



County of Monterey

Item No.2

Administrative Permit

Legistar File Number: AP 26-066

August 19, 2026

Introduced: 8/10/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN250296 - SILVA SERGIO E & CELIA A TRS

Administrative hearing to consider an Amendment to previously approved Administrative Permit to allow the establishment of a commercial cannabis operation consisting of cultivation & nursery within 180,637 square feet of existing greenhouse space, processing within 3,139 square feet of existing warehouse space, drying within 3,828 square feet of existing warehouse and storage within 2,085 square feet of existing warehouse space. The Amendment includes construction of a 25,930 square foot greenhouse and a 4,133 square foot warehouse for the storage of cannabis.

Project Location: 2262 Alisal Road, Salinas

Proposed CEQA action: Considering the Addendum together with the Multiple Cannabis Cultivation Facilities in Unincorporated Monterey County Initial Study/Mitigated Negative Declaration (IS/MND) and previous Addendum (HCD Planning File No. REF150048, SCH No. 2020060325), in accordance with CEQA Guidelines Section 15164 and that no additional environmental review is required pursuant to CEQA Guidelines Section 15162.

RECOMMENDATIONS

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

- a) Considering the Addendum together with the Multiple Cannabis Cultivation Facilities in Unincorporated Monterey County Initial Study/Mitigated Negative Declaration (IS/MND) and previous Addendum (HCD Planning File No. REF150048, SCH No. 2020060325), in accordance with CEQA Guidelines Section 15164 and that no additional environmental review is required pursuant to CEQA Guidelines Section 15162; and
- b) Approve a Minor and Trivial Amendment to a previously approved Administrative Permit that allowed establishment of a commercial cannabis operation consisting of cultivation & nursery within 180,637 square feet of existing greenhouse space; processing within 3,139 square feet of existing warehouse space, drying within 3,828 square feet of existing warehouse and storage within 2,085 square feet of existing warehouse space. The Amendment includes the addition of a 25,930 square foot greenhouse and a 4,133 square foot warehouse for the storage of cannabis.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommend approval subject to 6 conditions of approval.

PROJECT INFORMATION

Agent: Joey Espinoza

Property Owner: Sergio & Celia Silva

APN: 153-011-059-000

Parcel Size: 10.24 acres or 446, 054 square feet

Zoning: F/40 or Farmlands with 40 acres per unit density

Plan Area: Greater Salinas Area Plan

Flagged and Staked: No

SUMMARY

Staff is recommending approval of an Amendment subject to the findings and evidence in the attached Resolution (see **Exhibit B**), 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 building/grading permits and/or commencement of the approved use.

On August 19, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submitting written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, August 18, 2026. 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 Fire Protection District

Prepared by: McKenna Bowling, Associate Planner, (831) 755-5298

Reviewed and approved by: Anna Quenga, AICP, Senior Planner

The following attachments are on file with HCD:

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit C - Vicinity Map

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

Exhibit E - Addendum

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Associate Planner; Fionna Jensen, Principal Planner; Celia and Sergio Silva, Property Owners; Joey Espinoza, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN250296