

MONTEREY COUNTY

HOUSING & COMMUNITY DEVELOPMENT

1441 SCHILLING PL SOUTH 2ND FLOOR, SALINAS, CA 93901

(831) 755-5025 FAX: (831) 757-9516



NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION MONTEREY COUNTY BOARD OF SUPERVISORS

NOTICE IS HEREBY GIVEN that Monterey County Housing & Community Development has prepared a draft Negative Declaration, pursuant to the requirements of CEQA, (County of Monterey [Various Owners] North County Cannabis Projects Initial Study; File Number REF220024) for 5 commercial cannabis project sites in Northern Monterey County (see description below).

The Negative Declaration and Initial Study, as well as referenced documents, are available for review at Monterey County Housing & Community Development – Planning, 1441 Schilling Pl South 2nd Floor, Salinas, California. The Negative Declaration and Initial Study are also available for review in an electronic format by following the instructions at the following link: <https://www.co.monterey.ca.us/government/departments-a-h/housing-community-development/planning-services/resources/environmental-documents/pending> . Interested public members who wish to receive a hard copy of the Initial Study/Negative Declaration can request a hard copy from the Agency at the below contact.

The Board of Supervisors will consider this document after the close of the public comment period. Written comments on this Negative Declaration will be accepted from **March 16, 2022** to **April 15, 2022**. Comments can also be made during the public hearing.

Project Description: This Initial Study/Negative Declaration has been prepared for five sites in unincorporated Monterey County that have existing greenhouses and have filed an application for a permit to use those greenhouses for commercial cannabis production. The 5 project sites are located within in the northern unincorporated area of the County of Monterey. The five project sites include:

- 1) 735 A, B, C & D San Juan Road, Royal Oaks
- 2) 723 A, B, C, D & E San Juan Road, Royal Oaks
- 3) 35, 35 A, 35 B, 35 C Kortright Lane, Aromas
- 4) 250 Lewis Road, Royal Oaks; and 214 Lewis Road, Royal Oaks; and 248 Lewis Road, Royal Oaks
- 5) 37 A, B, C, D, E, F, G, H, I, J, K & L McGinnis Road, Royal Oaks

The 5 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.

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:

CEQAcomments@co.monterey.ca.us

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: Housing & Community Development 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
Housing & Community Development
Attn: Craig Spencer
1441 Schilling Pl South 2nd Floor
Salinas, CA 93901

Re: County of Monterey [Various Owners] North County Cannabis Projects Initial Study; File Number REF220024

From: Agency Name: _____
Contact Person: _____
Phone Number: _____

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

COMMENTS: _____

DISTRIBUTION

1. State Clearinghouse (including the Executive Summary & Notice of Completion)
2. County Clerk's Office
3. CalTrans District 5 (San Luis Obispo office)
4. California Coastal Commission
5. Association of Monterey Bay Area Governments
6. Monterey Bay Air Resources District
7. California Department of Fish & Wildlife, Monterey Field Office Environmental Review, Marine Region
8. California Department of Fish & Wildlife, Region 4, Renee Robison
9. Louise Miranda-Ramirez, C/O Ohlone/Costanoan-Esselen Nation
10. El Camino Water Company
11. North County Fire Protection District
12. Aromas Tri-County Fire Protection District
13. Monterey County Agricultural Commissioner
14. Monterey County HCD-Public Works
15. Monterey County Environmental Health Bureau
16. Monterey County Sheriff's Office
17. North Monterey County Unified School District
18. Pacific Gas & Electric
19. California Department of Food and Agriculture (CalCannabis)
20. The Open Monterey Project
21. LandWatch Monterey County
22. Property Owners & Occupants within 300 feet of the five (5) project sites (**Notice of Intent only**)
23. Posting in the newspaper (Monterey County Weekly)

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

24. U.S. Army Corps of Engineers (San Francisco District Office: Katerina Galacatos: galacatos@usace.army.mil)
25. Juan Barboza (jbarboza@nccrc.org)
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28. Michael Weaver (michaelrweaver@mac.com)
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30. Garry Hofer (garry.hofer@amwater.com)
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32. Jeana Arnold (jeana.arnold@pge.com)
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35. Janet Laurain (jlaurain@adamsbroadwell.com)
36. Coastal Farms LLC, Jason Morgan and John Jakabosky (info@coastalfarms.com)
37. Gold Coast Gardens LLC, Jon Friesell (friesell@hotmail.com)
38. Coasta Bella LLC, Ray Shott (coastabella@gmail.com)
39. 214 Lewis Road LLC (ckosmont@rocketfarms.com)
40. 1212 Genetics LLC, Cesar Aguilar (cesarca@1212cultivation.com)
41. Jennifer Rosenthal, Agent (jennifer@jsrlawoffices.com)
42. Jason Retterer, Agent (jason@jrgattorneys.com)