



County of Monterey

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

Board Report

File #: AP 22-054, **Version:** 2

PLN170230 - JMAHD VENTURES LLC (FORMERLY SUR FARMS LLC)

Consider establishment of a commercial cannabis operation consisting of up to 200,000 square feet of mixed-light cannabis cultivation and nursery in existing greenhouses, the use of an existing 5,196 square foot building for non-volatile manufacturing and the construction of a 9,000 square foot building for third party cannabis processing (drying, trimming and storage).

Project Location: 26900, 26900A & 26900B Encinal Road, Salinas, CA

Proposed CEQA Action: Consider the Addendum together with the adopted Multi-Site Cannabis Initial Study/Mitigated Negative Declaration (IS/MND) (HCD-Planning File No. REF150048), 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 an Addendum together with the adopted Multi-Site Cannabis Initial Study/Mitigated Negative Declaration (HCD-Planning File No. REF150048, SCH No. 2020060325) pursuant to CEQA Guidelines Section 15164; and
- b. Approve an Administrative Permit to establish commercial cannabis operation consisting of up to 200,000 square feet of mixed-light cannabis cultivation and nursery in existing greenhouses, the use of an existing 5,196 square foot building for non-volatile manufacturing and the construction of a new 9,000 square foot building for 3rd party cannabis processing (drying, trimming and storage).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 18 conditions of approval.

PROJECT INFORMATION

Agent: Sandra Dimas

Property Owner: JMAHD Ventures LLC (Formerly Sur Farms LLC)

APN: 137-061-026-000

Parcel Size: 7.47 acres

Zoning: Farming 40-acre minimum or "F/40"

Plan Area: Greater Salinas 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
Monterey County Regional Fire Protection District

Prepared by: Son Pham-Gallardo, Senior Planner, x5226

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

Exhibit D - Staff Completed CEQA Consistency Checklist

Exhibit E - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Department; HCD-Development Services; HCD-Environmental Services; Environmental Health Bureau; Son Pham-Gallardo, Senior Planner; Anna Quenga, AICP, Principal Planner; Sandra Dimas, Agent; JMAHD Ventures LLC, Applicant; The Open Monterey Project (Molly Erickson); LandWatch; Planning File No. PLN170230