



Administrative Permit

Legistar File Number: AP 23-017

March 01, 2023

Introduced: 2/22/2023

Current Status: Agenda Ready

Version: 2

Matter Type: Administrative Permit

PLN180558 - WESTERN TRANSPLANTING LLC

Administrative hearing to consider allowing commercial cannabis cultivation and nursery, self-distribution and processing within 176,590 square feet of greenhouses, a metal building and storage containers.

Project Location: 25700 Encinal Road, Salinas

Proposed CEQA action: Consider an adopted Mitigated Negative Declaration and Addendum

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, State Clearinghouse No. SCH2020060325), pursuant to CEQA Guidelines Section 15162; and
- b. Approve an Administrative Permit to allow commercial cannabis uses within 176,590 square feet of structures. The project includes cannabis nursery and cultivation within 168,881 square feet of greenhouses; processing, storage, fertigation, and loading within 6,909 square feet of storage containers and one metal building; and an 800 square foot office for security and sales (non-retail) personnel and restroom facilities.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 17 conditions of approval.

PROJECT INFORMATION

Agent: Hugh Walker, HTW Constructors

Property Owner: Western Transplanting LLC

APN: 137-111-033-000

Parcel Size: 12.75 acres

Zoning: Farmland, 40 acres per unit or "F/40"

Plan Area: Central Salinas Valley 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 March 1, 2023, 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, February 28, 2023. 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: Anna Ginette Quenga, AICP, Principal Planner, x-5175
Reviewed and Approved by: Erik V. Lundquist, AICP, HCD Director

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 - CEQA Consistency Checklists

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

Exhibit E - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Anna Ginette Quenga, AICP, Principal Planner; Erik Lundquist, AICP, HCD Director; Western Transplanting LLC, Property Owners; Hugh Walkder, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN180558