



# County of Monterey

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

## Board Report

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**File #:** AP 22-055, **Version:** 1

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### **PLN170284 - LUIZ TONY G & LINA M LUIZ TRS (AKA COASTA BELLA LLC)**

Consider establishment of commercial cannabis cultivation and nursery within an existing 18,628 square foot greenhouse.

**Project Location:** 755 San Juan Road, Royal Oaks

**Proposed CEQA action:** Considering the North Monterey County Cannabis Facilities Projects Initial Study/Negative Declaration (IS/ND) (HCD-Planning File No. REF220024, SCH No. 2022030457), 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), and finds the project consistent with the IS/ND pursuant to Section 15164 of the CEQA Guidelines; and
- b. Approve the Administrative Permit to allow commercial cannabis cultivation and nursery within an existing 18,628 square foot greenhouse.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 14 conditions of approval.

#### PROJECT INFORMATION

**Agent:** Coasta Bella, LLC

**Property Owner:** Tony Luiz

**APN:** 117-401-020-000

**Parcel Size:** .83 acres

**Zoning:** Farming 40-acre minimum (F/40)

**Plan Area:** North County Area Plan

**Flagged and Staked:** No

#### 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 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  
North County Fire Protection District  
Agricultural Commissioner's Office

Prepared by: Christina Vu, Assistant Planner, x5139

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 Plan

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; Christina Vu, Planner, Anna Quenga, AICP, Principal Planner; Tony and Lina Luiz, Property Owners; Coasta Bella, LLC, Agent; Paul Moncrief; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN170284