County of Monterey

Item No.1

Administrative Permit

Legistar File Number: AP 23-086

Introduced: 11/16/2023 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Administrative Permit

PLN220296 - JANUS LLC

Allow establishment of commercial cannabis activities consisting of cultivation, nursery, self-distribution, third party processing and non-volatile manufacturing within existing and proposed greenhouses and/or warehouses (approx. 515,774 square feet).

Project Location: 22900 Fuji Lane, Salinas, CA, Greater Salinas Area Plan

Proposed CEQA Action: Consider an Addendum together with a previously adopted Initial Study/Mitigated Negative Declaration 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 a previously adopted Initial Study/Mitigated Negative Declaration per California Environmental Quality Act (CEQA) Guidelines Section 15164; and
b. Approve an Administrative Permit to allow the establishment of 515,774 square feet of existing and proposed greenhouses and 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 20 conditions of approval.

PROJECT INFORMATION:

Agent: Joey Espinosa
Property Owner: Janus LLC
APN: 137-141-009-000
Parcel Size: 24 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 6, 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, December 5, 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 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 FPD

Prepared by: Zoe Zepp, Assistant Planner, x5198
Reviewed by: Anna Ginette 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 - Initial Study Addendum
Exhibit E - Traffic Analysis
Exhibit F - Staff's Cannabis CEQA Checklist
Exhibit G - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau, Planner; Zoe Zepp, Assistant Planner; Anna Ginette Quenga, AICP, Principal Planner; Janus LLC, Property Owners; Joey Espinosa, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN220296.