



Administrative Permit

Legistar File Number: AP 24-013

February 21, 2024

Introduced: 2/15/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN160801-AMD1 - VALLEY MIST LLC

Consider a Minor and Trivial Amendment to previously approved Use Permit (PLN160801) allowing 89,376 square feet of canopy area for mixed-light cannabis cultivation within existing greenhouses, 65,556 square feet of canopy area for nursery operations within existing greenhouses and non-volatile manufacturing within an existing 5,301 square foot metal building in the Farmland zoning district. This amendment would increase the canopy area by 65,000 square feet and result in a total canopy square footage of approximately 220,000 square feet, which will be within the existing greenhouse footprint.

Project Location: 145 Zabala Road, Salinas, Greater Salinas Area Plan

Proposed CEQA action: Find the project Categorical Exempt pursuant to CEQA Guidelines section 15301.

RECOMMENDATIONS:

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

- a. Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 and there are no exceptions to the exemption per Section 15300.2 of the CEQA Guidelines; and
- b. Approve a Minor and Trivial Amendment to previously approved Use Permit (PLN160801, Planning Commission Resolution No. 18-004) allowing 89,376 square feet of canopy area for mixed-light cannabis cultivation within existing greenhouses, 65,556 square feet of canopy area for nursery operations within existing greenhouses and non-volatile manufacturing within an existing 5,301 square foot metal building in the Farmland zoning district. This amendment would increase the canopy area by 65,000 square feet and result in a total canopy square footage of approximately 220,000 square feet, which will be within the existing greenhouse footprint. All previously approved components would remain.

PROJECT INFORMATION:

Agent: Joey Espinoza

Property Owner: Valley Mist LLC

APN: 107-051-002-000

Parcel Size: 12.199 acres

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

Plan Area: Greater Salinas 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 February 21, 2024, 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 20, 2024. 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: Marlene Garcia, Assistant Planner, x5114
Reviewed by: Anna Ginette Quenga, AICP, Principal Planner
Approved by: Melanie Beretti, AICP, Acting Chief of Planning

The following attachments are on file with HCD:

Exhibit A - Draft Resolution, including:

- Recommended Conditions of Approval
- Site Plans & Floor Plans

Exhibit B - Operational Plan

Exhibit C - Planning Commission Resolution No. 18-004

Exhibit D - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Marlene Garcia, Planner; Anna Ginette Quenga, AICP, Principal Planner; Valley Mist LLC, Property Owners; Joey Espinoza, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN160801-AMD1.