



County of Monterey

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

Board Report

File #: AP 24-025, **Version:** 1

PLN210186 - CAZARES DEBORAH ANN & HUGO TRS

Consider commercial cannabis activities, including cultivation, processing, onsite third-party processing, and distribution within existing structures (approximately 79,000 square feet of greenhouses and warehouses).

Project Location: 1247 San Juan Road, Royal Oaks

Proposed CEQA action: Consider an Addendum together with a previously adopted North Monterey County Cannabis Facilities Projects Initial Study/Negative Declaration (Board of Supervisor Resolution No. 22-384) per California Environmental Quality Act (CEQA) Guidelines Section 15164.

RECOMMENDATIONS:

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

- a. Considering an Addendum together with a previously adopted North Monterey County Cannabis Facilities Projects Initial Study/Negative Declaration per California Environmental Quality Act (CEQA) Guidelines Section 15164; and
- b. Approving an Administrative Permit to allow commercial cannabis activities, including cultivation, processing, onsite third-party processing, and distribution within approximately 79,000 square feet of existing structures.

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

PROJECT INFORMATION:

Agent: Fuji Brothers Inc

Property Owner: Hugo Cazares
Tsuji (723 San Juan Road)

APN: 117-411-022-000

Parcel Size: 5.65 acres

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

Plan Area: North County 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 May 15, 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, May 14, 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 Chief of Planning if a public hearing is necessary. The decision on this project is appealable to the Planning Commission/Board of Supervisors.

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
Aromas Tri-County Fire Protection District

Prepared by: Zoe Zepp, Assistant Planner, x5198

Reviewed and Approved by: Anna Ginnette Quenga, AICP, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans
- Operation Plans and Traffic Report

Exhibit B - North Monterey County Cannabis Facilities Projects Initial Study/Negative Declaration

Exhibit C - Initial Study Addendum

Exhibit D - Vicinity Map

cc: Front Counter Copy; Aromas Tri-County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau, Planner; Zoe Zepp, Assistant Planner; Cazares Deborah Ann & Hugo Trs, Property Owners; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN210186.