



County of Monterey

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

Board Report

File #: AP 22-053, **Version:** 2

PLN170263 - TSUJI EUGENE TR & TSUJI ARLENE (AKA GOLD COAST GARDENS LLC)

Allow establishment of commercial cannabis activities consisting of cultivation, nursery, self-distribution, third party processing and non-volatile manufacturing within existing greenhouses and/or warehouses (approx. 90,429 square feet).

Project Location: 723 San Juan Road, Building B, Royal Oaks

Proposed CEQA Action: 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

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), pursuant to CEQA Guidelines Section 15164; and
- b. Approve an Administrative Permit to allow the use of 90,429 square feet of existing greenhouse/warehouses for commercial cannabis mixed-light cultivation, nursery, self-distribution, non-volatile manufacturing, and third party-processing.

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

PROJECT INFORMATION

Agent: Gold Coast Gardens, LLC

Property Owner: The Eugene Tsuji and Robin Tsuji Revocable Trust and Arlene Tsuji

APN: 117-401-004-000

Parcel Size: 7.47 acres

Zoning: Farming 40-acre minimum or "F/40"; Resource Conservation 40-acre minimum or "RC/40" and Open Space or "O"

Plan Area: North County Area Plan

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 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

Prepared by: Zoe Zepp, Assistant Planner, x5198

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; Zoe Zepp, Assistant Planner; Anna Quenga, AICP, Principal Planner; The Eugene Tsuji and Robin Tsuji Revocable Trust and Arlene Tsuji, Property Owners; Gold Coast Gardens, LLC, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN170263