

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY – PLANNING
1441 SCHILLING PL SOUTH 2ND FLOOR, SALINAS, CA 93901
(831) 755-5025/FAX: (831) 757-9516



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION MONTEREY COUNTY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Monterey County Resource Management Agency – Planning has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of CEQA, for commercial cannabis permits at 45 distinct project sites [REF150048] (see description below). Seven (7) of the project sites are on a list enumerated under Section 65962.5 of the Government Code as enrolled in the irrigated lands regulatory program.

The Mitigated Negative Declaration and Initial Study, as well as referenced documents, are available for review in an electronic format by following the instructions at the following link:

<http://www.co.monterey.ca.us/government/departments-i-z/resource-management-agency-rma-/planning/resources-documents/environmental-documents/pending>. Interested public members who wish to receive a hard copy of the IS-MND can request a hard copy from the Agency at the below contact.

Due to the Shelter In Place Orders of the Monterey County Health Officer and to maintain physical distancing in accordance with such orders, as long as such orders are in effect, public access to the hard copy of the Mitigated Negative Declaration and Initial Study will be by appointment at the Monterey County Resource Management Agency, located at the following address:

1441 Schilling Place
Salinas, CA 93901

The Planning Commission will consider this proposal at a meeting on August 12, 2020. Written comments on this Mitigated Negative Declaration will be accepted from June 17, 2020 to July 17, 2020. Comments can also be made during the public hearing.

Project Description: The project area consists of 45 sites in unincorporated Monterey County with existing greenhouses that have been identified for cannabis cultivation. The 45 project sites are located within in the Salinas Valley in northern unincorporated Monterey County. The majority (40) of the project sites are within a 15.75 square mile area located approximately one mile southeast of the City of Salinas and one mile east of U.S. Highway 101 (US 101). Three sites are located north of the City of Salinas. One is approximately one mile northeast and two are approximately one-mile northwest. Two sites are located between Chualar and Gonzales. One is located approximately 2.5 miles west of US 101 along River Road and the other site is located approximately 0.75 miles east of US 101 along Old Stage Road.

The 45 proposed project sites contain existing greenhouses that were previously used for various agricultural production, including herbs, crops, and cut flowers. The project sites would require commercial cannabis permits to convert and reuse the existing greenhouses and industrial structures for cannabis cultivation, manufacturing, post-harvest production, and distribution. A large portion of the proposed project sites (31) are currently utilizing the existing greenhouses and other structures on the sites for cannabis production. In addition to the 31 sites with existing operational greenhouses, 14 sites would convert existing greenhouses to cannabis production uses. The project would not require demolition of existing facilities or construction of new facilities, as the cannabis operations would use existing greenhouses or buildings. Should any sites require demolition or rebuilding in the future, additional CEQA review may be required when such activities are proposed.

We welcome your comments during the 30-day public review period. You may submit your comments in hard copy to the name and address above. The Agency also accepts comments via e-mail or facsimile but requests that you follow these instructions to ensure that the Agency has received your comments. To submit your comments by e-mail, please send a complete document including all attachments to:

An e-mailed document should contain the name of the person or entity submitting the comments and contact information such as phone number, mailing address and/or e-mail address and include any and all attachments referenced in the e-mail. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please send a second e-mail requesting confirmation of receipt of comments with enough information to confirm that the entire document was received. If you do not receive e-mail confirmation of receipt of comments, then please submit a hard copy of your comments to ensure inclusion in the environmental record or contact the Agency to ensure the Agency has received your comments.

Facsimile (fax) copies will be accepted with a cover page describing the extent (e.g. number of pages) being transmitted. A faxed document must contain a signature and all attachments referenced therein. Faxed document should be sent to the contact noted above at (831) 757-9516. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please contact the Agency to confirm that the entire document was received.

For reviewing agencies: Resource Management Agency – Planning requests that you review the enclosed materials and provide any appropriate comments related to your agency's area of responsibility. The space below may be used to indicate that your agency has no comments or to state brief comments. In compliance with Section 15097 of the CEQA Guidelines, please provide a draft mitigation monitoring or reporting program for mitigation measures proposed by your agency. This program should include specific performance objectives for mitigation measures identified (CEQA Section 21081.6[c]). Also inform this Agency if a fee needs to be collected in order to fund the mitigation monitoring or reporting by your agency and how that language should be incorporated into the mitigation measure.

All written comments on the Initial Study should be addressed to:

County of Monterey
Resource Management Agency
Attn: Craig Spencer, RMA – Planning Services Manager
1441 Schilling Pl South 2nd Floor
Salinas, CA 93901

Re: Multiple Cannabis Cultivation Facilities in Unincorporated Monterey County (REF150048)

From: Agency Name: _____

Contact Person: _____

Phone Number: _____

- No Comments provided
- Comments noted below
- Comments provided in separate letter

COMMENTS: _____

DISTRIBUTION

1. State Clearinghouse (Electronic submittal; includes the Notice of Completion)
2. County Clerk's Office
3. CalTrans District 5 (San Luis Obispo office)
4. Association of Monterey Bay Area Governments
5. Monterey Bay Air Resources District
6. California Department of Fish & Wildlife, Monterey Field Office Environmental Review, Marine Region
7. California Department of Fish & Wildlife, Region 4, Renee Robison
8. El Camino Water Company
9. Monterey Regional Fire Protection District
10. Monterey County Agricultural Commissioner
11. Monterey County RMA-Public Works
12. Monterey County RMA-Environmental Services
13. Monterey County Parks Department
14. Monterey County Environmental Health Bureau
15. Monterey County Sheriff's Office, Sergeant Matt Mendoza
16. Salinas Union High School District
17. Pacific Gas & Electric
18. Bureau of Cannabis Control
19. Department of Public Health (Manufactured Cannabis Safety Branch)
20. California Department of Food and Agriculture (CalCannabis)
21. The Open Monterey Project
22. LandWatch Monterey County
23. Property Owners on record & Tenants identified in attached Table 1 (**Notice of Intent only**)
24. Posting in the newspaper (Herald and Californian)

Distribution by e-mail only (Notice of Intent only):

29. U.S. Army Corps of Engineers (San Francisco District Office:
Katerina Galacatos: galacatos@usace.army.mil)
30. Emilio Hipolito (ehipolito@nccrc.org)
31. Molly Erickson (Erickson@stamplaw.us)
32. Margaret Robbins (MM_Robbins@comcast.net)
33. Michael Weaver (michaelrweaver@mac.com)
34. Monterey/Santa Cruz Building & Construction (Office@mscbctc.com)
35. Garry Hofer (garry.hofer@amwater.com)
36. Jack Wang (Jack.Wang@amwater.com)
37. Jeana Arnold (jeana.arnold@pge.com)
38. Jennifer Rosenthal, Agent (jennifer@jrilawoffice.com)
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57. Unknown #1 (freesonia4@yahoo.com)
58. Unknown #2 (mcpincarmel@sbcglobal.net)
59. Unknown #3 (brerrasci@aol.com)
60. Lance Wheeler (lancewheeler07@comcast.net)

Revised 4/23/20

Table 1 Location of Greenhouse Project Sites

Site Number	Property Owner/Applicant Name	APN	Address	Parcel Size (acres)
1	Michael Ferguson	137-141-011	22785 Fuji Ln, Salinas, CA 93908	10
2	Michael Ferguson	137-141-014	22750 Fuji Ln, Salinas, CA 93908	10
3	Michael Ferguson	137-141-010	22835 Fuji Ln, Salinas, CA 93908	10
4	Michael Ferguson	137-051-025	23760 Potter Road Salinas, CA 93908	10
5	Mike Hackett	137-051-039	23940 Potter Rd, Salinas, CA 93908	12.3
6	Qlora Group Inc	137-121-006	20180 Spence Rd, Salinas, CA 93908	10.96
7	Uchida Keishiro & Hanako Trs	137-111-014	25950 Encinal Rd, Salinas, CA 93908	9.88
8	Uchida Keishiro & Hanako Trs	137-111-015	26000 Encinal Rd, Salinas, CA 93908	10.57
9	Zabala Farms of Salinas LLC/Gavin	107-011-006	50 Zabala Rd, Salinas, CA 93908	40.33
10	George Gatanaga	137-141-013	22790 Fuji Ln, Salinas, CA 93908	15
11	Justin Donnelly	137-061-026	26900 Encinal Rd, Salinas, CA 93908	10
12	Gavin Kogan	153-011-060	18 Hartnell Rd, Salinas, CA 93908	11.6
13	Gavin Kogan	153-011-058	2272 Alisal Rd, Salinas, CA 93908	9.59
14	Michael Gregory	137-111-031	25600 Encinal Rd, Salinas, CA 93908	13.7
15	Yuji Onitsuka	137-121-022	20420 Spence Rd, Salinas, CA 93908	20
16	Yoshihiro Shinhira	137-021-043	20510 Spence Rd, Salinas, CA 93908	10.23
17	Satsuma Pacific	137-051-024	23820 Potter Rd, Salinas, CA 93908	10
18	Greenworks	137-141-005	2338 Alisal Rd, Salinas, CA 93908	9.32
19	Joey Espinosa	137-061-032	26500 Encinal Rd, Salinas, CA 93908	19.38
20	Binhai Harbor Group	137-021-033	20800 Spence Rd, Salinas, CA 93908	10
21	A Growing Concern/Daniel Vorhies	137-111-033	25700 Encinal, Salinas, CA 93906	12.5
22	Ryan Gilruth	137-021-018	20954 Spence Rd, Salinas, CA 93908	1.7
23	Bernard Steimann	153-011-059	2262 Alisal Rd, Salinas, CA 93908	9.7
24	Bernard Steimann	137-121-023	20400 Spence Rd, Salinas, CA 93908	21.42
25	Josh Del Real	137-061-029	26800 Encinal Rd, Salinas, CA 93908	10
26	Gabriel Garcia	153-011-059	2242 Alisal Rd, Salinas, CA 93908	22
27	Chris Boggs	137-121-004	20220 Spence Rd, Salinas, CA 93908	10
28	Michael Williamson	149-031-038	26889 Encinal Rd, Salinas, CA 93908	47.23
29	Peter Mercado Jr	137-121-010 & 137-121-013	20260 Spence Rd, Salinas, CA 93908	10
30	Salinas Spence Road	137-121-012	20240 Spence Rd, Salinas, CA 93908	11.5
31	Sean Jenkins	137-141-006	2340 Alisal Rd, Salinas, CA 93908	9.33
32	27020 Encinal Road LLC	137-061-050	27020 Encinal Rd, Salinas, CA 93908	48.91
33	360 Espinosa Road LLC	253-012-048	370 Espinosa Rd, Salinas, CA 93907	30
34	370 Espinosa Road LLC	253-012-047	360 Espinosa Rd, Salinas, CA 93907	30.3
35	214 Lewis Road LLC	137-061-048	27040 Encinal Rd, Salinas, CA 93908	42.57
36	Ecce Investments	137-051-027	23640 Potter Rd, Salinas, CA 93908	10
37	Cazares Rodolfo & Hortencia Trs	137-141-015	22730 Fuji Ln, Salinas, CA 93908	10
38	N/A	211-021-014	398 Natividad Rd, #A, Salinas, CA 93906	40
39	N/A	137-121-005	20200 Spence Rd, Salinas, CA 93908	10
40	Valle Del Sol Properties LLC	137-141-009	22900 Fuji Lane, Salinas, CA 93908	24
41	PRSC LLC	137-151-026	23700 Potter Rd, Salinas, CA 93908	8.359
42	Cali Girls Seeds	167-041-006	1230 River Road, Salinas, CA 93908	0.8
43	RoVaSe, Inc.	269-061-014	26100 Old Stage Road	10
44	The Hiv, Inc.	139-091-008	564 River Road, Salinas, CA 93908	5
45	Daniel Vorhies	137-121-016	2378 Alisal Rd, Salinas, CA 93908	11.56