

# **County of Monterey**

County of Monterey Government Center  
1441 Schilling Place, Salinas, CA 93901



## **Meeting Agenda - Final**

**Wednesday, December 21, 2022**

**8:00 AM**

**Government Center  
1441 Schilling Place  
Salinas, CA 93901**

### **Administrative Permit**

*Craig Spencer, Chief of Planning*

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Chief of Planning's alternative actions on any matter before it.

Notice is hereby given that on December 21, 2022 the Chief of Planning of the County of Monterey Housing and Community Development, is considering the project described on the following pages.

Any comments or requests that any of the applications be scheduled for public hearing must be received in writing in the office of the County of Monterey Housing and Community Development by 5:00 pm Tuesday, December 20, 2022. A public hearing may be required if any person, based on a substantive issue, so requests.

Si necesita la traducción de esta agenda, comuníquese con el Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey ubicado en el Centro de Gobierno del Condado de Monterey, 1441 Schilling Place, segundo piso, Salinas, o por teléfono al (831) 755-5025. Después de su solicitud, la Secretaria asistirá con la traducción de esta agenda.

If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the County of Monterey Housing and Community Development at (831) 755-5025.

NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report

**SCHEDULED MATTERS****1. PLN190081 - MESSICK ROAD HOLDINGS LLC (FORMERLY SODERMANS ANDRE & SASKIA)**

Consider after-the-fact construction of a 1,212 square foot paint preparation building for an existing auto repair and body shop.

**Project Location:** 7900 Messick Rd, Salinas, CA 93907

**Proposed CEQA action:** Finding the project Categorically Exempt pursuant to CEQA Guidelines Sections 15301 and 15303

**Attachments:**     [Staff Report](#)  
                         [Exhibit A - Draft Resolution](#)  
                         [Exhibit B - PC-3576 Original General Development Plan](#)  
                         [Exhibit C - PC-4729 Amended General Development Plan](#)  
                         [Exhibit D - PC-5469 Denial of Impound Yard](#)  
                         [Exhibit E - M.B.U.A.P.C.D Permit](#)  
                         [Exhibit F - Vicinity Map](#)

**2. PLN170263 - TSUJI EUGENE TR & TSUJI ARLENE (AKA GOLD COAST GARDENS LLC)**

Allow establishment of commercial cannabis activities consisting of cultivation, nursery, self-distribution, third party processing and non-volatile manufacturing within existing greenhouses and/or warehouses (approx. 90,429 square feet).

**Project Location:** 723 San Juan Road, Building B, Royal Oaks

**Proposed CEQA Action:** Consider the North Monterey County Cannabis Facilities Projects Initial Study/Negative Declaration (IS/ND) (HCD-Planning File No. REF220024), per California Environmental Quality Act (CEQA) Guidelines Section 15164

**Attachments:**     [Staff Report](#)  
                         [Exhibit A - Draft Resolution](#)  
                         [Exhibit B - Operations Plans](#)  
                         [Exhibit C - Initial Study-Negative Declaration \(revised\)](#)  
                         [Exhibit D - Vicinity Map](#)

**3. 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

**Attachments:**     [Staff Report](#)  
                          [Exhibit A - Draft Resolution](#)  
                          [Exhibit B - Operational Plan](#)  
                          [Exhibit C - Multi-Site Cannabis IS-MND & Addendum](#)  
                          [Exhibit D - Staff Completed CEQA Consistency Checklist](#)  
                          [Exhibit E - Vicinity Map](#)

**4. 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

**Attachments:**     [Staff Report](#)  
                          [Exhibit A - Draft Resolution](#)  
                          [Exhibit B - Operation Plan](#)  
                          [Exhibit C - North County Cannabis Facilities Projects Initial Study](#)  
                          [Negative Declaration](#)  
                          [Exhibit D - Vicinity Map](#)

**5. PLN170285 - LUIZ TONY G & LINA M LUIZ TRS (AKA COASTA BELLA LLC)**

Consider establishment of commercial cannabis activities consisting of cultivation and nursery within an existing greenhouse (approx. 29,415 square feet); processing, non-volatile manufacturing, and self-distribution within an existing structure (approx. 4,265 square feet); construction of a new greenhouse (approx. 13,440 square feet) for cannabis cultivation and nursery; and construction of a new structure (approx. 25,000 square feet) for processing, non-volatile manufacturing, and self-distribution.

**Project Location:** 745 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 15162

**Attachments:** [Staff Report](#)  
[Exhibit A - Draft Resolution](#)  
[Exhibit B - Operation Plan](#)  
[Exhibit C - North County Cannabis Facilities Projects Initial Study Negative Declara](#)  
[Exhibit D - Vicinity Map](#)

**6. PLN060658-AMD1 - MONTEREY COUNTY SPCA INC.**

Amendment to previously approved Combined Development Permit (PLN060658) to allow the demolition of three accessory structures and construction of a 1,065 square foot addition to a 3,883 square foot education building, 3,200 square foot training building, 3,112 square foot accessory building and associated site improvements including 850 cubic yards of cut and 220 cubic yards of fill.

**Project Location:** 1002, 1012, 1022, 1032, 1042 & 1052 Highway 68, Salinas

**Proposed CEQA action:** Consider an Addendum together with a previously adopted Mitigated Negative Declaration

**Attachments:** [Staff Report](#)  
[Exhibit A - Draft Resolution](#)  
[Exhibit B - Resolution for PLN060658, Res No 07058](#)  
[Exhibit C - Addendum to the Adopted SPCA MND](#)  
[Exhibit D - Adopted SPCA Mitigated Negative Declaration](#)  
[Exhibit E - 2022 Biological Resource Report](#)  
[Exhibit F - Vicinity Map](#)