental Quality (CEQA) Guidelines Section 15164; and
- b. Approve an Minor and Trivial Amendment to a previously approved Administrative Permit (PLN180180) to allow distribution and third-party processing of cannabis.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION

Agent: JRG Attorneys at Law

Property Owner: Lowell SR LLC

APN: 137-021-033-000

Parcel Size: 5 acres

Zoning: Heavy Industrial, with a Building Site overlay, and a minimum building site of 5 acres or "HI/B-5 5 AC Min"

Plan Area: Greater Salinas Area Plan

Flagged and Staked: No

SUMMARY

Staff is recommending approval of a Minor and Trivial Amendment 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: Craig Patton, Associate Planner

Reviewed and Approved by: Anna Quenga, AICP, Principal Planner x-5175

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

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

Exhibit B - Chief of Planning Resolution 21-015

Exhibit C - Vicinity Map

cc: Front Counter Copy; Monterey Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Anna Quenga, AICP, Principal Planner; Lowell SR LLC, Property Owners; JRG Attorneys at Law, Trinh Retterer, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN180180-AMD-1.