

Emerald Skyway LLC

April 21, 2026

Salinas City Attorney

Formal Appeal of Denial to a Cannabis Business Permit Amendment

CCP No. 2024-009

Major Amendment No. 2025-004

Dear City Attorney,

On behalf of Emerald Skyway LLC (doing business as "Valley Farms"), I submit this formal appeal of the City's April 13, 2026 denial of our Cannabis Business Permit Amendment.

This appeal is based on inconsistent City determinations regarding zoning compliance, ambiguity in applicable measurement standards, and our reasonable, good-faith reliance on official City-issued documentation and guidance throughout the application process.

Background and Timeline

In December 2020, we entered into a purchase agreement for the cannabis business located at 1610 Moffett Street, with the understanding, based on City-issued documentation, that the operation was compliant and could continue to operate in compliance.

- April 4, 2022: Final purchase payment was made to the seller. This transaction, totaling over \$3,000,000 in cash and assumed liabilities, was completed in reasonable reliance on City determinations regarding zoning compliance. (Exhibit A)
- April 11, 2022: Just one week after the final payment, City staff member Courtney Grossman contacted our landlord regarding a potential zoning concern. The landlord notified us, and we immediately contacted the City to seek clarification. (Exhibit B)
- May 3, 2022: Mr. Grossman responded, indicating that industrial zoning may not permit dispensary-only operations and that a revocation process could be initiated. (Exhibit B)

As a result of this uncertainty, we began evaluating alternative compliant locations.

- December 14, 2022: The City issued a zoning verification letter for 2033 N. Main St., Salinas, indicating that the nearest school was approximately 1,458 feet away (building-to-building), with no school-related conflicts identified within the 1,000-foot setback. (Exhibit C)
- January–April 2023: We submitted multiple potential locations to the City for guidance. Zoning verification letters were obtained for several sites, each indicating conflicts. Responses from the City during this period were delayed and did not provide clear direction. (Exhibit D.1-D.2)

Given these constraints, we proceeded with securing the 2033 N. Main St. location in reliance on the City's zoning verification.

- May 6, 2025: Prior to submitting our amendment application, we sought confirmation from the City's Community Development Department that the 2022 zoning determination remained valid. We were advised that it was still valid and that no changes had occurred affecting its accuracy. (Exhibit E)
- June 16, 2025: We submitted our amendment application in reliance on that confirmation.
- July 30, 2025: The City issued an incomplete letter identifying deficiencies.
- September 19, 2025: We submitted a comprehensive and resource-intensive response curing all identified deficiencies.
- November 2025: Several months into the review process, the City informed us for the first time that the 2022 zoning verification letter was no longer valid and required a new zoning determination. (Exhibit F)
- April 13, 2026: The amendment was denied based on the revised zoning verification letter with a measurement of 995 feet (parcel-to-parcel) from the nearest school. (Exhibit G)

Basis for Appeal

Valley Farms relied in good faith on formal zoning verification issued by the City, as well as direct confirmation from City staff that the determination remained valid. This reliance was substantial, foreseeable, and directly informed both the acquisition of the business and the subsequent amendment application.

The municipal code does not specify whether the required 1,000-foot distance is to be measured parcel-to-parcel, building-to-building, or by another method. The City's own documentation reflects this ambiguity. The 2022 zoning verification letter references both parcel-based proximity and building-to-building compliance, without establishing a definitive standard. The 2025 zoning verification letter similarly presents two measurements: 995 feet (parcel-to-parcel) and 1,360 feet (building-to-building), the latter of which exceeds the 1,000-foot requirement. Additionally, City staff acknowledged that the determination depends on how the Planning Commission interprets it, confirming that the standard is discretionary and subject to interpretation.

By way of additional context, California Business and Professions Code § 26054(b) establishes a statewide minimum 600-foot radius between a licensed cannabis retail premises and a school providing instruction in kindergarten or grades 1 through 12, and directs that this distance shall be measured in the manner set forth in Health and Safety Code § 11362.768(c) unless otherwise provided by law. Section 11362.768(c), in turn, defines the measurement as the horizontal distance, measured in a straight line from the property line of the school to the closest property line of the lot on which the premises is to be located, without regard to intervening structures—i.e., a parcel-to-parcel measurement. Here, under either method the City has applied, Valley Farms' proposed premises comfortably satisfies the state-mandated 600-foot

minimum; exceeding it by approximately 395 feet on a parcel-to-parcel basis and approximately 760 feet on a building-to-building basis. While Section 26054(b) permits a local jurisdiction to specify a different radius, and Salinas has elected a stricter 1,000-foot setback, the Salinas Municipal Code neither adopts an alternate measurement methodology nor otherwise displaces the default state rule. The absence of any codified local measurement standard, combined with the City's own inconsistent application of measurement methodology across its 2022 and 2025 verification letters, confirms that the denial rests on an unarticulated, shifting interpretation rather than on a clear rule upon which an applicant could reasonably rely.

The City failed to raise the zoning issue in a timely manner. The issue was first identified in November 2025, well into the review process. This delay materially limited Valley Farms' ability to address or mitigate the issue earlier.

After confirming the validity of the 2022 zoning determination, the City subsequently reversed its position mid-process, after significant reliance and investment had already occurred. This shift undermines the consistency and reliability of the City's permitting process.

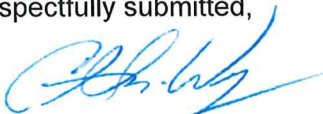
Finally, the denial rests on an approximately five-foot shortfall from the 1,000-foot requirement. Under an alternative and previously acknowledged measurement method, building-to-building, the project complies at approximately 1,360 feet.

In light of the above, Valley Farms respectfully requests that the City reverse the denial of the Cannabis Business Permit Amendment.

To ensure a complete record, Valley Farms requests written clarification of the method used in the updated distance calculation, the basis for selecting parcel-to-parcel measurement over other methods, whether any policy or code interpretation changed between 2022 and 2025, and the applicable appeal procedures, timelines, and hearing requirements.

Valley Farms has acted diligently and in good faith at every stage of this process, relying on official City-issued documentation and staff guidance. We respectfully request a fair and consistent reconsideration of this matter in light of the full record.

Respectfully submitted,



Charles M. Wesley, Managing Member

Exhibit A

**BILL OF SALE & ASSIGNMENT
OF TEN PERCENT INTEREST FOR
EMERALD SKYWAY LLC
A CALIFORNIA LIMITED LIABILITY COMPANY**

For valuable consideration, receipt of which is hereby acknowledged, Robert Blodgett, Sr., an individual, and Lonna Blodgett, an individual, assigns, transfer and convey to DRO Legacy, Inc., all of their right, title and interest in and to TEN PERCENT (10%) of membership interest in Emerald Skyway, LLC a California limited liability company ("Company"). This assignment shall be effective as of December 21, 2020. Upon receipt of this instrument, DRO Legacy, Inc. shall own ONE HUNDRED PERCENT (100%) of the membership interest in Company. Thereafter, DRO Legacy, Inc., shall have the right to receive from the Company the share of profits, losses and distributions to which the assignor would otherwise be entitled and the right to the return from the Company on its dissolution of the assignor's membership interest in the Company.

Executed at Capitola, Santa Cruz County, California on 4-30 2021.

Robert Blodgett Sr.
ROBERT BLODGETT, SR.

Lonna Blodgett
LONNA BLODGETT

**NOTARY PUBLIC
SEE ATTACHED**

CALIFORNIA NOTARY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Santa Cruz

On 04/30/2021 before me, Marcos Martinez Notary Public
(Insert the name and title of the officer)

personally appeared Robert Grosvenor Blodgett, Lonna Lewis Blodgett

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature _____

(SEAL)

**COMMERCIAL CANNABIS PERMIT (CCP) 2020-018
(Amendment No. 2)
City of Salinas**

WHEREAS, the City of Salinas has adopted Chapter 5, Article VII of its City Code to allow for the operation of commercial cannabis activity within the City of Salinas; and

WHEREAS, the City accepted applications for commercial cannabis businesses in accordance with the requirements of Chapter 5, Article VII; and

WHEREAS, the City of Salinas granted and issued Commercial Cannabis Business Permit No. 2017-004 pursuant to Chapter 5, Article VII of the Salinas City Code and upon the terms and conditions listed therein; and

WHEREAS, on June 8, 2018, a Certificate of Occupancy was issued for the premises of Emerald Skyway LLC, marking the effective date of CCP 2017-004; and

WHEREAS, on August 30, 2019, Emerald Skyway, LLC filed a request to renew CCP 2017-004 and the City of Salinas granted Commercial Cannabis Business Permit No. 2019-007 on August 20, 2019 pursuant to Chapter 5, Article VII of the Salinas City Code and upon the terms and conditions listed in the permit and not otherwise; and

WHEREAS, on August 3, 2020, Emerald Skyway, LLC filed a request to renew CCP 2019-007; and

WHEREAS, on August 3, 2020, Emerald Skyway, LLC filed a request to renew CCP 2019-017 and the City of Salinas granted Commercial Cannabis Business Permit No. 2020-018 pursuant to Chapter 5, Article VII of the Salinas City Code and upon the terms and conditions listed in the permit and not otherwise; and

WHEREAS, pursuant to Municipal Code Section 5-07.09, modifications and amendments to existing permits may be requested at any time.

WHEREAS, on February 5, 2021, the permittee requested that CCP 2020-018 be amended to establish a new entity name for the business.

WHEREAS, pursuant to Municipal Code Section 5-07.09, modifications and amendments to existing permits may be requested at any time.

WHEREAS, on March 8, 2021, the permittee requested that CCP 2020-018 be amended to add new principals to the CCP.

NOW, THEREFORE, the City of Salinas hereby grants and issues this Second Amendment to Commercial Cannabis Permit 2020-018 pursuant to Chapter 5, Article VII of the Salinas City Code, as follows and not otherwise, to wit:

1) *The Section of the First Amended Commercial Cannabis Permit 2020-018 entitled "Issued To ("Permittee")" is hereby amended to read as follows:*

ISSUED TO ("Permittee"): Lonna Lewis-Blodgett & Robert Blodgett, Sr.
Lawrence Michelson
Charles Wesley, Martin Wesley, and Andrew Wesley
Joseph Hall
Dba Valley Farms

2) *All remaining terms and provisions of CCP 2020-018 shall remain in full force and effect.*

EXECUTIONS

THIS FIRST AMENDED COMMERCIAL CANNABIS PERMIT *was approved by action of the City of Salinas Community Development Department and its terms shall become effective immediately*

Date: April 29, 2021



Ryan Russell
Contract Planner

Exhibit B



Krista Fontius <krista@kolaborationventures.com>

Emerald Skyway LLC- Cannabis Retailer License

20 messages

Mon, Apr 11, 2022 at 2:54 PM

Krista Fontius <krista@novistafarms.com>
To: Courtney Grossman <courtg@ci.salinas.ca.us>
Cc: Ryan Russell <russell@nnconconsultants.com>, Chuck Wesley <chuck@novistafarms.com>, Denise Findley <denise@novistafarms.com>

Hi Courtney,

I received a call from our Landlord Ken Slama relaying some information he discussed with you. He was saying that there was some connection between the three different licenses that were issued originally to the Blodgetts. We are only affiliated with the Retail license. The other 2 licenses are still owned by the Blodgetts as far as we know. Can you please fill me in on the information you discussed with Ken?

Thanks,

Krista Fontius
Regional Director / Monterey Bay Area
Valley Farms | Del Rey Farms | PR Farms
Direct: 805-708-8213



Tue, May 3, 2022 at 4:51 PM

Krista Fontius <krista@novistafarms.com>
To: Courtney Grossman <courtg@ci.salinas.ca.us>
Cc: Ryan Russell <russell@nnconconsultants.com>, Chuck Wesley <chuck@novistafarms.com>, Denise Findley <denise@novistafarms.com>

Hi Courtney and/or Ryan,

I have not heard back on this and just want to make sure we do not have any issues here.

Thanks,

Krista Fontius
Regional Director / Monterey Bay Area
Valley Farms | Del Rey Farms | PR Farms | Pacific Reserve Nursery
Direct: 805-708-8213



[Quoted text hidden]

Tue, May 3, 2022 at 4:53 PM

Courtney Grossman <courtg@ci.salinas.ca.us>
To: Krista Fontius <krista@novistafarms.com>
Cc: Ryan Russell <russell@nnconconsultants.com>, Chuck Wesley <chuck@novistafarms.com>, Denise Findley <denise@novistafarms.com>

Krista:

What is the address of the retail license?

City of Salinas

Community Development Department



Courtney Grossman | Planning Manager
65 West Alisal Street, 2nd Floor, Salinas, CA 93901
courtg@ci.salinas.ca.us | (P) 831-758-7205 (F) 831-758-7215

[Quoted text hidden]

Tue, May 3, 2022 at 4:55 PM

Krista Fontius <krista@novistafarms.com>
To: Courtney Grossman <courtg@ci.salinas.ca.us>
Cc: Ryan Russell <russell@nnconconsultants.com>, Chuck Wesley <chuck@novistafarms.com>, Denise Findley <denise@novistafarms.com>

1610 Moffett St. Suite A
Salinas, CA 93905

Krista Fontius
Regional Director / Monterey Bay Area
Valley Farms | Del Rey Farms | PR Farms | Pacific Reserve Nursery
Direct: 805-708-8213



[Quoted text hidden]

Courtney Grossman <courtg@ci.salinas.ca.us> Tue, May 3, 2022 at 5:06 PM
To: Krista Fontius <krista@novistafarms.com>
Cc: Ryan Russell <russell@inconceptual.com>, Chuck Wesley <chuck@novistafarms.com>, Denise Findley <denise@novistafarms.com>

Krista:

This location is zoned industrial business park and is a problem for a retail dispensary without the principle use of the industrial license types. A revocation process may soon begin.

[Quoted text hidden]

Krista Fontius <krista@novistafarms.com> Tue, May 3, 2022 at 6:27 PM
To: Courtney Grossman <courtg@ci.salinas.ca.us>
Cc: Ryan Russell <russell@inconceptual.com>, Chuck Wesley <chuck@novistafarms.com>, Denise Findley <denise@novistafarms.com>, Jennifer S. Rosenthal, Esq. <jennifer@jrlawoffices.com>

Hi Courtney,

We purchased the retail business from the Blodgetts in April of 2021, immediately notified the city and have since received an amended CCP showing the 100% ownership change. At no time during this process, from the Blodgetts or with the city has there been any mention of the licenses being linked in any way.

Krista Fontius
District Director - Mendocino County Area
Valley Farms | La Rey Farms | PR Farms | Pacific Resource Nursery



[Quoted text hidden]

Jennifer S. Rosenthal, Esq. <jennifer@jrlawoffices.com> Tue, May 3, 2022 at 7:28 PM
To: Krista Fontius <krista@novistafarms.com>
Cc: Chuck Wesley <chuck@novistafarms.com>, Denise Findley <denise@novistafarms.com>, Rachel Paralegal to JSD <rachel@jrlawoffices.com>

Hi All,

I work with Courtney and Ryan frequently. Let me know if you would like me to get involved.

Thank you,
Jennifer

LAW OFFICES OF JENNIFER ROSENTHAL

JENNIFER S. ROSENTHAL, ESQ.
POST OFFICE BOX 1021
CARMEL VALLEY, CALIFORNIA 93924
PHONE: 831.625.5193
MOBILE: 831.601.9376
FAX: 831.625.0470
WEBSITE: www.jrlawfirm.com

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From: Krista Fontius <krista@novistafarms.com>
Sent: Tuesday, May 3, 2022 6:28 PM
To: Courtney Grossman <courtg@ci.salinas.ca.us>
Cc: Ryan Russell <russell@inconceptual.com>, Chuck Wesley <chuck@novistafarms.com>, Denise Findley <denise@novistafarms.com>, Jennifer S. Rosenthal, Esq. <jennifer@jrlawoffices.com>
Subject: Re: Emerald Skyway LLC- Cannabis Retailer License

Exhibit C



City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT

65 W. Alisal Street, 2nd Floor • Salinas, California 93901
(831) 758-7387 • (831) 775-4258 (Fax) • www.ci.salinas.ca.us

December 14, 2022

Denise Findley
183 Main Street
Rio Vista, CA 94571

RE: ZONING INFORMATION FOR A COMMERCIAL CANNABIS BUSINESS (CCB) LOCATED AT 2033 NORTH MAIN STREET IN THE COMMERCIAL RETAIL-WEST BORONDA ROAD AT U.S. 101 (CR-GW-1) ZONING DISTRICT (APN: 253-061-025-000) (ZLTR 2022-011)

Dear Ms. Findley:

On November 16, 2022, the Community Development Department received your request for zoning information for the above referenced site in connection with a Commercial Cannabis Business (CCB) located at the above referenced address consisting of the following:

1. Dispensary

The subject site is located in the Commercial Retail-West Boronda Road @ U.S. 101 (CR-GW-1) Zoning District (APN: 253-061-025-000). The following provides an overview of the adjacent land uses and zoning districts to the site:

| | |
|--------|---|
| North: | Residential High Density-West Boronda Road @ U.S. 101 (R-H-2.1-GW-1), Multi-family Residential and Commercial Retail (CR) |
| South: | Commercial Retail (CR), Northridge Mall shopping center |
| East: | Commercial Retail (CR) and Residential High Density (R-H-2.1), Commercial and multi-family residential |
| West: | U.S. Highway 101 |

Project case files applicable to the site are listed below. Copies are available in our office for review.

1. FSP 1977-001; and
2. FSP 1978-008;
3. PUD 1976-015 (Construction of a 14,541 s.f. shopping center); and
4. SPR 2007-003

Zoning Analysis of the proposed CCB.

1. **Dispensary:** Dispensary, which is most closely defined as Retail Sales per Zoning Code Section 37-10.420, would be permissible in the underlying Zoning District.

Analysis of Sensitive Uses.

The CCB must not be within a 600-foot radius of a day care, preschool, private/charter school or school per State Law requirements. The CCB must not also be within 1,000-foot radius of a school (including college or university), private/charter school, preschool, day care, park, church (or other house of worship), library, youth center, alcohol use, card room, retail firearm sales, smoke shop/hookah lounge, and CCB Dispensary as described in S.M.C. Section 5-07.10. Per available records, City staff has determined that the proposed CCB is located within a 600-foot radius or 1,000-foot radius (measured from parcel to parcel), however, if measured from building to building, the distances are as follows:

1. 2015 N. Main Street, on-site alcohol sales (In the same shopping center) El Michoacano Restaurant
2. 2010 N. Main Street, on-site alcohol sales (350 feet away) Fish & Chips
3. 2087 N. Main Street, off-site alcohol sales (670 feet away) La Marketa
4. 1988 N. Main Street, on-site alcohol sales (550 feet away) Buffalo Wild Wings
5. 2068 N. Main Street, off-site alcohol sales (570 feet away) 7-Eleven
6. 2014 Santa Rita Street, school (1,458 feet away) Santa Rita School
7. 1912 N. Main Street, Smoke shop (1,300 feet away) Santa Rita Smoke Shop

Note the issuance of a "Zoning Information Letter" does not mean the written evidence of permission given by the City of Salinas or any of its officials to operate a CCB nor does it not mean "permit" within the meaning of the Permit Streamlining Act, nor does it constitute an entitlement under the Zoning or Building Codes, and a regulatory permit for the purpose of regulating a CCB does not constitute a permit that runs with the land on which the CCB is established.

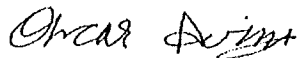
Zoning information may be accessed via the Internet at the following link (look for Chapter 37 Zoning at the bottom left side column):

<http://library.municode.com/index.aspx?clientId=16597&stateId=5&stateName=California>

Information regarding Building Permits, Code Enforcement, and Certificates of Occupancy may be obtained from Permit and Inspection Services, located at 65 West Alisal Street, Salinas, CA 93901 (phone 831-758-7251).

Should you need additional information from the Community Development Department, please contact me at 831-758-7206.

Sincerely,



Oscar Avina
Assistant Planner

Enclosures: Property Report for 2033 North Main Street (APN: 253-061-025-000)
Map of Parcels within 1,000 Feet of 2033 N Main Street
Portion of Sensitive Use Map for Subject Site



City of Salinas Property Report

Site Address: 2011 N MAIN ST + 13 More

Owner Address: 328 E MARKET ST

Owner City/State/ZIP: SALINAS, CA 93901

Owner Information 2

Assessor Parcel Number: 253061025000

Site Address: 2011 N MAIN ST

Record Date: 05/21/2020 07:00:00

Owner Name: NORTHRIDGE PLAZA SALINAS LLC

In Care Of:

DBA:

Owner Address: 328 E MARKET ST

Owner City/State/ZIP: SALINAS, CA 93901

Owner Information 3

Assessor Parcel Number: 253061025000

Site Address: 2011 N MAIN ST

Record Date: 04/07/1994 07:00:00

Owner Name: MASSA WILLIAM D TR ET AL

In Care Of:

DBA:

Owner Address: PO BOX 6430

Owner City/State/ZIP: SALINAS, CA 93912-6430

High School District: SALINAS UNION HIGH

Middle School District: SANTA RITA UNION

Elementary School District: SANTA RITA UNION

FEMA Flood Zone: X

FEMA Description: 0.2 Percent Annual Chance Flood Hazard

Square Feet (Estimated): 0.00

Acres (Estimated): 1.98

Census Tract: 105.06

Mayor: Kimbley Craig

City Council Representative: Christle Cromeenes

City Council District: 5

Seismic Risk Zone: II

Police Beat: 1

Police District: 211

Fire Station (1st Response): 2



City of Salinas Property Report

Site Address: 2011 N MAIN ST + 13 More

Zoning District(s):

R-H-2.1/Residential High Density (RH)
CR/Commercial Retail

Zoning Overlay(s) And Designation(s):

G-1

Land Use(s):

Residential High Density
Retail

Case File(s):

| Case No. | Site Address | Date Started | Date Closed | Case Summary |
|----------------|-------------------|--------------|-------------|--|
| 11300 | 2027 N MAIN ST | 01/20/2004 | 02/04/2004 | 3 signs on property without permits |
| 6375 | 2005 N MAIN ST | 01/19/1999 | 10/30/2012 | installed water heater, Denny's restaurant |
| 6376 | 2005 N MAIN ST | 06/09/1999 | 10/30/2012 | wiring done & air conditioning installed |
| 6377 | 2005 N MAIN ST | 08/04/1999 | 06/19/2012 | Sw - Stop Work |
| 6379 | 2021 N MAIN ST #B | 09/20/2000 | 06/19/2012 | SW - Stop Work |
| CE1505-0039 | 2005 N MAIN ST | 05/18/2015 | 05/27/2015 | FLOWER VENDORS (IN FRONT OF DENNY'S RESTAURANT) |
| COVID2103-0005 | 2015 MAIN ST | 02/27/2021 | 06/18/2021 | El Michoacano Restaurant no TULP-outdoor dining violations |
| COVID2103-0022 | 2005 MAIN ST | 03/26/2021 | 08/10/2021 | Denny's -No TULP and Canopy |
| ENV1011-0054 | 2015 N MAIN ST | 02/02/2010 | 04/09/2013 | Stormwater |
| ENV1012-0016 | 2005 N MAIN ST | 02/01/2010 | | DENNY'S |
| ENV1308-0002 | 2015 N MAIN ST | 08/26/2013 | | Stormwater |
| FD0811-0004 | 2015 N MAIN ST | 11/04/2008 | 03/06/2009 | Senior Taco UL 300 Inspection |
| FD0811-0008 | 2005 N MAIN ST | 11/04/2008 | 11/18/2008 | Denny's UL 300 compliance Inspection |
| FD0911-0051 | 2005 N MAIN ST | 11/09/2009 | 11/09/2009 | No Building Address |
| FD0911-0052 | 2039 N MAIN ST | 11/09/2009 | 06/09/2010 | Fire Sprinkler excessive static pressure |
| FD0912-0001 | 2015 N MAIN ST | 12/01/2009 | 12/02/2009 | Tie in Electric Shunt Trip (UL 300 required) |
| FD1001-0138 | 2037 N MAIN ST | 01/27/2010 | 08/09/2010 | Fire Sprinkler Violation |
| FD1006-0028 | 2039 N MAIN ST | 06/09/2010 | 08/09/2010 | Fire Sprinkler OS&Y Not Locked & FDC Caps Missing |
| FD1104-0039 | 2015 N MAIN ST | 04/28/2011 | 04/16/2014 | Exit Blocked in "B" Occ Pancho Villa Restaurant |
| FD1611-0008 | 2015 N MAIN ST | 11/14/2016 | 03/05/2020 | Fire code violations |
| FD2011-0001 | 2005 N MAIN ST | 11/10/2020 | | Denny's |

Building Permit(s):

| Permit No. | Site Address | Date Issued | Date Finaled | Date Expired | Description |
|------------|----------------|-------------|--------------|--------------|--|
| 00-51516 | 2021 N MAIN ST | 10/16/2000 | | 03/14/2002 | REPLACE (E) LAMP AND BALLASTS ABOVE T-BAR CEILING AND REPLAC |



City of Salinas Property Report

Site Address: 2011 N MAIN ST + 13 More

Building Permit(s):

| Permit No. | Site Address | Date Issued | Date Finaled | Date Expired | Description |
|------------|----------------|-------------|--------------|--------------|--|
| 02-59289 | 2005 N MAIN ST | | | 12/09/2003 | INSTALL FIRE SUPPRESSION SYSTEM FOR DENNY'S |
| 77-1071 | 2033 N MAIN ST | 12/19/1977 | 02/15/1978 | | INTERIOR PARTITIONS |
| 77-352 | 2005 N MAIN ST | 04/13/1977 | 11/28/1977 | | BUILD RESTAURANT (DENNY'S) (5400') |
| 77-353 | 2015 N MAIN ST | 04/13/1977 | 09/06/1978 | | TWELVE SATALITE STORES & FOSTER FREEZE (13650') |
| 78-556 | 2023 N MAIN ST | 07/13/1978 | 02/13/1979 | | INTERIOR PARTITION |
| 78-566 | 2025 N MAIN ST | 07/17/1978 | 09/06/1978 | | INTERIOR PARTITIONS |
| 78-776 | 2015 N MAIN ST | 09/15/1978 | 06/28/1979 | | INTERIOR FINISH (SENROR TACO) 1800' |
| 79-157 | 2027 N MAIN ST | 03/20/1979 | | | INTERIOR REMODEL - BEAUTY SHOP |
| 79-181 | 2029 N MAIN ST | 03/30/1979 | 12/13/1979 | | DENTAL OFFICE - INTERIOR PARTITION & CEILING |
| 80-E023 | 2015 N MAIN ST | 11/14/1980 | 04/16/1990 | | PAY PHONE |
| 85-B459 | 2035 N MAIN ST | 05/29/1985 | 12/27/1988 | | 2 WALL MOUNTED ELECTRIC PLASTIC SIGNS |
| 85-B842 | 2021 N MAIN ST | 09/13/1985 | 08/12/1988 | | INTERIOR REMODEL TO A MEDICAL OFFICE |
| 86-B317 | 2021 N MAIN ST | 04/04/1986 | 12/20/1988 | | HANGING 1 WALL MOUNTED ELECTRIC SIGN |
| 87-R462 | 2021 N MAIN ST | 09/28/1987 | 05/10/1988 | | PLACE 4 PLY OVER EXISTING ROOF |
| 89-B386 | 2025 N MAIN ST | 05/05/1989 | 07/27/1989 | | TENANT IMPROVEMENT FC3 |
| 90-20067 | 2035 N MAIN ST | | 02/28/1991 | | REMOVE 12 OMEGA R1M 3.8 SPRINKLER HEADS AND REPLACE W/ CENTR |
| 90-B367 | 2035 N MAIN ST | 05/02/1990 | 08/17/1990 | | FIRE DAMAGE REPAIR |
| 91-20030 | 2035 N MAIN ST | 03/19/1991 | | 09/14/1991 | 1' X 10' S.F. ILLUM WALL SIGN |
| 91-20178 | 2039 N MAIN ST | 03/26/1991 | 05/31/1991 | | TENANT IMPROVEMENT (LAUNDROMAT) |
| 91-20549 | 2037 N MAIN ST | 06/06/1991 | 08/09/1991 | | TENANT IMPROVEMENT FOR ICE-CREAM PARLOUR. |
| 91-20574 | 2035 N MAIN ST | 05/02/1991 | | 12/21/1991 | INSTALL 2 ILLUMINATED MONUMENTAL SIGNS |
| 91-R026 | 2005 N MAIN ST | 01/31/1991 | 02/06/1991 | | REMOVE BUILT UP ROOF. INSTALL NEW BUILT UP |
| 97-39763 | 2005 N MAIN ST | | | 08/01/1998 | HOOD DUCT SYSTEM FOR DENNY'S |
| 97-40293 | 2021 N MAIN ST | 09/25/1997 | | 09/25/1998 | REMOVE (E) ROOF & APPLY CAP SHEET |
| 97-40592 | 2005 N MAIN ST | 10/27/1997 | | 10/27/1998 | INSTALL EXTERIOR NEON LIGHTING ON DENNEY'S RESTAURANT |
| 98-44160 | 2005 N MAIN ST | 12/14/1998 | 01/12/1999 | | BATHROOM ACCESSIBILITY BARRIER REMOVAL |
| 99-44606 | 2005 N MAIN ST | 01/25/1999 | 03/03/1999 | | REPLACED WATER HEATER |
| 99-45809 | 2005 N MAIN ST | 05/20/1999 | | 05/20/2000 | REPLACE (E) AIR HANDLER (1755 LBS) W/ NEW UNIT (1580 LBS) |
| 99-46187 | 2005 N MAIN ST | 08/05/1999 | 08/13/1999 | | T.I. OF (E) RESTAURANT & ADA IMPROVEMENT FOR DENNY'S |



City of Salinas Property Report

Site Address: 2011 N MAIN ST + 13 More

Building Permlt(s):

| Permit No. | Site Address | Date Issued | Date Finaled | Date Expired | Description |
|------------|------------------|-------------|--------------|--------------|--|
| B09-0647 | 2025 N MAIN ST | 02/01/2010 | 02/22/2010 | | T.I. Health Food Supply -Plumbing Only 3 Compartment sink, |
| B10-0608 | 2021 N MAIN ST B | 12/02/2010 | 08/18/2011 | | Interior TI for new "Fish Store" |
| B19-0771 | 2005 N MAIN ST | 11/19/2019 | 04/28/2021 | | REMOVE AND REPLACE (2) MONUMENT SIGNS FOR DENNY'S |
| FA19-0057 | 2005 N MAIN ST | 06/28/2019 | | 07/06/2019 | Fireworks Storage Container |
| FA19-0061 | 2005 N MAIN ST | 06/28/2019 | 08/23/2019 | | 2019 FIREWORKS STAND |
| FA21-0001 | 2005 N MAIN ST | 06/28/2021 | | 07/05/2021 | Fireworks Storage Containers |
| FA21-0020 | 2005 N MAIN ST | 06/28/2021 | | 07/05/2021 | 2021 FIREWORKS STAND |
| FA22-0027 | 2005 N MAIN ST | 06/28/2022 | | 07/05/2022 | Fireworks Stand - Mount Toro |
| FA22-0028 | 2005 N MAIN ST | 06/28/2022 | | 07/05/2022 | Fireworks Storage - Phantom |
| FIR08-0059 | 2015 N MAIN ST | 01/28/2009 | 03/06/2009 | | Install Hood & Duct Fire System |
| FOR11-0019 | 2005 N MAIN ST | 03/22/2011 | 09/03/2014 | | Assembly Permit/Inspection - Dennys |
| FOR14-0133 | 2005 N MAIN ST | 09/12/2018 | | 09/12/2020 | DENNY'S # 1220(max occ 140) |
| FOR14-0154 | 2015 N MAIN ST | 10/21/2014 | 05/08/2018 | | PANCHO VILLA RESTAURANT |
| FOR14-0161 | 2015 N MAIN ST | | 10/15/2015 | | Senor Taco |
| FOR15-0037 | 2015 N MAIN ST | 01/23/2020 | | 01/23/2022 | EL MICHOACANO |
| P11-0152 | 2015 N MAIN ST | 04/13/2011 | 04/28/2011 | | Install 1" Backflow Device & 2 Gallon Expension Tank |
| P12-0199 | 2027 N MAIN ST | 07/26/2012 | 08/07/2012 | | Replace 40gallon electric water heater in attic |
| P16-0320 | 2005 N MAIN ST | 12/05/2016 | 12/06/2016 | | Repair 4' of drain line and replace (E) Floor sink in the sa |
| R08-0010 | 2015 N MAIN ST | 01/17/2008 | | 07/16/2008 | Remove and Replace Cap Sheet Mineral Surface - 1400 sqft |
| REV11-0078 | 2021 N MAIN ST B | 05/16/2011 | 05/16/2011 | | Plan Change to Add Aquarium openings & 2 Recepticle |
| REV11-0125 | 2021 N MAIN ST B | 08/18/2011 | 08/18/2011 | | Air Balance Report |

Planning Permits & Projects:

| Project No. | Project Name | Site Address | Date Approved | Date Closed | Date Expired |
|--------------|---|----------------|---------------|-------------|--------------|
| MM2013-027 | MM to PUD 76-15 for personal fitness tra | 2027 N MAIN ST | 11/19/2013 | 11/19/2013 | |
| TULP2019-112 | Fireworks Storage Container | 2005 N MAIN ST | 06/04/2019 | 06/04/2019 | |
| TULP2019-113 | Fireworks Stand (Phantom) | 2005 N MAIN ST | 06/12/2019 | 06/12/2019 | |
| FSP1977-001 | Freeway sign plan for Northridge Plaza | 2021 N MAIN ST | 02/25/1977 | | |
| FSP1977-001 | Freeway sign plan for Northridge Plaza | 2035 N MAIN ST | 02/25/1977 | | |
| FSP1977-001 | Freeway sign plan for Northridge Plaza | 2037 N MAIN ST | 02/25/1977 | | |
| FSP1977-001 | Freeway sign plan for Northridge Plaza | 2027 N MAIN ST | 02/25/1977 | | |



City of Salinas Property Report

Site Address: 2011 N MAIN ST + 13 More

Planning Permits & Projects:

| <i>Project No.</i> | <i>Project Name</i> | <i>Site Address</i> | <i>Date Approved</i> | <i>Date Closed</i> | <i>Date Expired</i> |
|--------------------|--|---------------------|----------------------|--------------------|---------------------|
| FSP1977-001 | Freeway sign plan for Northridge Plaza | 2015 N MAIN ST | 02/25/1977 | | |
| FSP1977-001 | Freeway sign plan for Northridge Plaza | 2031 N MAIN ST | 02/25/1977 | | |
| FSP1977-001 | Freeway sign plan for Northridge Plaza | 2029 N MAIN ST | 02/25/1977 | | |
| FSP1977-001 | Freeway sign plan for Northridge Plaza | 2021 N MAIN ST B | 02/25/1977 | | |
| FSP1977-001 | Freeway sign plan for Northridge Plaza | 2025 N MAIN ST | 02/25/1977 | | |
| FSP1977-001 | Freeway sign plan for Northridge Plaza | 2033 N MAIN ST | 02/25/1977 | | |
| FSP1977-001 | Freeway sign plan for Northridge Plaza | 2023 N MAIN ST | 02/25/1977 | | |
| FSP1977-001 | Freeway sign plan for Northridge Plaza | 2005 N MAIN ST | 02/25/1977 | | |
| FSP1977-001 | Freeway sign plan for Northridge Plaza | 2021 N MAIN ST A | 02/25/1977 | | |
| FSP1978-003 | Amend FSP 77-1 for Northridge Plaza | 2035 N MAIN ST | 09/28/1978 | | |
| FSP1978-003 | Amend FSP 77-1 for Northridge Plaza | 2021 N MAIN ST | 09/28/1978 | | |
| FSP1978-003 | Amend FSP 77-1 for Northridge Plaza | 2005 N MAIN ST | 09/28/1978 | | |
| FSP1978-003 | Amend FSP 77-1 for Northridge Plaza | 2023 N MAIN ST | 09/28/1978 | | |
| FSP1978-003 | Amend FSP 77-1 for Northridge Plaza | 2021 N MAIN ST A | 09/28/1978 | | |
| FSP1978-003 | Amend FSP 77-1 for Northridge Plaza | 2021 N MAIN ST B | 09/28/1978 | | |
| FSP1978-003 | Amend FSP 77-1 for Northridge Plaza | 2033 N MAIN ST | 09/28/1978 | | |
| FSP1977-001 | Freeway sign plan for Northridge Plaza | 2039 N MAIN ST | 02/25/1977 | | |
| FSP1978-003 | Amend FSP 77-1 for Northridge Plaza | 2031 N MAIN ST | 09/28/1978 | | |
| M1982-020 | proposed microwave site | 2033 N MAIN ST | | | |
| M1982-020 | proposed microwave site | 2023 N MAIN ST | | | |
| M1982-020 | proposed microwave site | 2015 N MAIN ST | | | |
| M1982-020 | proposed microwave site | 2039 N MAIN ST | | | |
| M1982-020 | proposed microwave site | 2029 N MAIN ST | | | |
| M1982-020 | proposed microwave site | 2035 N MAIN ST | | | |
| M1982-020 | proposed microwave site | 2037 N MAIN ST | | | |
| M1982-020 | proposed microwave site | 2005 N MAIN ST | | | |
| M1982-020 | proposed microwave site | 2025 N MAIN ST | | | |
| M1982-020 | proposed microwave site | 2021 N MAIN ST | | | |
| M1982-020 | proposed microwave site | 2031 N MAIN ST | | | |
| M1982-020 | proposed microwave site | 2021 N MAIN ST B | | | |
| M1982-020 | proposed microwave site | 2027 N MAIN ST | | | |



City of Salinas Property Report

Site Address: 2011 N MAIN ST + 13 More

Planning Permits & Projects:

| Project No. | Project Name | Site Address | Date Approved | Date Closed | Date Expired |
|--------------|-------------------------------------|-------------------|---------------|-------------|--------------|
| PUD1976-015 | Northridge Plaza | 2021 N MAIN ST A | 01/10/1977 | 01/31/1977 | |
| PUD1976-015 | Northridge Plaza | 2029 N MAIN ST | 01/10/1977 | 01/31/1977 | |
| PUD1976-015 | Northridge Plaza | 2031 N MAIN ST | 01/10/1977 | 01/31/1977 | |
| PUD1976-015 | Northridge Plaza | 2037 N MAIN ST | 01/10/1977 | 01/31/1977 | |
| PUD1976-015 | Northridge Plaza | 2015 N MAIN ST | 01/10/1977 | 01/31/1977 | |
| PUD1976-015 | Northridge Plaza | 2021 N MAIN ST B | 01/10/1977 | 01/31/1977 | |
| PUD1976-015 | Northridge Plaza | 2025 N MAIN ST | 01/10/1977 | 01/31/1977 | |
| PUD1976-015 | Northridge Plaza | 2027 N MAIN ST | 01/10/1977 | 01/31/1977 | |
| PUD1976-015 | Northridge Plaza | 2035 N MAIN ST | 01/10/1977 | 01/31/1977 | |
| PUD1976-015 | Northridge Plaza | 2023 N MAIN ST | 01/10/1977 | 01/31/1977 | |
| PUD1976-015 | Northridge Plaza | 2005 N MAIN ST | 01/10/1977 | 01/31/1977 | |
| PUD1976-015 | Northridge Plaza | 2021 N MAIN ST | 01/10/1977 | 01/31/1977 | |
| PUD1976-015 | Northridge Plaza | 2033 N MAIN ST | 01/10/1977 | 01/31/1977 | |
| PUD1976-015 | Northridge Plaza | 2039 N MAIN ST | 01/10/1977 | 01/31/1977 | |
| PUD1976-015A | Amend PUD 1976-015 | 2021 N MAIN ST | 10/17/1977 | 10/29/1977 | |
| PUD1976-015A | Amend PUD 1976-015 | 2021 N MAIN ST B | 10/17/1977 | 10/29/1977 | |
| PUD1976-015A | Amend PUD 1976-015 | 2027 N MAIN ST | 10/17/1977 | 10/29/1977 | |
| PUD1976-015A | Amend PUD 1976-015 | 2029 N MAIN ST | 10/17/1977 | 10/29/1977 | |
| PUD1976-015A | Amend PUD 1976-015 | 2035 N MAIN ST | 10/17/1977 | 10/29/1977 | |
| PUD1976-015A | Amend PUD 1976-015 | 2037 N MAIN ST | 10/17/1977 | 10/29/1977 | |
| PUD1976-015A | Amend PUD 1976-015 | 2039 N MAIN ST | 10/17/1977 | 10/29/1977 | |
| PUD1976-015A | Amend PUD 1976-015 | 2015 N MAIN ST | 10/17/1977 | 10/29/1977 | |
| PUD1976-015A | Amend PUD 1976-015 | 2031 N MAIN ST | 10/17/1977 | 10/29/1977 | |
| PUD1976-015A | Amend PUD 1976-015 | 2033 N MAIN ST | 10/17/1977 | 10/29/1977 | |
| PUD1976-015A | Amend PUD 1976-015 | 2021 N MAIN ST A | 10/17/1977 | 10/29/1977 | |
| PUD1976-015A | Amend PUD 1976-015 | 2023 N MAIN ST | 10/17/1977 | 10/29/1977 | |
| PUD1976-015A | Amend PUD 1976-015 | 2025 N MAIN ST | 10/17/1977 | 10/29/1977 | |
| SP2019-059 | Reface existing monument signs | 2011 MAIN ST | 11/19/2019 | 11/19/2019 | |
| FSP1978-003 | Amend FSP 77-1 for Northridge Plaza | 2039 N MAIN ST | 09/28/1978 | | |
| FSP1978-003 | Amend FSP 77-1 for Northridge Plaza | 2027 N MAIN ST | 09/28/1978 | | |
| FSP1978-003 | Amend FSP 77-1 for Northridge Plaza | 2025 N MAIN ST | 09/28/1978 | | |
| FSP1978-003 | Amend FSP 77-1 for Northridge Plaza | 2015 N MAIN ST | 09/28/1978 | | |
| FSP1978-003 | Amend FSP 77-1 for Northridge Plaza | 2029 N MAIN ST | 09/28/1978 | | |
| FSP1978-003 | Amend FSP 77-1 for Northridge Plaza | 2037 N MAIN ST | 09/28/1978 | | |
| M1982-020 | proposed microwave site | 2021 N MAIN ST #A | | | |
| PUD1976-015 | Northridge Plaza | 2005 N MAIN ST | 01/10/1977 | 01/31/1977 | |
| PUD1976-015A | Amend PUD 1976-015 | 2005 N MAIN ST | 10/17/1977 | 10/29/1977 | |



City of Salinas Property Report

Site Address: 2011 N MAIN ST + 13 More

Planning Permits & Projects:

| Project No. | Project Name | Site Address | Date Approved | Date Closed | Date Expired |
|--------------|--|----------------|---------------|-------------|--------------|
| ZIQ2013-033 | MM to change SPR uses to > 1:300 | 2027 N MAIN ST | | 06/11/2013 | |
| TULP2020-074 | Denny's Restaurant Outdoor Seating Area (Covid-19) | 2005 MAIN ST | | | |
| SPR2007-003 | alcohol sales at existing restaurant | 2015 N MAIN ST | 02/08/2007 | 12/17/2013 | |

Encroachment(s):

| Permit No. | Site Address | Date Issued | Date Finaled | Date Expired | Description |
|------------|----------------|-------------|--------------|--------------|--|
| PermitNo | 2005 N MAIN ST | 11/26/2007 | 12/03/2007 | | Dumpster |
| PermitNo | 2033 N MAIN ST | 10/17/2008 | 10/24/2008 | | Dumpster |
| PermitNo | 2005 N MAIN ST | 05/18/2010 | 06/07/2010 | | Replace existing subsurface equipment |
| PermitNo | 2005 N MAIN ST | 03/27/2017 | | 09/29/2017 | CANO SALINAS SALVATION ARMY SC-1-EXTENET-FIBER OPTIC UNDERGR |
| PermitNo | 2005 N MAIN ST | 02/06/2017 | 08/17/2018 | | R/R 50'x5.5" SIDEWALK; 50' CURB; 50'x1.5' AC ON CASTRO ST |
| PermitNo | 2005 N MAIN ST | 03/14/2017 | 02/21/2018 | | SIDEWALK/FIRE HYDRANT WORK - CW 114103000SLN0530_3480AI |
| PermitNo | 2005 N MAIN ST | 03/07/2018 | 03/19/2018 | | LANE CLOSURE TO ACCESS MH- ATT A017PPL |
| PermitNo | 2005 N MAIN ST | 05/25/2018 | | 06/11/2018 | ROVING LANE CLOSURES FOR MH INVESTIGATIONS (FOR EXTENET) |
| PermitNo | 2005 N MAIN ST | 11/06/2019 | | 05/06/2020 | 1301' OF FIBER CONDUIT-EXTENT |
| PermitNo | 2005 N MAIN ST | 11/06/2019 | | 05/06/2020 | TRAFFIC CONTROL TO INSTALL 1090' AERIAL FIBER- EXTENET |
| PermitNo | 2005 N MAIN ST | 07/31/2019 | | 01/31/2020 | INSTALL PHOTO ENFORCEMENT CAMERAS |
| PermitNo | 2005 N MAIN ST | 02/13/2020 | | 08/13/2020 | EXCAVATE 4'x4' BELL HOLE TO REPAIR UG FACILITIES PM 44157075 |
| PermitNo | 2005 N MAIN ST | 03/18/2020 | | 09/18/2020 | PG&E TO REPLACE UNDERGROUND ELECTRICAL EQUIPMENT PM 31491571 |
| PermitNo | 2015 N MAIN ST | 02/16/2022 | | 08/16/2022 | INSTALL PHOTO ENFORCEMENT SIGNS |
| PermitNo | 2005 N MAIN ST | 08/24/2022 | | 02/24/2023 | TCP FOR MH ACCESS, SPLICING FIBER ATT A02ED4H |

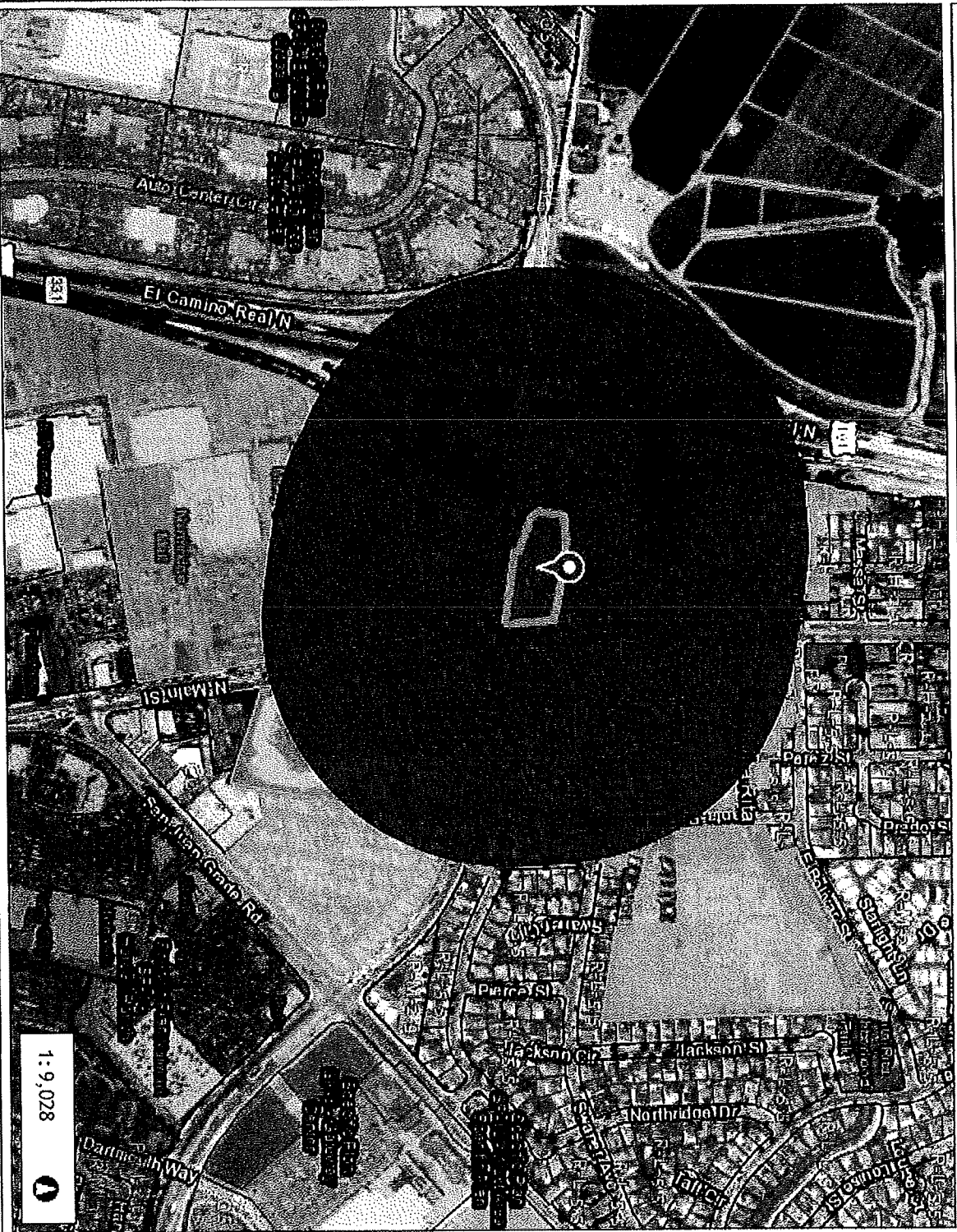
Assessment District(s):

Tree Summary:

Pyrus kawakamii



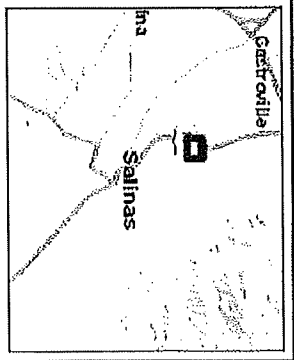
INTERSECTION 1000 FT. BUFFER



0.3
0
0.14
0.3 Miles
WGS 1984 Web Mercator Auxiliary Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

1:9,028

The City of Salinas has made every reasonable effort to provide accurate and timely information. The City of Salinas does not, however, assume any responsibility, implied or otherwise, and makes no representation, warrant, guarantee, or claim regarding accuracy, omissions, or the reliance on second party data. Users are advised to seek independent verification before relying on this information.



Legend

- City of Salinas Boundary
- Zoning Overlay Districts**
- AB - Airshow Boundary
- AR - Airport Overlay District
- CC-DC - Downtown Care
- CC-DN - Downtown Neighborhood
- ERL - East Remie Lane Corridor
- F - Flooding
- FG-1 - Laurel Drive at North Main S
- FG-2 - North Main Street/Solestad S
- FG-3 - South Main Street
- FG-4 - Abbott Street
- FG-5 - East Alisal Street/East Mark
- G-1 - West Boronda Road @ U.S.
- G-2 - North Main Street @ U.S. 101
- G-3 - West Market Street @ Davis I
- G-4 - South Main Street @ Blanco I
- G-5 - Sanborn Road @ U.S. 101
- RPZ - Airport Runway Protection Z.
- SP-1 - Harder Ranch
- SP-2 - Williams Ranch
- SP-3 - Westridge Center
- SP-4 - Salinas Auto Center
- SP-5 - Mountain Valley

SALINAS
RICH IN LAND | RICH IN VALUES

Exhibit D.1



Krista Fontius <krista@kolaborationventures.com>

Valley Farms Dispensary Relocation
19 messages

Krista Fontius <krista@kolaborationventures.com>
To: Ryan Russell <russell@riconconsultants.com>
Cc: Denise Findley <denise@kolaborationventures.com>

Fri, Jan 6, 2023 at 10:45 AM

Hi Ryan,

I hope you had a great Holiday. Happy New Year!

I just left you a voicemail and was hoping to have a quick chat with you regarding any progress the city has made on changing the sensitive use restrictions. We have a property we are interested in which we have received a zoning verification letter on; however, Alcohol sales are an issue. I have attached the letter here for your reference. What are the odds that we will be able to appeal and get this property approved?

I would love to schedule a call if you are available! Please let me know if this is possible. I hope to talk to you soon.

Sincerely,

Krista Fontius

Regional Director, Monterey Bay Area
Valley Farms | Del Rey Farms | PK Farms | Pacific Reserve Nursery
Direct: 805-708-9213



Salinas Zoning Verification Letter - 2033 N Main st full report (1).pdf
1714K

Krista Fontius <krista@kolaborationventures.com>
To: Ryan Russell <russell@riconconsultants.com>
Cc: Denise Findley <denise@kolaborationventures.com>

Sun, Jan 8, 2023 at 9:11 AM

Ok these are the addresses we have been considering:

- 2033 N. Main St. Salinas (first choice, already have zoning verification)
- 415 E Market st. Salinas
- 14 John st. Salinas
- 421 Monterey St. Salinas

Please let us know if it would be beneficial to seek out zoning, verification letters for each of these properties.

Thanks!

Krista
[Quoted text hidden]

Krista Fontius
Regional Director, Monterey Bay Area
Kolaboration Ventures Corporation
Direct: 805-708-9213

Krista Fontius <krista@kolaborationventures.com>
To: Ryan Russell <russell@riconconsultants.com>
Cc: Denise Findley <denise@kolaborationventures.com>, Chuck Wesley <chuck@kolaborationventures.com>, Andrew Wesley <andrew@kolaborationventures.com>

Mon, Jan 23, 2023 at 11:38 AM

Hi Ryan,

Just following up on this.

Were you able to have a meeting with Courtney and discuss the zoning verification letter? I would love to know if our 2033 N. Main St. Salinas location is a possibility.

Thanks!

Krista Fontius
Regional Director, Monterey Bay Area
Valley Farms | Del Rey Farms | PK Farms | Pacific Reserve Nursery
Direct: 805-708-9213



[Quoted text hidden]

Ryan Russell <russell@riconconsultants.com>
To: Krista Fontius <krista@kolaborationventures.com>
Cc: Denise Findley <denise@kolaborationventures.com>, Chuck Wesley <chuck@kolaborationventures.com>, Andrew Wesley <andrew@kolaborationventures.com>

Mon, Jan 23, 2023 at 12:23 PM

Apologies- I haven't had a chance to meeting with Courtney yet with the holidays and him being on vacation. I am setting up a call for Wednesday hopefully and will bring it up then!

Ryan Russell, MCRP, Senior Planner

(He/Him)

949-329-5303 Direct | 949-306-5606 Mobile

russell@rinconconsultants.com



From: Krista Fontius <krista@kolaborationventures.com>
Sent: Monday, January 23, 2023 11:38 AM
To: Ryan Russell <russell@rinconconsultants.com>
Cc: Denise Findley <denise@kolaborationventures.com>, Chuck Wesley <chuck@kolaborationventures.com>, Andrew Wesley <andrew@kolaborationventures.com>
Subject: [EXT] Re: Valley Farms Dispensary Relocation

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe.

[Quoted text hidden]

Krista Fontius <krista@kolaborationventures.com> Mon, Jan 23, 2023 at 1:15 PM
To: Ryan Russell <russell@rinconconsultants.com>
Cc: Denise Findley <denise@kolaborationventures.com>, Chuck Wesley <chuck@kolaborationventures.com>, Andrew Wesley <andrew@kolaborationventures.com>

Great, thank you Ryan.

Sincerely,

Krista Fontius
Regional Director | Monterey Bay Area
Valley Farms | Del Rey Farms | PR Farms | Pacific Reserve Nursery
Direct: 866-788-8219



[Quoted text hidden]

Ryan Russell <russell@rinconconsultants.com> Mon, Feb 27, 2023 at 9:23 AM
To: Krista Fontius <krista@kolaborationventures.com>
Cc: Denise Findley <denise@kolaborationventures.com>, Chuck Wesley <chuck@kolaborationventures.com>, Andrew Wesley <andrew@kolaborationventures.com>

Hoping to get an answer from the City today at our check-in on feedback of the sites.

[Quoted text hidden]

Krista Fontius <krista@kolaborationventures.com> Mon, Feb 27, 2023 at 9:49 AM
To: Ryan Russell <russell@rinconconsultants.com>
Cc: Denise Findley <denise@kolaborationventures.com>, Chuck Wesley <chuck@kolaborationventures.com>, Andrew Wesley <andrew@kolaborationventures.com>

Thank you Ryan.

We appreciate the follow up and look forward to hearing any feedback.

Sincerely,

Krista Fontius
Regional Director | Monterey Bay Area
Valley Farms | Del Rey Farms | PR Farms | Pacific Reserve Nursery
Direct: 866-788-8219



[Quoted text hidden]

Krista Fontius <krista@kolaborationventures.com> Thu, Mar 9, 2023 at 2:43 PM
To: Ryan Russell <russell@rinconconsultants.com>
Cc: Andrew Wesley <andrew@kolaborationventures.com>, Chuck Wesley <chuck@kolaborationventures.com>, Denise Findley <denise@kolaborationventures.com>

Hi Ryan,

Were you able to get any feedback on the sites?

Thanks,

Krista
[Quoted text hidden]

Ryan Russell <[redacted]@rinconconsultants.com>
To: Krista Fontius <krista@kolaborationventures.com>
Cc: Andrew Wesley <andrew@kolaborationventures.com>, Chuck Wesley <chuck@kolaborationventures.com>, Denise Findley <denise@kolaborationventures.com>

Mon, Mar 13, 2023 at 12:36 PM

He is having some other planners look into it so I'll check in with those planners right now.

Ryan Russell, MCRP, Senior Planner

(He/Him)

605-329-5303 Direct | 949-306-8606 mobile

russell@rinconconsultants.com



Upcoming vacation: March 16-26

[Quoted text hidden]

Krista Fontius <krista@kolaborationventures.com>
To: Ryan Russell <[redacted]@rinconconsultants.com>
Cc: Andrew Wesley <andrew@kolaborationventures.com>, Chuck Wesley <chuck@kolaborationventures.com>, Denise Findley <denise@kolaborationventures.com>

Thu, Mar 23, 2023 at 3:23 PM

Hi Ryan,

Any word on this?

Thanks,

Krista.

[Quoted text hidden]

Krista Fontius <krista@kolaborationventures.com>
To: Ryan Russell <[redacted]@rinconconsultants.com>
Cc: Andrew Wesley <andrew@kolaborationventures.com>, Chuck Wesley <chuck@kolaborationventures.com>, Denise Findley <denise@kolaborationventures.com>

Tue, Apr 4, 2023 at 11:05 AM

Hi Ryan,

Just following up on this. Any updates?

We have been continuing to look for any suitable options that fit the zoning ordinance, however we continue to have issues with the alcohol sales in the buffer zone.

Any guidance would be greatly appreciated.

Sincerely,

Krista Fontius

Regional Director / Monterey Bay Area
Valley Farms | Del Rey Farms | PR Farms | Pacific Native Nursery
Direct: 605-700-8210



[Quoted text hidden]

Denise Findley <denise@kolaborationventures.com>
To: Ryan Russell <[redacted]@rinconconsultants.com>, Courtney Salinas <[redacted]@salinas.ca.us>
Cc: Krista Fontius <krista@kolaborationventures.com>, Chuck Wesley <chuck@kolaborationventures.com>, Andrew Wesley <andrew@kolaborationventures.com>

Mon, Apr 10, 2023 at 12:57 PM

Hi Ryan,

Since we were initially notified of the Zoning conflict at Valley Farms, We have been actively working on relocating the dispensary during the last 8 months, since August 2022.

We've been unable to locate a suitable property, or secure a lease because we need guidance on what changes are going to be made to the Zoning Ordinance that will (hopefully) make more properties available to us.

I remember a few months ago, it was mentioned that a Major Amendment was the vehicle for Approval.. is there a Planning or Council meeting scheduled to discuss or implement changes to the Sensitive Use Buffers (mainly, alcohol sales)?

If so can you please update us so we can proceed with our search of properties that comply with any new Zoning changes you & Courtney have discussed?

Please Advise...

Thank you for all of your help!

Best Regards,



Denise Findley
 Corporate Secretary
Kolaboration Ventures Corporation
 Email: denise@kolaborationventures.com
 Web: www.kolaborationventures.com
 Address: 151 Main Street, Pittsburg, CA 94571

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[Quoted text hidden]

Ryan Russell <russell@inconsultants.com> Tue, Apr 18, 2023 at 8:02 AM
 To: Krista Fontius <kfontius@kolaborationventures.com>
 Cc: Andrew Wesley <andrew@kolaborationventures.com>, Chuck Wesley <chuck@kolaborationventures.com>, Denise Findley <denise@kolaborationventures.com>

The City is going to take a look at the options. Typically they would ask you submit for a zoning letter for the sites you want so they have payment for the research but said they would do a preliminary search.

No movement on the alcohol buffer changes. You have the ability to appeal the denial of a permit based on alcohol distance. I can get more of a feel on how the City thinks PC would see that, but my understanding is they are open to it.

[Quoted text hidden]

Krista Fontius <kfontius@kolaborationventures.com> Tue, Apr 18, 2023 at 8:23 AM
 To: Ryan Russell <russell@inconsultants.com>
 Cc: Andrew Wesley <andrew@kolaborationventures.com>, Chuck Wesley <chuck@kolaborationventures.com>, Denise Findley <denise@kolaborationventures.com>

Hi Ryan,

OK, good to know. We did just submit a new zoning verification letter for a property that we just found that has recently come on the market. We are very interested in this location which is:

245 Merced St. Salinas

Please ask about this location as well and any information on what an appeal process looks like would be great. I do believe they're going to be alcohol issues within 1000 ft radius, since that is a huge radius. However, nowhere near as close as some of the other locations, we've looked at.

Krista
 [Quoted text hidden]
 [Quoted text hidden]

Ryan Russell <russell@inconsultants.com> Thu, May 11, 2023 at 10:41 AM
 To: Krista Fontius <kfontius@kolaborationventures.com>
 Cc: Andrew Wesley <andrew@kolaborationventures.com>, Chuck Wesley <chuck@kolaborationventures.com>, Denise Findley <denise@kolaborationventures.com>

Afternoon Krista- below is from the zoning code and appears to apply to the IGC zoning district.

In Industrial districts only accessory retail sales, including wine tasting and sales, limited to thirty percent of the total square footage of all structures on a site or two thousand five hundred square feet, whichever is less, shall be allowed excluding convenience stores. Goods being sold at retail must be limited to those uses, which are permitted uses requiring a SPR, or uses which require a CUP, on the site.

I am going to ask Courtney if the City interprets this as only the retail space where customers are allowed and if it excludes storage/areas not used for retail sales. That said do you think 30 percent of the square footage of this structure would be sufficient for the business?

[Quoted text hidden]

Krista Fontius <kfontius@kolaborationventures.com> Thu, May 11, 2023 at 1:11 PM
 To: Ryan Russell <russell@inconsultants.com>
 Cc: Andrew Wesley <andrew@kolaborationventures.com>, Chuck Wesley <chuck@kolaborationventures.com>, Denise Findley <denise@kolaborationventures.com>

Thank you for checking on this Ryan. I do not think 30% will be sufficient. We are considering other options. I appreciate you getting back to me.

Sincerely,

Krista Fontius
 Regional Director | Monterey Bay Area
 Valley Farms | Del Rey Farms | PR Farms | Pacific Reserve Nursery
 Director | 708-421-1111



[Quoted text hidden]

Krista Fontius <kfontius@kolaborationventures.com> Thu, May 11, 2023 at 1:14 PM
 To: Erin Rehn <erehn@ennedywilson.com>

FYI Regarding the Merced St. Property.

[Redacted signature]

Regional Director | Monterey Bay Area
Valley Farms | Del Rio Farms | RR Farms | Pacific Reserve Nursery
Direct: 655-708-5215



[Quoted text hidden]

Ryan Russell <rrussell@kolaborationventures.com> Fri, May 12, 2023 at 9:01 AM
To: Krista Fontius <kfontius@kolaborationventures.com>
Cc: Andrew Wesley <andrew@kolaborationventures.com>, Chuck Wesley <chuck@kolaborationventures.com>, Denise Findley <denise@kolaborationventures.com>

Of course- let me know what other options you find. I'll talk with the City at our next check-in on the application and how much detail/specifics that would be required. There may be a lot of the previous info in the original application you can reuse.

[Quoted text hidden]

Krista Fontius <kfontius@kolaborationventures.com> Fri, May 12, 2023 at 10:20 AM
To: Ryan Russell <rrussell@kolaborationventures.com>
Cc: Andrew Wesley <andrew@kolaborationventures.com>, Chuck Wesley <chuck@kolaborationventures.com>, Denise Findley <denise@kolaborationventures.com>

Thank you Ryan. Yes if there is any way to reuse our same business plan just to see if the property will pass that would be great. As we discussed before it will be hard to create custom site plans, security/camera plans, etc. for a property that we don't even know will pass. Also any way to speed up the approval process would be ideal so that we can confirm the use before investing in a property.

Krista Fontius
Regional Director | Monterey Bay Area
Valley Farms | Del Rio Farms | RR Farms | Pacific Reserve Nursery
Direct: 655-708-5215



[Quoted text hidden]

Exhibit D.2



Krista Fontius <kfontius@kolaberationventures.com>

The Property in Salinas with the House on It

Krista Fontius <kfontius@kolaberationventures.com> Fri, Apr 28, 2023 at 3:54 PM
To: Martin Wesley <martin.wesley@kolaberationventures.com>
Cc: Andrew Wesley <andrew.wesley@kolaberationventures.com>, Chuck Wesley <chuck.wesley@kolaberationventures.com>, Denise Findley <denise.findley@kolaberationventures.com>

Hi guys,

I was able to catch Ryan Russell on the phone a little bit ago and got some information which I just went over with Marty.

The major amendment/appeal process is not very costly from a fee standpoint, approximately \$3500. The biggest issue is that in order to submit a major amendment we would have to have the property on lock and all our business plans in place for that specific property. I asked Ryan if he could speak with the city about skipping this particular step until we get full approval on a property to expedite the process and he said he was going to speak with the team on Monday about this. I'm going to follow up with him on Tuesday and then perhaps we can call a meeting to discuss.

He did say that out of all the addresses we had previously provided to him that 2033 Main St. seemed to be the most feasible.

Krista

[Quoted text hidden]

Krista Fontius

[Redacted contact information]

Exhibit E

4/17/26, 10:26 AM

Kolaboration Ventures Corporation Mail - Zoning Verification Letter Status



Micalah Frey <micalah.frey@kolaborationventures.com>

Zoning Verification Letter Status

24 messages

Micalah Frey <micalah.frey@kolaborationventures.com>
To: CurrPlanwebmail@ci.salinas.ca.us

Tue, May 6, 2025 at 12:45 PM

Good Afternoon,

I hope this email finds you well.

Is the attached zoning verification letter still valid?

Regards,

Micalah Frey
Corporate Secretary
micalah.frey@kolaborationventures.com
702-419-4912 - mobile

Kolaboration Ventures Corporation

Salinas Zoning Verification Letter - 2033 N Main St - Full Report 14Dec22.pdf
1714K

Adam Garrett <adamg@ci.salinas.ca.us>
To: Micalah Frey <micalah.frey@kolaborationventures.com>, CurrPlanwebmail <CurrPlanwebmail@ci.salinas.ca.us>
Cc: Son Pham-Gallardo <sonpg@ci.salinas.ca.us>

Tue, May 6, 2025 at 1:08 PM

Hi Micalah,

I don't see any new projects on site, or zoning changes that would deem this zoning letter out of date. I am attaching Son to this email, who specializes in cannabis permits, to determine if there is anything new related to the cannabis code that would invalidate this letter.

Please let me know if you have any additional questions.

Sincerely, Adam

Adam Garrett

City of Salinas Community Development Department

Assistant Planner | Current Planning Division

adamg@ci.salinas.ca.us | Planning Line: 831-758-7206

Questions about building an ADU?
Call the ADU hotline at 831-758-7208
or email ADUinquiry@ci.salinas.ca.us

[Current Planning Division Website](#)
[Building an ADU in Salinas Website](#)

From: Micalah Frey <[redacted]>
Sent: Tuesday, May 6, 2025 12:46 PM
To: CurrPlanwebmail <[redacted]>
Subject: Zoning Verification Letter Status

CAUTION: This message originated outside of the City of Salinas email system. Do not click on links or open attachments unless you are sure the content is safe.

[Quoted text hidden]

Micalah Frey <[redacted]>
To: Adam Garrett <adamg@ci.salinas.ca.us>
Cc: CurrPlanwebmail <[redacted]>, Son Pham-Gallardo <[redacted]>

Tue, May 6, 2025 at 1:09 PM

Thank you, Adam.

Regards,

Micalah Frey
Corporate Secretary
[redacted]
[redacted]
209-419-4912 mobile

Kolaboration Ventures Corporation

[Quoted text hidden]

Micalah Frey <[redacted]>
To: Adam Garrett <adamg@ci.salinas.ca.us>
Cc: CurrPlanwebmail <[redacted]>, Son Pham-Gallardo <[redacted]>

Fri, May 30, 2025 at 11:33 AM

Hello Adam,

I am following up here.

Son, did you have a chance to determine if this letter is still valid?

Regards,

Micalah Frey
Corporate Secretary
[redacted]
[redacted]
209-419-4912 mobile

Kolaboration Ventures Corporation

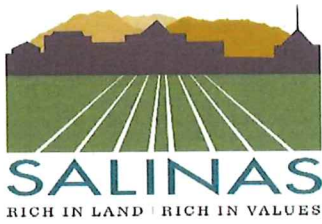
[Quoted text hidden]

Son Pham-Gallardo <[redacted]>
To: Micalah Frey <[redacted]>, Adam Garrett <adamg@ci.salinas.ca.us>
Cc: "currplanwebmail@ci.salinas.ca.us" <[redacted]>

Fri, May 30, 2025 at 4:58 PM

Hello Micalah,

We apologize for the delay. According to the zoning letter provided to Mr. Findley, dated on December 14, 2022, the information provided has remained the same.



City of Salinas
Community Development Department
 Son Pham-Gallardo | Senior Planner
 65 West Alisal Street, 2nd Floor, Salinas, CA 93901
 [Redacted] Office 831-758-7206

[Quoted text hidden]

Micalah Frey <micalah.frey@kolaborationventures.com>
 To: Andres Sanchez <asanchez@rinconconsultants.com>

Mon, Oct 20, 2025 at 10:04 AM

Hi Andres,

I had confirmed back in May that the zoning verification letter is valid. Please let me know if this is sufficient.

Regards,

Micalah

Micalah Frey
 Corporate Secretary
 micalah.frey@kolaborationventures.com
 209-419-4912 mobile

Kolaboration Ventures Corporation

[Quoted text hidden]

Micalah Frey <micalah.frey@kolaborationventures.com>
 To: Son Pham-Gallardo <sonpg@ci.salinas.ca.us>
 Cc: Adam Garrett <adamg@ci.salinas.ca.us>, "currplanwebmail@ci.salinas.ca.us" <currplanwebmail@ci.salinas.ca.us>, "currplanwebmail@ci.salinas.ca.us" <currplanwebmail@ci.salinas.ca.us>

Tue, Nov 4, 2025 at 11:29 AM

Dear Son,

I hope you are doing well.

The zoning verification letter previously issued is no longer being accepted by the planner. Although I confirmed its validity back in May, I was informed this month that it will not be accepted due to the time elapsed since its issuance.

Could you please update the zoning verification letter to reflect the current date? We are under agreement with the landlord for the new location, and this is time-sensitive. I would greatly appreciate your assistance in expediting this update.

Please let me know if there are any additional steps or documentation required from my end to facilitate the issuance of the updated letter.

Thank you for your prompt attention to this matter.

Regards,

Micalah

Micalah Frey
 Corporate Secretary
 micalah.frey@kolaborationventures.com
 209-419-4912 mobile

Kolaboration Ventures Corporation

[Quoted text hidden]

postmaster@salinas.gov <postmaster@salinas.gov>
 To: micalah.frey@kolaborationventures.com

Tue, Nov 4, 2025 at 11:29 AM

4/17/26, 10:26 AM

Kolaboration Ventures Corporation Mail - Zoning Verification Letter Status

Micalah Frey

Corporate Secretary

Micalah.frey@kolaborationventures.com

209-419-4912 mobile

Kolaboration Ventures Corporation

Son Pham-Gallardo <sonpg@ci.salinas.ca.us>

Tue, Nov 4, 2025 at 3:31 PM

To: Micalah Frey <micalah.frey@kolaborationventures.com>

Cc: Adam Garrett <adam.garrett@salinas.gov>, "curplanwebmail@ci.salinas.ca.us" <curplanwebmailci.salinas.ca.us@ci.salinas.ca.us>, Andres Sanchez <asanchez@rinconconsultants.com>

Hello Micalah,

I spoke with Andres yesterday with regards to the requirement of an updated Zoning Verification Letter (ZVL). When I replied on May 30, 2025 that the information provided has remained the same was in reference to the question posed by Adam's email (see highlight) in terms of any new cannabis regulations.

I am attaching Son to this email, who specializes in cannabis permits, to determine if there is anything new related to the cannabis code that would invalidate this letter.

Since almost 3 years have passed from the original Zoning Verification letter dated Dec. 14, 2022, an updated ZVL is required to determine if there are sensitive uses within one thousand feet from the subject site is required. Thank you.

Sincerely,

Son Pham-Gallardo

[Quoted text hidden]
[Quoted text hidden]

Micalah Frey <micalah.frey@kolaborationventures.com>

Tue, Nov 4, 2025 at 3:35 PM

To: Son Pham-Gallardo <sonpg@ci.salinas.ca.us>

Cc: Adam Garrett <adam.garrett@salinas.gov>, "curplanwebmail@ci.salinas.ca.us" <curplanwebmailci.salinas.ca.us@ci.salinas.ca.us>, Andres Sanchez <asanchez@rinconconsultants.com>

Hi Son,

Thank you for getting back to me.

Please provide documents and relevant information for me to obtain an updated zoning verification letter.

Regards,
Micalah

Micalah Frey
Corporate Secretary
Micalah.frey@kolaborationventures.com
209-419-4912 mobile

Kolaboration Ventures Corporation

[Quoted text hidden]

postmaster@salinas.gov <postmaster@salinas.gov>

Tue, Nov 4, 2025 at 3:36 PM

To: micalah.frey@kolaborationventures.com

Exhibit F

Micalah

Micalah Frey
Corporate Secretary
micalah.frey@kolaborationventures.com
209-419-4912 mobile

Kolaboration Ventures Corporation

[Quoted text hidden]

Andres Sanchez <[redacted]@innconsultants.com> Tue, Oct 14, 2025 at 1:07 PM
To: Micalah Frey <micalah.frey@kolaborationventures.com>
Cc: Krista Fontius <krista@kolaborationventures.com>, Beatriz Barajas <beatrice@ci.salinas.ca.us>, Nicholas Luciano <nicholasluciano@ci.salinas.ca.us>, Yvonne Arellano <yvonnea@ci.salinas.ca.us>, Jocelynn Magana <jocelynnm@ci.salinas.ca.us>, Kristy Parker <kristenp@ci.salinas.ca.us>, Son Pham-Gallardo <sonpg@ci.salinas.ca.us>, Jerry Hittleman <jhittleman@innconsultants.com>

Good Afternoon Micalah,

We are finalizing review of the application, and I am coordinating with City staff on a response to the application you've submitted. We should have an update in the coming days.

Thank you,

[Quoted text hidden]

Micalah Frey <micalah.frey@kolaborationventures.com> Tue, Oct 14, 2025 at 1:10 PM
To: Andres Sanchez <[redacted]@innconsultants.com>
Cc: Krista Fontius <krista@kolaborationventures.com>, Beatriz Barajas <beatrice@ci.salinas.ca.us>, Nicholas Luciano <nicholasluciano@ci.salinas.ca.us>, Yvonne Arellano <yvonnea@ci.salinas.ca.us>, Jocelynn Magana <jocelynnm@ci.salinas.ca.us>, Kristy Parker <kristenp@ci.salinas.ca.us>, Son Pham-Gallardo <sonpg@ci.salinas.ca.us>, Jerry Hittleman <jhittleman@innconsultants.com>

Thank you for your prompt response. I will look for an update in the coming days.

Micalah

Micalah Frey
Corporate Secretary
micalah.frey@kolaborationventures.com
209-419-4912 mobile

Kolaboration Ventures Corporation

[Quoted text hidden]

Andres Sanchez <[redacted]@innconsultants.com> Fri, Oct 17, 2025 at 12:27 PM
To: Micalah Frey <micalah.frey@kolaborationventures.com>
Cc: Krista Fontius <krista@kolaborationventures.com>, Beatriz Barajas <beatrice@ci.salinas.ca.us>, Nicholas Luciano <nicholasluciano@ci.salinas.ca.us>, Yvonne Arellano <yvonnea@ci.salinas.ca.us>, Jocelynn Magana <jocelynnm@ci.salinas.ca.us>, Kristy Parker <kristenp@ci.salinas.ca.us>, Son Pham-Gallardo <sonpg@ci.salinas.ca.us>, Jerry Hittleman <jhittleman@innconsultants.com>, Courtney Grossman <courtng@ci.salinas.ca.us>

Good Afternoon Micalah,

Hope your week is going well.

Please see the attached incomplete letter to the Valley Farms Major Amendment request. Feel reach out if you have any questions.

[Quoted text hidden]

2 attachments

Valley Farms Major Amendment Incomplete Letter 10.17.2025.pdf
197K

Attachment I Valley Farms Invoice.pdf
121K

Krista Fontius <krista@kolaborationventures.com> Fri, Oct 17, 2025 at 1:24 PM
To: Andres Sanchez <[redacted]@innconsultants.com>
Cc: Micalah Frey <micalah.frey@kolaborationventures.com>, Beatriz Barajas <beatrice@ci.salinas.ca.us>, Nicholas Luciano <nicholasluciano@ci.salinas.ca.us>, Yvonne Arellano <yvonnea@ci.salinas.ca.us>, Jocelynn Magana <jocelynnm@ci.salinas.ca.us>, Kristy Parker <kristenp@ci.salinas.ca.us>, Son Pham-Gallardo <sonpg@ci.salinas.ca.us>, Jerry Hittleman <jhittleman@innconsultants.com>, Courtney Grossman <courtng@ci.salinas.ca.us>

Hello Andres,

I was unaware that there was a balance as all invoices we have been provided have been paid in full. We will take care of this open balance next week.

I will let Micalah respond on the other two items.

Sincerely,

Krista Fontius
Regional Director, Monterey Bay Area
Valley Farms Major Amendment Request
Direct: 805-768-3214



[Quoted text hidden]

Krista Fontius <krista@kolaborationventures.com> Fri, Oct 17, 2025 at 1:28 PM
To: Jessica Tamayo <jessicajtamayo@vistafarms.com>, AP Accounts Payable <ap@vistafarms.com>
Cc: Micalah Frey <micalah.frey@kolaborationventures.com>

Hi guys,

Please see the attached invoice for \$972.56.

Can we please get a check issued to the City of Salinas to clear this balance ASAP? Hopefully by end of next week if possible. Or maybe they will let us pay with Card/ACH.... Could be worth a phone call to see. Let us know when this can get paid.

Thanks!

Krista Fontius
Regional Director - Monterey/Salinas
1880 Air Station, Suite 100 | Pacific Reserve Nursery
Direct: 805-708-8213



----- Forwarded message -----
From: **Andres Sanchez** <asanchez@rinconconsultants.com>
[Quoted text hidden]
[Quoted text hidden]

2 attachments

- Valley Farms Major Amendment Incomplete Letter 10.17.2025.pdf**
197K
- Attachment I Valley Farms Invoice.pdf**
121K

Jessica Tamayo <jtamayo@valleyfarms.com>
To: Krista Fontius <kfontius@kolaborationventures.com>
Cc: AP Accounts Payable <ap@valleyfarms.com>, Micalah Frey <micalah.frey@kolaborationventures.com>

Fri, Oct 17, 2025 at 1:37 PM

Good afternoon,

I will cut a check for this today.

Thank you,

Jessica Tamayo
Corporate Treasurer
Kolaboration Ventures Corporation
1880 Air Station, Suite 100, Salinas, CA 94571
707-416-7602 | jessica@jessicatatamayo.com
<https://www.kolaborationventures.com/>



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[Quoted text hidden]

Micalah Frey <micalah.frey@kolaborationventures.com>
To: Jessica Tamayo <jtamayo@valleyfarms.com>
Cc: Krista Fontius <kfontius@kolaborationventures.com>, AP Accounts Payable <ap@valleyfarms.com>

Mon, Oct 20, 2025 at 10:04 AM

Thank you.

Micalah Frey
Corporate Secretary
Micalah.Frey@KolaborationVentures.com
833-419-4912 mobile

Kolaboration Ventures Corporation

[Quoted text hidden]

Micalah Frey <micalah.frey@kolaborationventures.com>
To: Andres Sanchez <asanchez@rinconconsultants.com>
Cc: Krista Fontius <kfontius@kolaborationventures.com>, Beatriz Barajas <bbarajas@salinas.ca.us>, Nicholas Luciano <nluciano@salinas.ca.us>, Yvonne Arellano <yvonne@salinas.ca.us>, Jocelynn Magana <jmagana@salinas.ca.us>, Kristy Parker <kristy@salinas.ca.us>, Son Pham-Gallardo <sonpham@salinas.ca.us>, Jerry Hittleman <jhittleman@rinconconsultants.com>, Courtney Grossman <courtney@salinas.ca.us>

Mon, Oct 20, 2025 at 10:11 AM

Hi Andres,

Thank you for your email.

I had the zoning verification letter reviewed by the Salinas Development Department, and they confirmed that the letter remains valid. I've forwarded the email chain to you for your reference. Please let me know if this satisfies your requirements.

I will be sending you the sign proposal plan shortly.

Regards,

Micalah

Micalah Frey

Corporate Secretary
micalah.frey@kolaborationventures.com
206-36-4912 mobile

Kolaboration Ventures Corporation

[Quoted text hidden]

Micalah Frey <micalah.frey@kolaborationventures.com> Mon, Oct 20, 2025 at 12:29 PM
To: Andres Sanchez <asanchez@rinconconsultants.com>
Cc: Krista Fontius <krista@kolaborationventures.com>, Beatriz Barajas <bbarajas@ci.salinas.ca.us>, Nicholas Luciano <nicholaslu@ci.salinas.ca.us>, Yvonne Arellano <yvonnea@ci.salinas.ca.us>, Jocelynn Magana <jocelynm@ci.salinas.ca.us>, Kristy Parker <kristenp@ci.salinas.ca.us>, Son Pham-Gallardo <sonpg@ci.salinas.ca.us>, Jerry Hittleman <jhittleman@rinconconsultants.com>, Courtney Grossman <courtg@ci.salinas.ca.us>

Hi Andres,

Please see the attached signage proposal plan.

Regards,


Micalah

Micalah Frey

Corporate Secretary
micalah.frey@kolaborationventures.com
206-36-4912 mobile

Kolaboration Ventures Corporation

[Quoted text hidden]

 Valley Sign Proposal Plan 20oct25.pdf
695K

Micalah Frey <micalah.frey@kolaborationventures.com> Tue, Oct 21, 2025 at 12:30 PM
To: Andres Sanchez <asanchez@rinconconsultants.com>
Cc: Krista Fontius <krista@kolaborationventures.com>, Beatriz Barajas <bbarajas@ci.salinas.ca.us>, Nicholas Luciano <nicholaslu@ci.salinas.ca.us>, Yvonne Arellano <yvonnea@ci.salinas.ca.us>, Jocelynn Magana <jocelynm@ci.salinas.ca.us>, Kristy Parker <kristenp@ci.salinas.ca.us>, Son Pham-Gallardo <sonpg@ci.salinas.ca.us>, Jerry Hittleman <jhittleman@rinconconsultants.com>, Courtney Grossman <courtg@ci.salinas.ca.us>

Hi Andres,

Please confirm receipt of the below email.
And let me know if any further information is needed.

Micalah

[Quoted text hidden]

Andres Sanchez <asanchez@rinconconsultants.com> Tue, Oct 21, 2025 at 1:41 PM
To: Micalah Frey <micalah.frey@kolaborationventures.com>
Cc: Krista Fontius <krista@kolaborationventures.com>, Beatriz Barajas <bbarajas@ci.salinas.ca.us>, Nicholas Luciano <nicholaslu@ci.salinas.ca.us>, Yvonne Arellano <yvonnea@ci.salinas.ca.us>, Jocelynn Magana <jocelynm@ci.salinas.ca.us>, Kristy Parker <kristenp@ci.salinas.ca.us>, Son Pham-Gallardo <sonpg@ci.salinas.ca.us>, Jerry Hittleman <jhittleman@rinconconsultants.com>, Courtney Grossman <courtg@ci.salinas.ca.us>

Good Afternoon Micalah,

The sign plan is received. Let me discuss with staff to see if we will accept the letter and I'll follow up.

Let me know if you have any questions.

-Andres

[Quoted text hidden]

Krista Fontius <krista@kolaborationventures.com> Tue, Oct 21, 2025 at 2:02 PM
To: Andres Sanchez <asanchez@rinconconsultants.com>
Cc: Micalah Frey <micalah.frey@kolaborationventures.com>, Beatriz Barajas <bbarajas@ci.salinas.ca.us>, Nicholas Luciano <nicholaslu@ci.salinas.ca.us>, Yvonne Arellano <yvonnea@ci.salinas.ca.us>, Jocelynn Magana <jocelynm@ci.salinas.ca.us>, Kristy Parker <kristenp@ci.salinas.ca.us>, Son Pham-Gallardo <sonpg@ci.salinas.ca.us>, Jerry Hittleman <jhittleman@rinconconsultants.com>, Courtney Grossman <courtg@ci.salinas.ca.us>

Thank you Andres.

I also wanted to note that a check was mailed for the balance due on 10/17/25.

Sincerely,

Krista Fontius

Regional Director Monterey Bay Area
Valley Farms | Pacific Farms | PR Farms | Pacific Reserve Nursery
Direct: 805-708-8213



Kolaboration Ventures Corporation

[Quoted text hidden]

Andres Sanchez <[REDACTED]@rinconconsultants.com>
To: Krista Fontius <krista@kolaborationventures.com>
Cc: Micalah Frey <micalah.frey@kolaborationventures.com>, Beatriz Barajas <beatriz@ci.salinas.ca.us>, Nicholas Luciano <nicholasluciano@ci.salinas.ca.us>, Yvonne Arellano <yvonnea@ci.salinas.ca.us>, Jocelynn Magana <jocelynnm@ci.salinas.ca.us>, Kristy Parker <kristyp@ci.salinas.ca.us>, Son Pham-Gallardo <sonpham@ci.salinas.ca.us>, Jerry Hittleman <jhittleman@rinconconsultants.com>, Courtney Grossman <cgrossman@ci.salinas.ca.us>

Tue, Oct 21, 2025 at 2:06 PM

Noted. I appreciate the update.

Thank you!

Andres Sanchez, Planner

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



[Quoted text hidden]

Micalah Frey <micalah.frey@kolaborationventures.com>
To: Andres Sanchez <[REDACTED]@rinconconsultants.com>
Cc: Krista Fontius <krista@kolaborationventures.com>, Beatriz Barajas <beatriz@ci.salinas.ca.us>, Nicholas Luciano <nicholasluciano@ci.salinas.ca.us>, Yvonne Arellano <yvonnea@ci.salinas.ca.us>, Jocelynn Magana <jocelynnm@ci.salinas.ca.us>, Kristy Parker <kristyp@ci.salinas.ca.us>, Son Pham-Gallardo <sonpham@ci.salinas.ca.us>, Jerry Hittleman <jhittleman@rinconconsultants.com>, Courtney Grossman <cgrossman@ci.salinas.ca.us>

Fri, Oct 31, 2025 at 1:57 PM

Hi Andres,

Please confirm the decision to accept the verification letter or not.

Regards,

Micalah

Micalah Frey
Corporate Secretary
Micalah.frey@kolaborationventures.com
760-419-4912 mobile

Kolaboration Ventures Corporation

[Quoted text hidden]

Andres Sanchez <[REDACTED]@rinconconsultants.com>
To: Micalah Frey <micalah.frey@kolaborationventures.com>
Cc: Krista Fontius <krista@kolaborationventures.com>, Beatriz Barajas <beatriz@ci.salinas.ca.us>, Nicholas Luciano <nicholasluciano@ci.salinas.ca.us>, Yvonne Arellano <yvonnea@ci.salinas.ca.us>, Jocelynn Magana <jocelynnm@ci.salinas.ca.us>, Kristy Parker <kristyp@ci.salinas.ca.us>, Son Pham-Gallardo <sonpham@ci.salinas.ca.us>, Jerry Hittleman <jhittleman@rinconconsultants.com>, Courtney Grossman <cgrossman@ci.salinas.ca.us>

Mon, Nov 3, 2025 at 8:55 AM

Good Morning Micalah,

Due to the date of the letter a new verification letter will need to be provided, as referenced in the incomplete letter that was issued on 10/17. Please apply for the Zoning Verification letter for the Valley Farms relocation.

[Quoted text hidden]

Micalah Frey <micalah.frey@kolaborationventures.com>
To: Andres Sanchez <[REDACTED]@rinconconsultants.com>
Cc: Krista Fontius <krista@kolaborationventures.com>, Beatriz Barajas <beatriz@ci.salinas.ca.us>, Nicholas Luciano <nicholasluciano@ci.salinas.ca.us>, Yvonne Arellano <yvonnea@ci.salinas.ca.us>, Jocelynn Magana <jocelynnm@ci.salinas.ca.us>, Kristy Parker <kristyp@ci.salinas.ca.us>, Son Pham-Gallardo <sonpham@ci.salinas.ca.us>, Jerry Hittleman <jhittleman@rinconconsultants.com>, Courtney Grossman <cgrossman@ci.salinas.ca.us>

Fri, Nov 21, 2025 at 9:30 AM

Andres,

Please see the attached Zoning Verification Letter.

This completes the items requested from the incomplete letter issued 10/17.

Please let me know when I can expect the results of the review.

Regards,

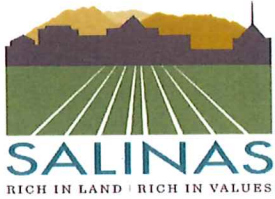
Micalah

Micalah Frey
Corporate Secretary
Micalah.frey@kolaborationventures.com
760-419-4912 mobile

Kolaboration Ventures Corporation

[Quoted text hidden]

Exhibit G



City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT

65 W. Alisal Street, 2nd Floor • Salinas, California 93901
(831) 758-7387 • (831) 775-4258 (Fax) • www.ci.salinas.ca.us

December 15, 2025

Micalah Frey
1354 Dayton Street
Salinas, CA 93901

**RE: ZONING INFORMATION FOR A COMMERCIAL CANNABIS BUSINESS (CCB)
LOCATED AT 2033 NORTH MAIN STREET IN THE COMMERCIAL RETAIL-WEST
BORONDA ROAD AT U.S. 101 GATEWAY OVERLAY (CR-GW-1) ZONING DISTRICT
(APN: 253-061-025-000) (ZLTR 2025-007)**

Dear Ms. Frey:

On November 13, 2025, the Community Development Department received your request for zoning information for the above-referenced site in connection with a proposed Dispensary Commercial Cannabis Business (CCB). This correspondence reflects observations from a site inspection completed December 11, 2025, data obtained California State Alcohol Beverage Control (ABC), and other available records.

The subject site is located in the Commercial Retail-West Boronda Road @ U.S. 101 Gateway Overlay (CR-GW-1) Zoning District (APN: 253-061-025-000). The following provides an overview of the adjacent land uses and zoning districts to the site:

| | |
|--------|---|
| North: | Residential High Density-West Boronda Road @ U.S. 101 (R-H-2.1-GW-1) Multi-family Residential and Commercial Retail (CR) |
| South: | Commercial Retail (CR), Northridge Mall shopping center |
| East: | Commercial Retail (CR) and Residential High Density (R-H-2.1) Commercial and multi-family residential |
| West: | U.S. Highway 101 |

Project case files applicable to the site are listed below. Copies are available in our office for review.

1. FSP 1977-001:
2. FSP 1978-008:
3. PUD 1976-015 (Construction of a 14,541 s.f. shopping center); and
4. SPR 2007-003

Zoning Analysis of the proposed CCB:

Dispensary: Dispensary, which is most closely defined as Retail Sales per Zoning Code Section 37-10.420, normally would be permissible in the underlying Zoning District; however, in this case the subject location is adjacent to a residential district. Per Section 5-07-27(d) No commercial cannabis business may operate within any residential area or district of the city or adjacent to a residential area or district if, in the opinion of the chief of police or the community development director, the operation of a commercial cannabis business in such location would tend to cause a public nuisance or a situation which may result in repeated police department response or a negative impact on the adjacent residential units.

Analysis of Sensitive Uses:

The CCB must not be within a 600-foot radius of a day care, preschool, private/charter school or school per State Law requirements. The CCB must not also be within a 1,000-foot radius of a school (including college or university), private/charter school, preschool, day care, park, church (or other house of worship), library, youth center, alcohol use, card room, retail firearm sales, smoke shop/hookah lounge, and CCB Dispensary as described in S.M.C. Section 5-07.10. Per City staff has determined that the proposed CCB is located within a 600-foot radius or 1,000-foot radius (measured from parcel to parcel); however, if measured from building to building, the distances are as follows:

| | Address | Use | Distance | | Business Name |
|-----|------------------------|------------------------|-------------------------|-----------------------------|-----------------------------|
| | | | <i>Parcel to Parcel</i> | <i>Building to Building</i> | |
| 1. | 2014 Santa Rita Street | School | 995 feet away | 1,360 feet away | SantaRita Elementary School |
| 2. | 2015 N. Main Street | On-site alcohol sales | Same shopping center | | El Michoacano Restaurant |
| 3. | 2010 N. Main Street | Off-site alcohol sales | 105 feet away | 450 feet away | Fish & Chips |
| 4. | 2087 N. Main Street | Off-site alcohol sales | 505 feet away | 570 feet away | La Consentida Market |
| 5. | 1988 N. Main Street | On-site alcohol sales | 242 feet away | 660 feet away | Buffalo Wild Wings |
| 6. | 2068 N. Main Street | Off-site alcohol sales | 560 feet away | 590 feet away | 7-Eleven |
| 7. | 1962 N. Main Street | Off-site alcohol sales | 242 feet away | 950 feet away | Foodmaxx |
| 8. | 1912 N. Main Street | Smoke Shop | 242 feet away | 1,300 feet away | Santa Rita Smoke Shop |
| 9. | 2034 N. Main Street | Off-site alcohol sales | 110 feet away | 334 feet away | Tony's market |
| 10. | 95 Castro Street | Residential | Adjacent | 57 feet away | 93 North Apartments |

Note the issuance of a "Zoning Information Letter" does not mean the written evidence of permission given by the City of Salinas or any of its officials to operate a CCB nor does it not mean "permit" within the meaning of the Permit Streamlining Act, nor does it constitute an entitlement under the Zoning or Building Codes, and a regulatory permit for the purpose of regulating a CCB does not constitute a permit that runs with the land on which the CCB is established.

Zoning information may be accessed via the Internet at the following link (look for Chapter 37 Zoning at the bottom left side column):

<http://library.municode.com/index.aspx?clientId=16597&stateId=5&stateName=California>

Information regarding Building Permits, Code Enforcement, and Certificates of Occupancy may be obtained from Permit and Inspection Services, located at 65 West Alisal Street, Salinas, CA 93901 (phone 831-758-7251).

Should you need additional information from the Community Development Department, please contact me at 831-758-7206.

Sincerely,

A handwritten signature in blue ink that reads "Oscar Avina".

Oscar Avina
Assistant Planner

Enclosures: Property Report for 2033 North Main Street (253-061-025-000) dated April 2024
Map of Parcels within 1,000 Feet of 2033 N Main Street
Portion of Sensitive Use Map for Subject Site



City of Salinas Property Report

Site Address: 2011 N MAIN ST + 13 More



Site Address(es):

- 2005 N MAIN ST
- 2015 N MAIN ST
- 2021 N MAIN ST
- 2021 N MAIN ST A
- 2021 N MAIN ST B
- 2023 N MAIN ST
- 2025 N MAIN ST
- 2027 N MAIN ST
- 2029 N MAIN ST
- 2031 N MAIN ST
- 2033 N MAIN ST
- 2035 N MAIN ST
- 2037 N MAIN ST
- 2039 N MAIN ST

Owner Information 1

Assessor Parcel Number: 253061025000
Site Address: 2011 N MAIN ST
Record Date: 04/07/1994 07:00:00
Owner Name: MASSA WILLIAM D TR ET AL
In Care Of:
DBA:



City of Salinas Property Report

Site Address: 2011 N MAIN ST + 13 More

Owner Address: PO BOX 6430
Owner City/State/ZIP: SALINAS, CA 93912-6430

Owner Information 2

Assessor Parcel Number: 253061025000
Site Address: 2011 N MAIN ST
Record Date: 05/21/2020 14:00:00
Owner Name: NORTHRIDGE PLAZA SALINAS LLC
In Care Of:
DBA:
Owner Address: 328 E MARKET ST
Owner City/State/ZIP: SALINAS, CA 93901

Owner Information 3

Assessor Parcel Number: 253061025000
Site Address: 2011 N MAIN ST
Record Date: 05/21/2020 07:00:00
Owner Name: NORTHRIDGE PLAZA SALINAS LLC
In Care Of:
DBA:
Owner Address: 328 E MARKET ST
Owner City/State/ZIP: SALINAS, CA 93901

Owner Information 4

Assessor Parcel Number: 253061025000
Site Address: 2011 N MAIN ST
Record Date: 05/21/2020 14:00:00
Owner Name: NORTHRIDGE PLAZA SALINAS LLC
In Care Of:
DBA:
Owner Address: 328 E MARKET ST
Owner City/State/ZIP: SALINAS, CA 93901

Owner Information 5

Assessor Parcel Number: 253061025000
Site Address: 2011 N MAIN ST
Record Date: 11/07/2018 08:00:00
Owner Name: YASIN FAYK
In Care Of:
DBA:
Owner Address: 328 E MARKET ST
Owner City/State/ZIP: SALINAS, CA 93901



City of Salinas Property Report

Site Address: 2011 N MAIN ST + 13 More

Owner Information 6

Assessor Parcel Number: 253061025000
 Site Address: 2011 N MAIN ST
 Record Date: 05/21/2020 14:00:00
 Owner Name: NORTHRIDGE PLAZA SALINAS LLC

In Care Of:

DBA:

Owner Address: 328 E MARKET ST

Owner City/State/ZIP: SALINAS, CA 93901

High School District: SALINAS UNION HIGH

Middle School District: SANTA RITA UNION

Elementary School District: SANTA RITA UNION

FEMA Flood Zone: X

FEMA Description: 0.2 Percent Annual Chance Flood Hazard

Square Feet (Estimated): 0.00

Acres (Estimated): 1.98

Census Tract: 105.06

Mayor: Kimbley Craig

City Council Representative: Andrew Sandoval

City Council District: 5

Seismic Risk Zone: II

Police Beat: 1

Police District: 211

Fire Station (1st Response): 2

Zoning District(s):

R-H-2.1/Residential High Density (RH)

CR/Commercial Retail

Zoning Overlay(s) And Designation(s):

G-1

Land Use(s):

Residential High Density

Retail

Case File(s):

| Case No. | Site Address | Date Started | Date Closed | Case Summary |
|----------|----------------|--------------|-------------|-------------------------------------|
| 11300 | 2027 N MAIN ST | 01/20/2004 | 02/04/2004 | 3 signs on property without permits |



City of Salinas Property Report

Site Address: 2011 N MAIN ST + 13 More

Case File(s):

| Case No. | Site Address | Date Started | Date Closed | Case Summary |
|----------------|-------------------|--------------|-------------|--|
| 6375 | 2005 N MAIN ST | 01/19/1999 | 10/30/2012 | installed water heater, Denny's restaurant |
| 6376 | 2005 N MAIN ST | 06/09/1999 | 10/30/2012 | wiring done & air conditioning installed |
| 6377 | 2005 N MAIN ST | 08/04/1999 | 06/19/2012 | Sw - Stop Work |
| 6379 | 2021 N MAIN ST #B | 09/20/2000 | 06/19/2012 | SW - Stop Work |
| CE1505-0039 | 2005 N MAIN ST | 05/18/2015 | 05/27/2015 | FLOWER VENDORS (IN FRONT OF DENNY'S RESTAURANT) |
| COVID2103-0005 | 2015 MAIN ST | 02/27/2021 | 06/18/2021 | El Michoacano Restaurant no TULP-outdoor dining violations |
| COVID2103-0022 | 2005 MAIN ST | 03/26/2021 | 08/10/2021 | Denny's -No TULP and Canopy |
| ENV1011-0054 | 2015 N MAIN ST | 02/02/2010 | 04/09/2013 | Stormwater |
| ENV1012-0016 | 2005 N MAIN ST | 02/01/2010 | | DENNY'S |
| ENV1308-0002 | 2015 N MAIN ST | 08/26/2013 | | Stormwater |
| FD0811-0004 | 2015 N MAIN ST | 11/04/2008 | 03/06/2009 | Senior Taco UL 300 Inspection |
| FD0811-0008 | 2005 N MAIN ST | 11/04/2008 | 11/18/2008 | Denny's UL 300 compliance Inspection |
| FD0911-0051 | 2005 N MAIN ST | 11/09/2009 | 11/09/2009 | No Building Address |
| FD0911-0052 | 2039 N MAIN ST | 11/09/2009 | 06/09/2010 | Fire Sprinkler excessive static pressure |
| FD0912-0001 | 2015 N MAIN ST | 12/01/2009 | 12/02/2009 | Tie in Electric Shunt Trip (UL 300 required) |
| FD1001-0138 | 2037 N MAIN ST | 01/27/2010 | 08/09/2010 | Fire Sprinkler Violation |
| FD1006-0028 | 2039 N MAIN ST | 06/09/2010 | 08/09/2010 | Fire Sprinkler OS&Y Not Locked & FDC Caps Missing |
| FD1104-0039 | 2015 N MAIN ST | 04/28/2011 | 04/16/2014 | Exit Blocked in "B" Occ Pancho Villa Restaurant |
| FD1611-0008 | 2015 N MAIN ST | 11/14/2016 | 03/05/2020 | Fire code violations |
| FD2011-0001 | 2005 N MAIN ST | 11/10/2020 | | Denny's |

Building Permit(s):

| Permit No. | Site Address | Date Issued | Date Finaled | Date Expired | Description |
|------------|----------------|-------------|--------------|--------------|--|
| 00-51516 | 2021 N MAIN ST | 10/16/2000 | | 03/14/2002 | REPLACE (E) LAMP AND BALLASTS ABOVE T-BAR CEILING AND REPLAC |
| 02-59289 | 2005 N MAIN ST | | | 12/09/2003 | INSTALL FIRE SUPPRESSION SYSTEM FOR DENNY'S |
| 77-1071 | 2033 N MAIN ST | 12/19/1977 | 02/15/1978 | | INTERIOR PARTITIONS |
| 77-352 | 2005 N MAIN ST | 04/13/1977 | 11/28/1977 | | BUILD RESTAURANT (DENNY'S) (5400') |
| 77-353 | 2015 N MAIN ST | 04/13/1977 | 09/06/1978 | | TWELVE SATALITE STORES & FOSTER FREEZE (13650') |
| 78-556 | 2023 N MAIN ST | 07/13/1978 | 02/13/1979 | | INTERIOR PARTITION |
| 78-566 | 2025 N MAIN ST | 07/17/1978 | 09/06/1978 | | INTERIOR PARTITIONS |
| 78-776 | 2015 N MAIN ST | 09/15/1978 | 06/28/1979 | | INTERIOR FINISH (SENR TACO) 1800' |
| 79-157 | 2027 N MAIN ST | 03/20/1979 | | | INTERIOR REMODEL - BEAUTY SHOP |
| 79-181 | 2029 N MAIN ST | 03/30/1979 | 12/13/1979 | | DENTAL OFFICE - INTERIOR PARTITION & CEILING |
| 80-E023 | 2015 N MAIN ST | 11/14/1980 | 04/16/1990 | | PAY PHONE |



City of Salinas Property Report

Site Address: 2011 N MAIN ST + 13 More

Building Permit(s):

| Permit No. | Site Address | Date Issued | Date Finaled | Date Expired | Description |
|------------|------------------|-------------|--------------|--------------|--|
| 85-B459 | 2035 N MAIN ST | 05/29/1985 | 12/27/1988 | | 2 WALL MOUNTED ELECTRIC PLASTIC SIGNS |
| 85-B842 | 2021 N MAIN ST | 09/13/1985 | 08/12/1988 | | INTERIOR REMODEL TO A MEDICAL OFFICE |
| 86-B317 | 2021 N MAIN ST | 04/04/1986 | 12/20/1988 | | HANGING 1 WALL MOUNTED ELECTRIC SIGN |
| 87-R462 | 2021 N MAIN ST | 09/28/1987 | 05/10/1988 | | PLACE 4 PLY OVER EXISTING ROOF |
| 89-B386 | 2025 N MAIN ST | 05/05/1989 | 07/27/1989 | | TENANT IMPROVEMENT FC3 |
| 90-20067 | 2035 N MAIN ST | | 02/28/1991 | | REMOVE 12 OMEGA R1M 3.8 SPRINKLER HEADS AND REPLACE W/ CENTR |
| 90-B367 | 2035 N MAIN ST | 05/02/1990 | 08/17/1990 | | FIRE DAMAGE REPAIR |
| 91-20030 | 2035 N MAIN ST | 03/19/1991 | | 09/14/1991 | 1' X 10' S.F. ILLUM WALL SIGN |
| 91-20178 | 2039 N MAIN ST | 03/26/1991 | 05/31/1991 | | TENANT IMPROVEMENT (LAUNDROMAT) |
| 91-20549 | 2037 N MAIN ST | 06/06/1991 | 08/09/1991 | | TENANT IMPROVEMENT FOR ICE-CREAM PARLOUR. |
| 91-20574 | 2035 N MAIN ST | 05/02/1991 | | 12/21/1991 | INSTALL 2 ILLUMINATED MONUMENTAL SIGNS |
| 91-R026 | 2005 N MAIN ST | 01/31/1991 | 02/06/1991 | | REMOVE BUILT UP ROOF. INSTALL NEW BUILT UP |
| 97-39763 | 2005 N MAIN ST | | | 08/01/1998 | HOOD DUCT SYSTEM FOR DENNY'S |
| 97-40293 | 2021 N MAIN ST | 09/25/1997 | | 09/25/1998 | REMOVE (E) ROOF & APPLY CAP SHEET |
| 97-40592 | 2005 N MAIN ST | 10/27/1997 | | 10/27/1998 | INSTALL EXTERIOR NEON LIGHTING ON DENNEY'S RESTAURANT |
| 98-44160 | 2005 N MAIN ST | 12/14/1998 | 01/12/1999 | | BATHROOM ACCESSIBILITY BARRIER REMOVAL |
| 99-44606 | 2005 N MAIN ST | 01/25/1999 | 03/03/1999 | | REPLACED WATER HEATER |
| 99-45809 | 2005 N MAIN ST | 05/20/1999 | | 05/20/2000 | REPLACE (E) AIR HANDLER (1755 LBS) W/ NEW UNIT (1580 LBS) |
| 99-46187 | 2005 N MAIN ST | 08/05/1999 | 08/13/1999 | | T.I. OF (E) RESTAURANT & ADA IMPROVEMENT FOR DENNEY'S |
| B09-0647 | 2025 N MAIN ST | 02/01/2010 | 02/22/2010 | | T.I. Health Food Supply -Plumbing Only 3 Compartment sink, |
| B10-0608 | 2021 N MAIN ST B | 12/02/2010 | 08/18/2011 | | Interior TI for new "Fish Store" |
| B19-0771 | 2005 N MAIN ST | 11/19/2019 | 04/28/2021 | | REMOVE AND REPLACE (2) MONUMENT SIGNS FOR DENNY'S |
| B23-0717 | 2005 N MAIN ST | | | | 8-NEW DC EV TESLA CHARGING FOR SUPERCHARGERS |
| FA19-0057 | 2005 N MAIN ST | 06/28/2019 | | 07/06/2019 | Fireworks Storage Container |
| FA19-0061 | 2005 N MAIN ST | 06/28/2019 | 08/23/2019 | | 2019 FIREWORKS STAND |
| FA21-0001 | 2005 N MAIN ST | 06/28/2021 | | 07/05/2021 | Fireworks Storage Containers |
| FA21-0020 | 2005 N MAIN ST | 06/28/2021 | | 07/05/2021 | 2021 FIREWORKS STAND |
| FA22-0027 | 2005 N MAIN ST | 06/28/2022 | | 07/05/2022 | Fireworks Stand - Mount Toro |
| FA22-0028 | 2005 N MAIN ST | 06/28/2022 | | 07/05/2022 | Fireworks Storage - Phantom |



City of Salinas Property Report

Site Address: 2011 N MAIN ST + 13 More

Building Permit(s):

| Permit No. | Site Address | Date Issued | Date Finaled | Date Expired | Description |
|------------|------------------|-------------|--------------|--------------|--|
| FA23-0019 | 2005 N MAIN ST | 06/28/2023 | | 07/05/2023 | Mount Toro High School - Fireworks Stand |
| FA23-0022 | 2005 N MAIN ST | 06/01/2023 | | 09/01/2023 | Fireworks Storage Container - Mt. Toro High School |
| FIR08-0059 | 2015 N MAIN ST | 01/28/2009 | 03/06/2009 | | Install Hood & Duct Fire System |
| FOR11-0019 | 2005 N MAIN ST | 03/22/2011 | 09/03/2014 | | Assembly Permit/Inspection - Dennys |
| FOR14-0133 | 2005 N MAIN ST | 09/12/2018 | | 09/12/2020 | DENNY'S # 1220(max occ 140) |
| FOR14-0154 | 2015 N MAIN ST | 10/21/2014 | 05/08/2018 | | PANCHO VILLA RESTAURANT |
| FOR14-0161 | 2015 N MAIN ST | | 10/15/2015 | | Senor Taco |
| FOR15-0037 | 2015 N MAIN ST | 01/23/2020 | | 01/23/2022 | EL MICHOACANO |
| FOR23-0018 | 2005 N MAIN ST | 06/28/2023 | | 12/28/2023 | Cal Water C1921 |
| P11-0152 | 2015 N MAIN ST | 04/13/2011 | 04/28/2011 | | Install 1" Backflow Device & 2 Gallon Expansion Tank |
| P12-0199 | 2027 N MAIN ST | 07/26/2012 | 08/07/2012 | | Replace 40gallon electric water heater in attic |
| P16-0320 | 2005 N MAIN ST | 12/05/2016 | 12/06/2016 | | Repair 4' of drain line and replace (E) Floor sink in the sa |
| R08-0010 | 2015 N MAIN ST | 01/17/2008 | | 07/16/2008 | Remove and Replace Cap Sheet Mineral Surface - 1400 sqft |
| REV11-0078 | 2021 N MAIN ST B | 05/16/2011 | 05/16/2011 | | Plan Change to Add Aquarium openings & 2 Recepticle |
| REV11-0125 | 2021 N MAIN ST B | 08/18/2011 | 08/18/2011 | | Air Balance Report |

Planning Permits & Projects:

| Project No. | Project Name | Site Address | Date Approved | Date Closed | Date Expired |
|--------------|--|-------------------|---------------|-------------|--------------|
| TULP2020-074 | Denny's Restaurant Outdoor Seating Area (Covid-19) | 2005 MAIN ST | | | |
| M1982-020 | proposed microwave site | 2021 N MAIN ST #A | | | |
| ZIQ2013-033 | MM to change SPR uses to > 1:300 | 2027 N MAIN ST | | 06/11/2013 | |
| FSP1977-001 | Freeway sign plan for Northridge Plaza | 2021 N MAIN ST | 02/25/1977 | | |
| FSP1977-001 | Freeway sign plan for Northridge Plaza | 2035 N MAIN ST | 02/25/1977 | | |
| FSP1977-001 | Freeway sign plan for Northridge Plaza | 2037 N MAIN ST | 02/25/1977 | | |
| FSP1977-001 | Freeway sign plan for Northridge Plaza | 2027 N MAIN ST | 02/25/1977 | | |
| FSP1977-001 | Freeway sign plan for Northridge Plaza | 2015 N MAIN ST | 02/25/1977 | | |
| FSP1977-001 | Freeway sign plan for Northridge Plaza | 2031 N MAIN ST | 02/25/1977 | | |
| FSP1977-001 | Freeway sign plan for Northridge Plaza | 2029 N MAIN ST | 02/25/1977 | | |
| FSP1977-001 | Freeway sign plan for Northridge Plaza | 2021 N MAIN ST B | 02/25/1977 | | |



City of Salinas Property Report

Site Address: 2011 N MAIN ST + 13 More

Planning Permits & Projects:

| <u>Project No.</u> | <u>Project Name</u> | <u>Site Address</u> | <u>Date Approved</u> | <u>Date Closed</u> | <u>Date Expired</u> |
|--------------------|--|---------------------|----------------------|--------------------|---------------------|
| FSP1977-001 | Freeway sign plan for Northridge Plaza | 2025 N MAIN ST | 02/25/1977 | | |
| FSP1977-001 | Freeway sign plan for Northridge Plaza | 2033 N MAIN ST | 02/25/1977 | | |
| FSP1977-001 | Freeway sign plan for Northridge Plaza | 2023 N MAIN ST | 02/25/1977 | | |
| FSP1977-001 | Freeway sign plan for Northridge Plaza | 2005 N MAIN ST | 02/25/1977 | | |
| FSP1977-001 | Freeway sign plan for Northridge Plaza | 2021 N MAIN ST A | 02/25/1977 | | |
| FSP1978-003 | Amend FSP 77-1 for Northridge Plaza | 2035 N MAIN ST | 09/28/1978 | | |
| FSP1978-003 | Amend FSP 77-1 for Northridge Plaza | 2021 N MAIN ST | 09/28/1978 | | |
| FSP1978-003 | Amend FSP 77-1 for Northridge Plaza | 2005 N MAIN ST | 09/28/1978 | | |
| FSP1978-003 | Amend FSP 77-1 for Northridge Plaza | 2023 N MAIN ST | 09/28/1978 | | |
| FSP1978-003 | Amend FSP 77-1 for Northridge Plaza | 2021 N MAIN ST A | 09/28/1978 | | |
| FSP1978-003 | Amend FSP 77-1 for Northridge Plaza | 2021 N MAIN ST B | 09/28/1978 | | |
| FSP1978-003 | Amend FSP 77-1 for Northridge Plaza | 2033 N MAIN ST | 09/28/1978 | | |
| FSP1978-003 | Amend FSP 77-1 for Northridge Plaza | 2039 N MAIN ST | 09/28/1978 | | |
| PUD1976-015 | Northridge Plaza | 2005 N MAIN ST | 01/10/1977 | 01/31/1977 | |
| PUD1976-015A | Amend PUD 1976-015 | 2005 N MAIN ST | 10/17/1977 | 10/29/1977 | |
| M1982-020 | proposed microwave site | 2033 N MAIN ST | | | |
| M1982-020 | proposed microwave site | 2023 N MAIN ST | | | |
| M1982-020 | proposed microwave site | 2015 N MAIN ST | | | |
| M1982-020 | proposed microwave site | 2039 N MAIN ST | | | |
| M1982-020 | proposed microwave site | 2029 N MAIN ST | | | |
| M1982-020 | proposed microwave site | 2035 N MAIN ST | | | |
| M1982-020 | proposed microwave site | 2037 N MAIN ST | | | |
| MM2013-027 | MM to PUD 76-15 for personal fitness tra | 2027 N MAIN ST | 11/19/2013 | 11/19/2013 | |
| PUD1976-015 | Northridge Plaza | 2021 N MAIN ST A | 01/10/1977 | 01/31/1977 | |
| PUD1976-015 | Northridge Plaza | 2029 N MAIN ST | 01/10/1977 | 01/31/1977 | |
| PUD1976-015 | Northridge Plaza | 2031 N MAIN ST | 01/10/1977 | 01/31/1977 | |
| PUD1976-015 | Northridge Plaza | 2037 N MAIN ST | 01/10/1977 | 01/31/1977 | |
| PUD1976-015 | Northridge Plaza | 2015 N MAIN ST | 01/10/1977 | 01/31/1977 | |
| PUD1976-015 | Northridge Plaza | 2021 N MAIN ST B | 01/10/1977 | 01/31/1977 | |
| PUD1976-015 | Northridge Plaza | 2025 N MAIN ST | 01/10/1977 | 01/31/1977 | |
| PUD1976-015 | Northridge Plaza | 2027 N MAIN ST | 01/10/1977 | 01/31/1977 | |
| PUD1976-015 | Northridge Plaza | 2035 N MAIN ST | 01/10/1977 | 01/31/1977 | |
| PUD1976-015 | Northridge Plaza | 2023 N MAIN ST | 01/10/1977 | 01/31/1977 | |



City of Salinas Property Report

Site Address: 2011 N MAIN ST + 13 More

Planning Permits & Projects:

| <u>Project No.</u> | <u>Project Name</u> | <u>Site Address</u> | <u>Date Approved</u> | <u>Date Closed</u> | <u>Date Expired</u> |
|--------------------|--|---------------------|----------------------|--------------------|---------------------|
| PUD1976-015 | Northridge Plaza | 2005 N MAIN ST | 01/10/1977 | 01/31/1977 | |
| PUD1976-015 | Northridge Plaza | 2021 N MAIN ST | 01/10/1977 | 01/31/1977 | |
| PUD1976-015 | Northridge Plaza | 2033 N MAIN ST | 01/10/1977 | 01/31/1977 | |
| PUD1976-015 | Northridge Plaza | 2039 N MAIN ST | 01/10/1977 | 01/31/1977 | |
| PUD1976-015A | Amend PUD 1976-015 | 2021 N MAIN ST | 10/17/1977 | 10/29/1977 | |
| PUD1976-015A | Amend PUD 1976-015 | 2021 N MAIN ST B | 10/17/1977 | 10/29/1977 | |
| PUD1976-015A | Amend PUD 1976-015 | 2027 N MAIN ST | 10/17/1977 | 10/29/1977 | |
| PUD1976-015A | Amend PUD 1976-015 | 2029 N MAIN ST | 10/17/1977 | 10/29/1977 | |
| PUD1976-015A | Amend PUD 1976-015 | 2035 N MAIN ST | 10/17/1977 | 10/29/1977 | |
| PUD1976-015A | Amend PUD 1976-015 | 2037 N MAIN ST | 10/17/1977 | 10/29/1977 | |
| PUD1976-015A | Amend PUD 1976-015 | 2039 N MAIN ST | 10/17/1977 | 10/29/1977 | |
| PUD1976-015A | Amend PUD 1976-015 | 2015 N MAIN ST | 10/17/1977 | 10/29/1977 | |
| FSP1977-001 | Freeway sign plan for Northridge Plaza | 2039 N MAIN ST | 02/25/1977 | | |
| FSP1978-003 | Amend FSP 77-1 for Northridge Plaza | 2031 N MAIN ST | 09/28/1978 | | |
| SPR2007-003 | alcohol sales at existing restaurant | 2015 N MAIN ST | 02/08/2007 | 12/17/2013 | |
| TULP2019-112 | Fireworks Storage Container | 2005 N MAIN ST | 06/04/2019 | 06/04/2019 | |
| TULP2019-113 | Fireworks Stand (Phantom) | 2005 N MAIN ST | 06/12/2019 | 06/12/2019 | |
| PUD1976-015A | Amend PUD 1976-015 | 2031 N MAIN ST | 10/17/1977 | 10/29/1977 | |
| PUD1976-015A | Amend PUD 1976-015 | 2033 N MAIN ST | 10/17/1977 | 10/29/1977 | |
| PUD1976-015A | Amend PUD 1976-015 | 2021 N MAIN ST A | 10/17/1977 | 10/29/1977 | |
| PUD1976-015A | Amend PUD 1976-015 | 2023 N MAIN ST | 10/17/1977 | 10/29/1977 | |
| PUD1976-015A | Amend PUD 1976-015 | 2025 N MAIN ST | 10/17/1977 | 10/29/1977 | |
| SP2019-059 | Reface existing monument signs | 2011 MAIN ST | 11/19/2019 | 11/19/2019 | |
| FSP1978-003 | Amend FSP 77-1 for Northridge Plaza | 2027 N MAIN ST | 09/28/1978 | | |
| FSP1978-003 | Amend FSP 77-1 for Northridge Plaza | 2025 N MAIN ST | 09/28/1978 | | |
| FSP1978-003 | Amend FSP 77-1 for Northridge Plaza | 2015 N MAIN ST | 09/28/1978 | | |
| FSP1978-003 | Amend FSP 77-1 for Northridge Plaza | 2029 N MAIN ST | 09/28/1978 | | |
| FSP1978-003 | Amend FSP 77-1 for Northridge Plaza | 2037 N MAIN ST | 09/28/1978 | | |
| M1982-020 | proposed microwave site | 2005 N MAIN ST | | | |
| M1982-020 | proposed microwave site | 2025 N MAIN ST | | | |
| M1982-020 | proposed microwave site | 2021 N MAIN ST | | | |
| M1982-020 | proposed microwave site | 2031 N MAIN ST | | | |
| M1982-020 | proposed microwave site | 2021 N MAIN ST B | | | |
| M1982-020 | proposed microwave site | 2027 N MAIN ST | | | |



City of Salinas Property Report

Site Address: 2011 N MAIN ST + 13 More

Encroachment(s):

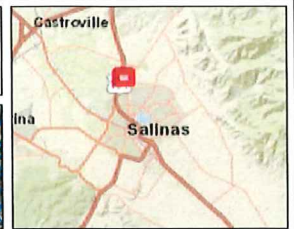
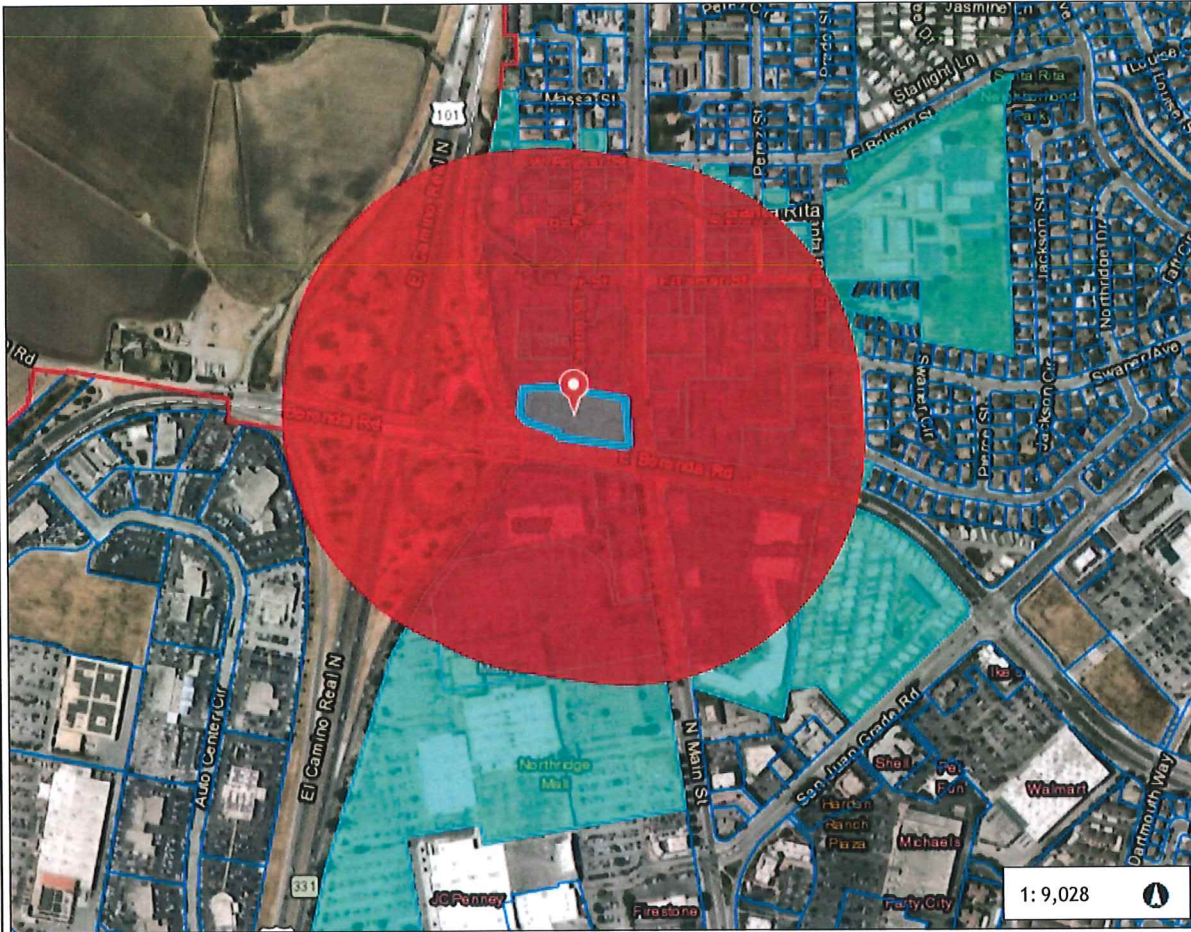
| <i>Permit No.</i> | <i>Site Address</i> | <i>Date Issued</i> | <i>Date Finaled</i> | <i>Date Expired</i> | <i>Description</i> |
|-------------------|-----------------------|--------------------|---------------------|---------------------|---|
| <i>PermitNo</i> | <i>2005 N MAIN ST</i> | <i>11/26/2007</i> | <i>12/03/2007</i> | | <i>Dumpster</i> |
| <i>PermitNo</i> | <i>2033 N MAIN ST</i> | <i>10/17/2008</i> | <i>10/24/2008</i> | | <i>Dumpster</i> |
| <i>PermitNo</i> | <i>2005 N MAIN ST</i> | <i>05/18/2010</i> | <i>06/07/2010</i> | | <i>Replace existing subsurface equipment</i> |
| <i>PermitNo</i> | <i>2005 N MAIN ST</i> | <i>03/27/2017</i> | | <i>09/29/2017</i> | <i>CANO SALINAS SALVATION ARMY SC-1-EXTENET-FIBER OPTIC UNDERGR</i> |
| <i>PermitNo</i> | <i>2005 N MAIN ST</i> | <i>02/06/2017</i> | <i>08/17/2018</i> | | <i>R/R 50'x5.5" SIDEWALK; 50' CURB; 50'x1.5' AC ON CASTRO ST</i> |
| <i>PermitNo</i> | <i>2005 N MAIN ST</i> | <i>03/14/2017</i> | <i>02/21/2018</i> | | <i>SIDEWALK/FIRE HYDRANT WORK - CW</i> |
| <i>PermitNo</i> | <i>2005 N MAIN ST</i> | <i>03/07/2018</i> | <i>03/19/2018</i> | | <i>114103000SLN0530_3480AI LANE CLOSURE TO ACCESS MH- ATT A017PPL</i> |
| <i>PermitNo</i> | <i>2005 N MAIN ST</i> | <i>05/25/2018</i> | | <i>06/11/2018</i> | <i>ROVING LANE CLOSURES FOR MH INVESTIGATIONS (FOR EXTENET)</i> |
| <i>PermitNo</i> | <i>2005 N MAIN ST</i> | <i>11/06/2019</i> | | <i>05/06/2020</i> | <i>1301' OF FIBER CONDUIT-EXTENT</i> |
| <i>PermitNo</i> | <i>2005 N MAIN ST</i> | <i>11/06/2019</i> | | <i>05/06/2020</i> | <i>TRAFFIC CONTROL TO INSTALL 1090' AERIAL FIBER- EXTENET</i> |
| <i>PermitNo</i> | <i>2005 N MAIN ST</i> | <i>07/31/2019</i> | | <i>01/31/2020</i> | <i>INSTALL PHOTO ENFORCEMENT CAMERAS</i> |
| <i>PermitNo</i> | <i>2005 N MAIN ST</i> | <i>02/13/2020</i> | | <i>08/13/2020</i> | <i>EXCAVATE 4'x4' BELL HOLE TO REPAIR UG FACILITIES PM 44157075</i> |
| <i>PermitNo</i> | <i>2005 N MAIN ST</i> | <i>03/18/2020</i> | | <i>09/18/2020</i> | <i>PG&E TO REPLACE UNDERGROUND ELECTRICAL EQUIPMENT PM 31491571</i> |
| <i>PermitNo</i> | <i>2015 N MAIN ST</i> | <i>02/16/2022</i> | | <i>08/16/2022</i> | <i>INSTALL PHOTO ENFORCEMENT SIGNS</i> |
| <i>PermitNo</i> | <i>2005 N MAIN ST</i> | <i>08/24/2022</i> | | <i>02/24/2023</i> | <i>TCP FOR MH ACCESS, SPLICING FIBER ATT A02ED4H</i> |
| <i>PermitNo</i> | <i>2005 N MAIN ST</i> | | | | <i>PGE PM 35272450 Electric Vehicle charging station</i> |

Assessment District(s):

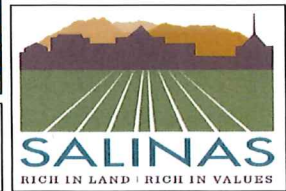
Tree Summary:



ZLTR 2025-007 1000 ft Radius



- Legend**
- City of Salinas Boundary
 - City of Salinas Parcels



0.3 0 0.14 0.3 Miles
 WGS_1984_Web_Mercator_Auxiliary_Sphere
 THIS MAP IS NOT TO BE USED FOR NAVIGATION

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