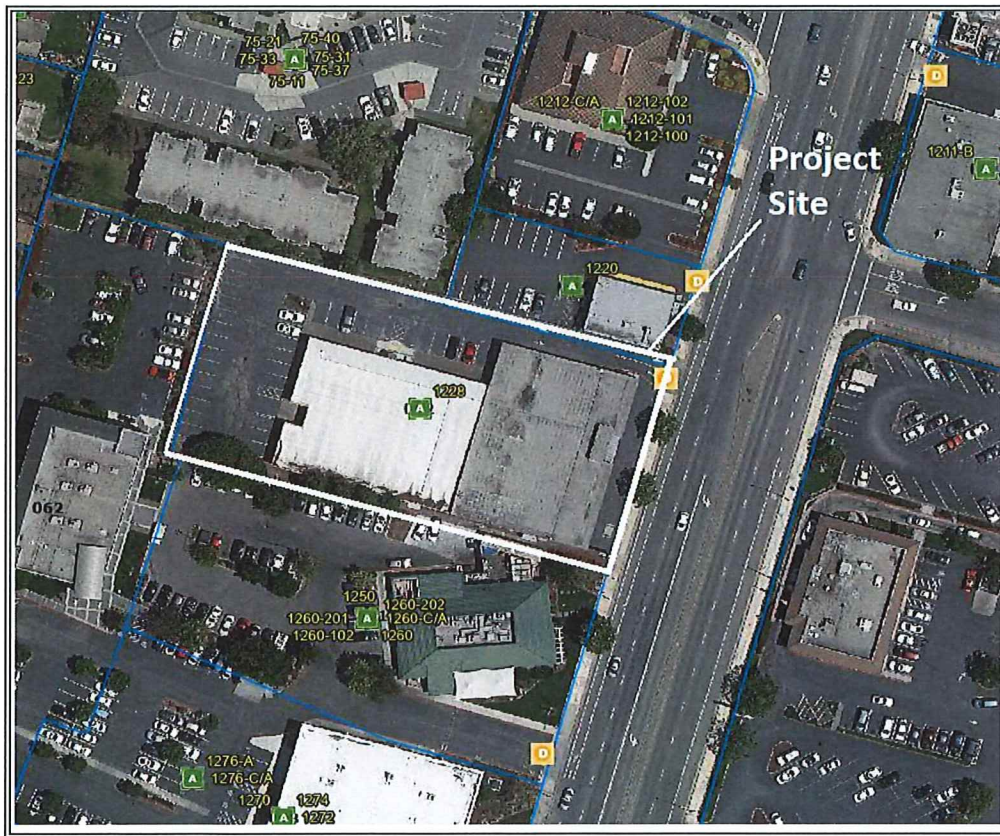


North

Vicinity Map



CONDITIONAL USE PERMIT 2022-048

1228 South Main Street

Exhibit A



PROJECT
NORTH

1

1
EXISTING FLOOR
SCALE: 1/8" = 1'-0"

UNIT A
1,413 SF
FURNITURE RETAIL
(NO CHANGE IN USE PROPOSED)

UNIT B
10,749 SF
CANNABIS RETAIL + ANCILLARY DISTRIBUTION
(PROPOSED CHANGE OF USE)

Exhibit D

Date	3/5/24
Scale	
Drawn	
Job	2227
Sheet	A2.1
Of	Sheets

A2.1
of Sheets

GENERAL NOTES

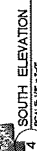
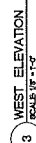
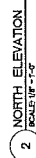
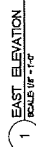
DISTRIBUTION — PRETEST BATCHES, SAMPLING, POSTTEST BATCHES, PACKAGING, LABELING, RECORDS STORAGE, SURVEILLANCE SYSTEM STORAGE, LOADING/UNLOADING/INVENTORY INTAKE, ORDER FULFILLMENT

FULFILLMENT — RECEIPT OF RETAIL ORDERS AND FULFILLMENT OF RETAIL ORDERS FROM DISTRIBUTION PRODUCT STORAGE (WHOLESALE TO RETAIL)

EXISTING USE OF BUILDING : FURNITURE RETAIL (UNIT A TO REMAIN)

Exhibit E

- 1(1E) STUCCO FINISH
- 2(1E) STORE FRONT NOT USED
- 3(1E) DOOR, NOT USED
- 4(1E) VERTICAL SIDING
- 5(1E) BRICK PLANTERS
- 6(1E) WINDOWS
- 7(1E) IRON RAILING
- 8(1E) AWNING
- 9(1E) WOOD COLUMNS
- 10(1E) WOOD FASCIA
- 11(1E) EMERGENCY EXIT DOOR
- 12(1E) ROLL UP DOOR
- 13(1E) MAIN ENTRANCE DOOR
- 14(1E) ELECTRICAL SERVICE ENTRANCE
- 15(1E) ELECTRICAL PANELS/ JUNCTION BOX
- 16(1E) LANDSCAPE BURN
- 17(1E) NEW SEASON BUILT-IN ABOVE PORCH FOR SEASONAL COLOR AND



Exhibit





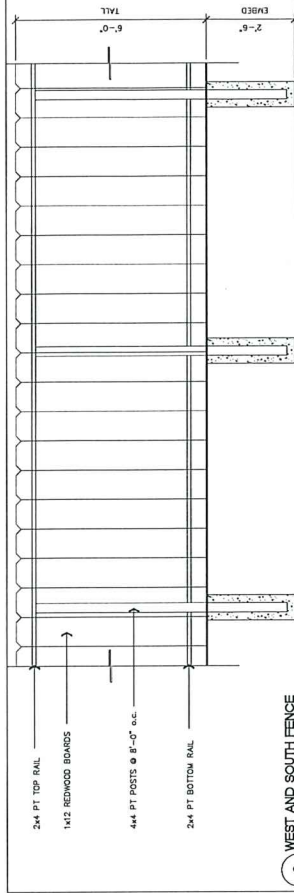
1 LANDSCAPE BERM SAMPLE
SCALE 3/4" = 1'-0"



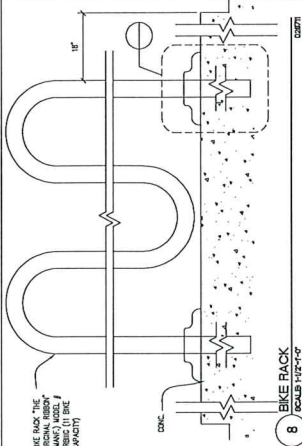
2 LANDSCAPE BOULDER SAMPLE
SCALE 3/4" = 1'-0"



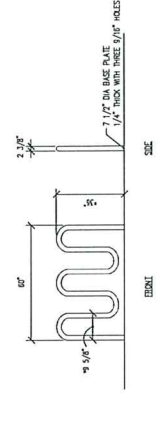
5 BUILT-IN ABOVE GROUND LANDSCAPE PLANTER
SCALE 3/4" = 1'-0"



3 WEST AND SOUTH FENCE
SCALE 1/2" = 1'-0"



7



NOTE:
1. MATERIALS TO BE PROVIDED BY CONTRACTOR FOR LANDSCAPES, EXCEPT FOR:
2. ALL PLANTING SHALL BE PROVIDED BY CONTRACTOR.
3. ALL PLANTING SHALL BE PROVIDED BY CONTRACTOR.
4. THE MODEL NUMBERS INDICATE THE NUMBER OF BIKES EACH BIKE RACK HOLDS.

12 BIKE RACK-WAVE TYPE FOR 7 BIKE CAPACITY
SCALE 1/2" = 1'-0"

11

10

DETAILS
USE PERMIT FOR:
CANNACRUZ, LLC
115 LIMEKILN ST., SANTA CRUZ, CA, 95060
GRANT-PALMERLIVE.COM
831-420-3227

DATE 3/5/24
DRAWN
SHEET
A9.0
SHEET 01

16

15

14



City of Salinas

DEVELOPMENT ENGINEERING (PW) • 65 West Alisal Street • Salinas, California

Phone: (831) 758-7251 • www.cityofsalinas.org

ENGINEER'S REPORT

PURPOSE: CUP2022-048

LOCATION: 1228 Main St

OWNER/APPLICANT: CannaCruz, Inc.

DATE: 03/6/2024

PLANNER: Thomas Wiles

DEVELOPMENT PROPOSAL: Conducting a duly licensed and compliant California commercial medical and adult use cannabis retail and distribution business and all other operations consistent with the same and authorized by the City of Salinas, the County of Monterey, and the State of California.

RECOMMENDATION: Approved with Conditions

SWDS CATEGORY: N/A

SWDS THRESHOLD: N/A

NPDES CATEGORY: N/A

DEVELOPMENT REVIEW: *Development Review Submittal prepared by Roegner Building & Design dated July 01, 2022.*

COMMENTS TO BE ADDRESSED PRIOR TO BUILDING PERMIT ISSUANCE

1. Development Impact Fees – Development impact fees are estimated at \$158,522.22 which includes credit for the existing building and accepted pass -by trip reduction. Applicant shall complete the sanitary sewer fixture table prior to building permit issuance. Fees are assessed and due prior issuance of a building permit.

Notice: The Conditions of Approval for this Site Plan Review include certain fees and development requirements. Pursuant to Government Code Section 66020 (d)(1), this hereby constitutes written notice stating the amount of said fees and describing the development requirements. The applicant is hereby notified that the 90-day appeal period in which he/she/they may protest these fees and development requirements, pursuant to Government Code Section 66020 (a), begins on the date the office land use permit is approved. If applicant files a written protest within this 90-day period complying with all requirements of Section 66020, he/she/they will be legally barred from challenging such fees and/or requirements at a later date.

CITY OF SALINAS

Fernando Rizo, QSD, Assistant Engineer
for

Adriana Robles, PE, CFM, City Engineer

Exhibit

DEVELOPMENT FEES				
COMMERCIAL BUILDINGS (2022-2023)				
(Including Hotels/Motels/Schools)				
Address: 1228 Main Street		Permit #: CUP2022-048		
Date: 03/06/24		Bldg. Area: 20,150 sf		
1. STREET TREE FEE:				2304.00.0000-56.5110
0	Street Frontage (LF)	multiplier (per 60' frontage) \$389:	\$ -	Not assessed if provided by applicant
TOTAL STREET TREE FEE DUE:			\$ -	
2. SANITARY SEWER FEE:				2301.00.0000-56.5120
First 4,000 sf of building area and first 20 F.U. = \$1,995:			\$ -	Please complete attached Sanitary Sewer Fixture Table.
(20)	Fixture units over 20 x \$21.10 ea:		\$ -	
16,150	sq. ft. of building area over 4,000/100 x \$4.95 ea:		\$ -	
TOTAL SANITARY SEWER FEE DUE:			\$ -	
3. STORM DRAIN FEE:				2301.00.0000-56.5130
	sf property	43,560 sf/acre:	0.000	
		@ \$8,211/acre:	\$ -	
		(School Rate) @ \$6,548/acre:	\$ -	
TOTAL STORM DRAIN FEE DUE:			\$ -	
4. TRAFFIC IMPACT FEE:				2306.00.0000-56.5150
		Dispensary	Warehouse	Furniture(Credit)
Building Square Footage:		5,279	14,871	20,150
Divided by 1,000 :		5.279	14.871	20.150
Trip Rate (TFO):		61	5	-3
ITE 880 Pharmacy/Drugstore Pass-By Trip Reduction (26.5%):		-85		
Trips:		320	74	-60
Total Trips:		249	Estimate per cannabis dispensaries supplemental trip generation study prepared by Rick Engineering Co. dated	
@ \$430/trip (\$622/trip in FGA):		\$ 107,152.62		
TOTAL TRAFFIC IMPACT FEE DUE:		\$ 107,152.62		
5. REGIONAL DEVELOPMENT IMPACT FEE				8809.81.8157-57.8640
Fee assessed by the Transportation Agency for Monterey County		\$ 51,369.59	Per TAMC fee schedule	
6. PUBLIC FACILITIES IMPACT FEE				
TOTAL PUBLIC FACILITIES IMPACT FEE		\$ -		
TOTAL DEVELOPMENT FEES DUE:		\$ 158,522.22		

Effective: July 1, 2022

Valid through: June 30, 2023

Regional Development Impact Fees

Fee Calculation Worksheet

Last updated September 1, 2021

Project Name:

Date:

Select the Benefit Zone:	GREATER SALINAS
Select the Agency:	City of Salinas

Select the Land Use Type:	Fee Schedule	Enter the # of Units	Fees
1	\$0.00		\$0.00
2	\$0.00		\$0.00
3	\$0.00		\$0.00
4	\$0.00		\$0.00
5	\$0.00		\$0.00
Calculate by Fee per Trip (Only use for appeals):	\$379	249	\$94,433.85
Subtotal:			\$94,433.85
Apply discount:	45.60%		\$43,064.26
Apply credits:			\$0.00
Total Regional Fee:			\$51,369.59

Accessory Dwelling Units (ADU) - Senate Bill 13 (Wieckowski, 2019)

ADUs under 750 square feet are exempt from impact fees.

ADUs over 750 square feet are assessed impacts fees that are proportional to the size of the primary residence.

1. In the worksheet above, for "Select the Land Use Type", choose "Single-Family"

2. Next, calculate the proportion of the ADU to the main residence and enter that figure in "Enter the # of Units"

Primary Residence - Square Feet:	
ADU - Square Feet:	
Proportion:	

Memorandum

City of Salinas



Date: March 19, 2024
To: Thomas Wiles, Senior Planner
From: Sergeant Gerry Magana

SUBJECT: CUP 2022-048 and CCP 2023-007 (1228 South Main Street)

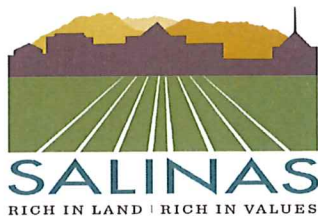
The Salinas Police Department has reviewed the provided documentation regarding the proposed parking reduction and relocation for the cannabis dispensary (CUP 2022-048 and CCP 2023-007) located at 1228 South Main Street. The Police Department sees no issues with the parking reduction or relocation of the dispensary. Although parking may not be an issue, this particular location is very busy with traffic because of the intersection with South Main Street, and Plaza Circle, and the driveway of the location. We have had approximately 18 traffic collisions since 2021 at the intersection of South Main Street and Plaza Circle with one being a fatal traffic collision SPD case # 22-030683 vehicle versus bicyclist.

In addition, there have been several Marijuana Dispensary burglaries in Monterey County. On March 3, 2023, a Marijuana dispensary burglary occurred at 1051 Terven Ave. Compassionate Bay Delivery SPD case # 23-030118. The city of Greenfield had 2 Marijuana dispensary burglaries and 2-3 other ones in Monterey County.

The site is located adjacent to a residential area with close proximity to Salinas High School. It is the opinion of the Chief of Police that the operation of the 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 as stipulated by Municipal Code Section 5-07.27(d).

Exhibit

J



City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT

65 W. Alisal Street • Salinas, California 93901
(831) 758-7251 • (831) 758-7938 (Fax) • www.ci.salinas.ca.us

PLANNING APPLICATION REVIEW - BUILDING

Date: 2/28/2024
Application: CUP2022-048
Address: 1228 MAIN ST
Scope: Change use from furniture to CCB Retail w/parking reduction
Contact: Contact
Planner: Thomas Wiles

1. Unit A shall not be occupied until a building permit for a tenant Improvement permit is processed and finalized. Please note this on the floor plan. *CBC §107.1*
2. Provide the occupancy classification, construction types, square footage, building area analysis, fire sprinklered and/or alarm for all existing and proposed structures. *CBC §107.2*

NO RESPONSE REQUIRED. REQUIREMENTS TO BE VERIFIED AT BUILDING PERMIT SUBMITTAL.

3. When a single space is split into multiple tenant spaces, the plans for Building Permit application will require a means of egress plan, occupancy separation requirements, and adequate access to electrical, mechanical and plumbing systems (location of electrical panels, mechanical thermostat, minimum plumbing fixture calculations, etc.) This only applies to tenant space B, since tenant space A is not for occupancy. *CBC §107.2*

NO RESPONSE REQUIRED. REQUIREMENTS TO BE VERIFIED AT BUILDING PERMIT SUBMITTAL.

4. Specific Building comments will be generated upon building permit submittal. Building permit shall comply with California Code of Regulations, Title 24.

NO RESPONSE REQUIRED

(End of Comments)

Angeline Anzini

City of Salinas Permit Services
Community Development Department

Exhibit K



February 9, 2024

Mr. Grant Palmer
CannaCruz, Inc.
115 Limekiln Street
Santa Cruz, CA 95060

SUBJECT: CANNACRUZ SALINAS PARKING DEMAND STUDY
(RICK ENGINEERING COMPANY JOB NUMBER 19633)

Dear Mr. Palmer:

Rick Engineering Company (RICK) has prepared this parking demand study to evaluate the parking requirement of the CannaCruz Salinas cannabis dispensary store, which proposes to relocate from its current site at 1156 Abbott Street in Salinas to a site located at 1228 South Main Street in Salinas.

PROJECT DESCRIPTION

CannaCruz Salinas proposes to redevelop the existing former furniture store (Legacy Fine Furniture) in a 20,146 square-foot free-standing building located at 1228 South Main Street in Salinas. The existing CannaCruz Salinas cannabis dispensary store would be relocated from its current location at 1156 Abbott Street in Salinas to the proposed site at 1228 South Main Street. In addition, a furniture store use is proposed for the front half of the building. Below is a breakdown of the proposed uses and floor areas that would be provided within the 20,146 square-foot building:

- 5,726 square-foot cannabis dispensary
- 2,387 square-foot distribution area
- 2,660 square-foot employee area
- 9,373 square-foot furniture store

The hours of operation for the existing and proposed CannaCruz Salinas sites are from 8:30 AM to 9:00 PM Monday through Sunday. The hours of operation for the proposed furniture store are estimated to be from 10:00 AM to 5:00 PM Monday through Sunday.

The total estimated number of employees for the proposed cannabis dispensary is 20 employees, and a maximum of 7 employees are estimated to be on-site at one time. The total estimated number of employees for the proposed furniture store is 10 employees, and a maximum of 3 employees are estimated to be on-site at one time.

The project proposes to take full access from one driveway on Main Street. A total of 40 parking spaces are currently provided on the site, which includes two (2) ADA parking spaces. The project site plan is illustrated in **Exhibit 1** following this letter.

EXISTING USE PARKING CONDITIONS

The existing former furniture store (Legacy Fine Furniture) was the original tenant/owner of the 20,146 square-foot building at 1228 South Main Street, and was required to provide a minimum of 34 parking spaces based on the City's parking requirement for a furniture store use (1 space per 600 square-feet) per Section 37-50.350 of the City of Salinas Municipal Code (Basic Requirements for Off-Street Parking and Loading). The existing 40 parking spaces on the site exceeds the City's minimum parking requirement by 6 parking spaces.

Table 1 below summarizes the minimum required parking spaces for the existing former furniture store use based on the City's off-street parking requirement per Section 37-50.350 of the City of Salinas Municipal Code, and also the estimated peak parking demand for a furniture store (Land Use 890) per the 5th Edition Institute of Transportation Engineers (ITE) Parking Generation Manual (January 2019).

Table 1
Existing Use Parking Conditions

Existing Use	Size/Area	Parking Rate	Minimum Parking Spaces Required	Existing Parking Spaces Provided
Off-Street Parking Requirements per City of Salinas Municipal Code				
Furniture Store	20,146 sq. ft.	Furniture Store: 1 per 600 sq. ft.	34	40
Estimated Existing Parking Demand per ITE Parking Generation				
Furniture Store (ITE Land Use 890)	20,146 sq. ft.	Weekday: 0.48 per 1,000 SF Saturday: 0.96 per 1,000 SF	19 ¹	40

Sources:

Table 37-50.100, Section 37-50.350, City of Salinas Municipal Code (Basic Requirements for Off-Street Parking and Loading.

ITE Parking Generation Manual (5th Edition, January 2019).

¹ Based on peak Saturday parking demand rate per ITE Parking Generation Manual (5th Edition, January 2019)

PROPOSED PROJECT PARKING REQUIREMENT

Table 37-50.100 (Schedule A: Off-Street Parking and Loading Spaces Required) in Section 37-50.350 of the City of Salinas Municipal Code does not include a specific parking requirement rate for a cannabis dispensary use. Per Table 37-50.100, any retail sales uses that are not listed as a specific use classification are required to use the general retail sales parking rate of 1 space per 300 square-feet. In addition, because the existing 20,146 square-foot building would be shared by two different tenants/owners, the proposed uses would be defined as a shopping center, which has a parking rate of 1 space per 250 square-feet for floor areas over 15,000 square-feet.

Based on the 5,726 square-foot floor area of the proposed cannabis dispensary use and excluding the other proposed uses, a minimum of 20 parking spaces would be required per the City's general retail sales parking rate. The proposed distribution use would be similar to a warehousing and storage use, which has a parking rate of 1 space per 1,000 square-feet per Table 37-50.100 in Section 37-50.350 of the City of Salinas Municipal Code. If the City's warehousing and storage parking rate was applied to the 2,387 square-foot distribution area, an additional 3 parking spaces would be required. If the City's furniture store parking rate of 1 space per 600 square-feet was applied to the proposed 9,373 square-foot furniture store use, an additional 16 parking spaces would be required, and a combined total of 39 parking spaces would be required for the project.

The City of Salinas zoning code does not allow for bifurcation of uses for parking requirements when the primary use is commercial retail, and also because the existing 20,146 square-foot building would be shared by two different tenants/owners, the City's shopping center (floor areas over 15,000 square-feet) parking rate of 1 space per 250 square-feet would be required to be used for the entire 20,146 square-foot building. If the City's shopping center parking rate was applied to the 20,146 square-foot project floor area, a minimum of 81 parking spaces would be required. The project proposes to provide a total of 40 parking spaces; therefore, the project would have a shortage of 41 parking spaces if the City's shopping center parking rate was used for the entire site.

Table 2 below summarizes the minimum parking spaces that would be required if using a combination of the City's general retail, warehousing/storage, and furniture store parking rates versus using the City's shopping center parking rate for the entire 20,146 square-foot building.

Table 2
City of Salinas Off-Street Parking Requirements

Proposed Use	Size/Area	No. of Employees	City's Parking Rate	Minimum Parking Spaces Required	Parking Spaces Provided (Surplus/ Shortage)
Minimum Required Parking Based on General Retail/Warehousing/Furniture Store Parking Rates					
Cannabis Dispensary	5,726 sq. ft.	Total: 30 Onsite: 10	General Retail: 1 per 300 sq. ft.	20	40
Distribution	2,387 sq. ft.		Warehousing/Storage: 1 per 1,000 sq. ft.	3	
Employee Area	2,660 sq. ft.		Ancillary Use	0	
Furniture Store	9,373 sq. ft.		Furniture Store: 1 per 600 sq. ft.	16	
Total				39	40 (+1)
Minimum Required Parking Based on Shopping Center Parking Rate Only					
Cannabis Dispensary/ Furniture Store	20,146 sq. ft.	Total: 30 Onsite: 10	Shopping Center (over 15,000 sq. ft.): 1 per 250 sq. ft.	81	40 (-41)

Source:
Table 37-50.100, Section 37-50.350, City of Salinas Municipal Code (Basic Requirements for Off-Street Parking and Loading)

Due to the lack of a specific parking rate for a cannabis dispensary use in the City's Municipal Code, this parking demand study has been prepared to survey four existing cannabis dispensary sites with the purpose of calculating a peak parking demand rate that is specific to a cannabis dispensary use.

EXISTING PARKING OCCUPANCY SURVEYS

Parking occupancy surveys were conducted at four existing cannabis dispensaries in the greater Salinas-Santa Cruz area on one weekday (Tuesday and Thursday) and on one weekend day (Saturday) to develop a specific parking demand rate for a cannabis dispensary in the local area. The existing cannabis dispensaries were selected based on the following criteria to ensure accuracy and comparability to the proposed site:

- Occupies a stand-alone building that is not shared with other businesses; and
- Provides a parking lot that is exclusively used by the cannabis dispensary and is not shared with other uses.

The following existing cannabis dispensaries met the above-listed criteria, and parking occupancy surveys were conducted at these sites on Saturday, May 14, 2022, Tuesday, May 17, 2022, Saturday, June 25, 2022, and Thursday, June 30, 2022:

- 1) Santa Cruz Naturals, 9077 Soquel Drive, Aptos, CA
- 2) White Fire Prunedale, 2329 San Miguel Canyon Road, Prunedale, CA
- 3) One Plant, 10031 Reese Circle, Salinas, CA
- 4) East of Eden Cannabis Co., 8022 Moss Landing Road, Moss Landing, CA

The number of parking spaces provided for each cannabis dispensary site was counted prior to conducting the parking occupancy surveys to determine the parking utilization rates by time of day for each survey site.

Below are the current hours of operation for each of the cannabis dispensary survey sites:

Santa Cruz Naturals

- Monday-Friday: 8:00 AM – 8:00 PM
- Saturday-Sunday: 10:00 AM - 8:00 PM

White Fire Prunedale

- Monday-Sunday: 8:00 AM – 8:00 PM

One Plant

- Monday-Sunday: 9:00 AM – 8:00 PM

East of Eden Cannabis Co.

- Monday-Sunday: 8:00 AM – 8:00 PM

The Institute of Transportation Engineers (ITE) Parking Generation Manual (5th Edition, 2019) provides a time-of-day distribution of parking demand for a cannabis dispensary use, which shows a peak parking demand at 2:00 PM, and with at least 50% of the peak parking demand occurring between 10:00 AM and 7:00 PM.

Based on the published ITE time-of-day parking demand distribution for a cannabis dispensary and the hours of operation for the four selected cannabis dispensary survey sites, the parking occupancy surveys were recorded on an hourly basis beginning at 10:00 AM and ending at 8:00 PM.

Table 3 provides the results of the weekday parking occupancy survey, and the results of the weekend parking occupancy survey are provided in **Table 4**. The raw parking count data is provided in **Attachment A** following this letter.

Tables 3 and 4 show the following peak parking utilizations of the individual existing cannabis dispensaries:

- Santa Cruz Naturals: Weekday = 38% (5-6 PM); Weekend = 23% (4-6 PM)
- White Fire Prunedale: Weekday = 17% (4-6 PM); Weekend = 28% (5-6 PM)
- One Plant: Weekday = 61% (3-4 PM); Weekend = 61% (1-2 PM)
- East of Eden Cannabis Co.: Weekday = 25% (10 AM-1 PM); Weekend = 50% (3-4 PM)

Table 3 shows that the average peak parking utilization of the four cannabis dispensary sites occurs between 3:00 PM and 4:00 PM on a typical weekday, with an average peak parking utilization of 32%.

Table 4 shows that on a typical weekend, the average peak parking utilization of the four cannabis dispensary sites occurs between 3:00 PM and 5:00 PM, with an average peak parking utilization of 35%.

PARKING DEMAND ANALYSIS

The results of the parking occupancy surveys were used to develop weekday and weekend parking demand rates for a cannabis dispensary use, which will be used to determine the estimated peak parking demand and required parking spaces for the proposed CannaCruz Salinas cannabis dispensary store.

Individual peak parking demand rates were calculated for each of the four existing cannabis dispensaries based on the number of parking spaces per thousand square-feet of building area. The approximate building areas of the four cannabis dispensary locations are listed below:

- Santa Cruz Naturals: 1,674 square-feet
- White Fire Prunedale: 1,646 square-feet
- One Plant: 7,240 square-feet (includes distribution and storage space)
- East of Eden Cannabis Co.: 3,048 square-feet

Weekday and weekend peak parking demand rates for the four above-listed cannabis dispensary locations were calculated by dividing the peak parking demand (highest occupied parking spaces) by the building area in thousands of square-feet, as shown in the following equation: $A = B / (C / 1,000)$, where A is the peak parking demand rate, B is the peak parking demand highest occupied parking spaces, and C is the building area in square-feet, which is divided by 1,000 to convert building area to thousand square-feet.

The results of the weekday and weekend peak parking demand rate calculations are shown in **Table 5** and **Table 6**, respectively.

As shown in Table 5, the average weekday peak parking demand rate was calculated at 1.75 parking spaces per thousand square-feet.

Table 6 shows that the average weekend peak parking demand rate was calculated at 1.92 parking spaces per thousand square-feet.

Table 3
Existing Weekday Parking Occupancy Surveys

Time	Santa Cruz Naturals 9077 Soquel Drive Aptos, CA		White Fire Prunedale 2329 San Miguel Canyon Road Prunedale, CA		One Plant 10031 Reese Circle Salinas, CA		East of Eden Cannabis Co. 8022 Moss Landing Road Moss Landing, CA		TOTAL SURVEY SITES	
	Parking Supply		Parking Supply		Parking Supply		Parking Supply		Parking Supply	
	13		18		18		8		57	
	Occupied Parking Spaces	Percent Utilization	Occupied Parking Spaces	Percent Utilization	Occupied Parking Spaces	Percent Utilization	Occupied Parking Spaces	Percent Utilization	Total Occupied Spaces	Average Percent Utilization
10:00 - 11:00 AM	2	15%	1	6%	8	44%	2	25%	13	23%
11:00 AM - 12:00 PM	1	8%	2	11%	10	56%	2	25%	15	26%
12:00 - 1:00 PM	1	8%	2	11%	8	44%	2	25%	13	23%
1:00 - 2:00 PM	1	8%	1	6%	7	39%	1	13%	10	18%
2:00 - 3:00 PM	2	15%	0	0%	9	50%	1	13%	12	21%
3:00 - 4:00 PM	4	31%	2	11%	11	61%	1	13%	18	32%
4:00 - 5:00 PM	4	31%	3	17%	8	44%	0	0%	15	26%
5:00 - 6:00 PM	5	38%	3	17%	9	50%	0	0%	17	30%
6:00 - 7:00 PM	3	23%	1	6%	6	33%	1	13%	11	19%
7:00 - 8:00 PM	2	15%	1	6%	7	39%	0	0%	10	18%

Note: Hour with the highest parking demand for each individual site is shaded in gray, and the hour with the highest overall parking demand is outlined in thick box and indicated in **bold**.

Table 4
Existing Weekend Parking Occupancy Surveys

Time	Santa Cruz Naturals 9077 Soquel Drive Aptos, CA			White Fire Prunedale 2329 San Miguel Canyon Road Prunedale, CA			One Plant 10031 Reese Circle Salinas, CA			East of Eden Cannabis Co. 8022 Moss Landing Road Moss Landing, CA			TOTAL SURVEY SITES		
	Parking Supply			Parking Supply			Parking Supply			Parking Supply			Parking Supply		
	13			18			18			8			57		
	Occupied Parking Spaces	Percent Utilization		Occupied Parking Spaces	Percent Utilization		Occupied Parking Spaces	Percent Utilization		Occupied Parking Spaces	Percent Utilization		Total Occupied Spaces	Average Percent Utilization	
10:00 - 11:00 AM	1	8%		2	11%		9	50%		0	0%		12	21%	
11:00 AM - 12:00 PM	2	15%		1	6%		10	56%		2	25%		15	26%	
12:00 - 1:00 PM	2	15%		1	6%		9	50%		1	13%		13	23%	
1:00 - 2:00 PM	1	8%		1	6%		11	61%		1	13%		14	25%	
2:00 - 3:00 PM	0	0%		2	11%		8	44%		2	25%		12	21%	
3:00 - 4:00 PM	2	15%		4	22%		10	56%		4	50%		20	35%	
4:00 - 5:00 PM	3	23%		4	22%		10	56%		3	38%		20	35%	
5:00 - 6:00 PM	3	23%		5	28%		9	50%		1	13%		18	32%	
6:00 - 7:00 PM	1	8%		3	17%		9	50%		1	13%		14	25%	
7:00 - 8:00 PM	1	8%		2	11%		6	33%		3	38%		12	21%	

Note: Hour with the highest parking demand for each individual site is shaded in gray, and the hour with the highest overall parking demand is outlined in thick box and indicated in **bold**.

Table 5
Weekday Peak Parking Demand Rate Calculations

Time	Santa Cruz Naturals 9077 Soquel Drive Aptos, CA	White Fire Prunedale 2329 San Miguel Canyon Road Prunedale, CA	One Plant 10031 Reese Circle Salinas, CA	East of Eden Cannabis Co. 8022 Moss Landing Road Moss Landing, CA	Average Weekday Peak Parking Demand Rate (per KSF)							
	Parking Supply	Parking Supply	Parking Supply	Parking Supply								
	13	18	18	8								
	Building Size (Sq. Ft.)	Building Size (Sq. Ft.)	Building Size (Sq. Ft.)	Building Size (Sq. Ft.)								
	1,674	1,646	7,240	3,048								
	Occupied Parking Spaces	Peak Parking Demand Rate¹ (per KSF)	Occupied Parking Spaces	Percent Utilization		Peak Parking Demand Rate¹ (per KSF)	Occupied Parking Spaces	Percent Utilization	Peak Parking Demand Rate¹ (per KSF)			
	2	15%	1	6%		8	44%	2	25%			
10:00 - 11:00 AM												
11:00 AM - 12:00 PM	1	8%	2	11%		10	56%		2	25%	0.66	
12:00 - 1:00 PM	1	8%	2	11%		8	44%		2	25%		
1:00 - 2:00 PM	1	8%	1	6%		7	39%		1	13%		
2:00 - 3:00 PM	2	15%	0	0%		9	50%		1	13%		
3:00 - 4:00 PM	4	31%	2	11%		11	61%	1.52	1	13%		
4:00 - 5:00 PM	4	31%	3	17%	1.82	8	44%		0	0%		
5:00 - 6:00 PM	5	38%	2.99	3	17%		9	50%		0	0%	
6:00 - 7:00 PM	3	23%		1	6%		6	33%		1	13%	
7:00 - 8:00 PM	2	15%		1	6%		7	39%		0	0%	

Note: Peak parking demand rates for the individual cannabis dispensaries are shaded in gray and indicated in **bold**.

KSF = Thousand Square-Feet

¹ Each parking demand rate was calculated by dividing the peak parking demand (highest occupied parking spaces) by the building area in thousands of square-feet, as shown in the following equation: $A = B / (C / 1,000)$, where A is the parking demand rate, B is peak parking demand highest occupied parking spaces), and C is the building area in square-feet, which is divided by 1,000 to convert building area to thousand square-feet.

Table 6
Weekend Peak Parking Demand Rate Calculations

Time	Santa Cruz Naturals 9077 Soquel Drive Aptos, CA			White Fire Prunedale 2329 San Miguel Canyon Road Prunedale, CA			One Plant 10031 Reese Circle Salinas, CA			East of Eden Cannabis Co. 8022 Moss Landing Road Moss Landing, CA			Average Saturday Peak Parking Demand Rate (per KSF)
	Parking Supply			Parking Supply			Parking Supply			Parking Supply			
	13			18			18			8			
	Building Size (Sq. Ft.)			Building Size (Sq. Ft.)			Building Size (Sq. Ft.)			Building Size (Sq. Ft.)			
	1,674			1,646			7,240			3,048			
	Occupied Parking Spaces	Percent Utilization	Peak Parking Demand Rate¹ (per KSF)	Occupied Parking Spaces	Percent Utilization	Peak Parking Demand Rate¹ (per KSF)	Occupied Parking Spaces	Percent Utilization	Peak Parking Demand Rate¹ (per KSF)	Occupied Parking Spaces	Percent Utilization	Peak Parking Demand Rate¹ (per KSF)	
10:00 - 11:00 AM	1	8%		2	11%		9	50%		0	0%		1.92
11:00 AM - 12:00 PM	2	15%		1	6%		10	56%		2	25%		
12:00 - 1:00 PM	2	15%		1	6%		9	50%		1	13%		
1:00 - 2:00 PM	1	8%		1	6%		11	61%	1.52	1	13%		
2:00 - 3:00 PM	0	0%		2	11%		8	44%		2	25%		
3:00 - 4:00 PM	2	15%		4	22%		10	56%		4	50%	1.31	
4:00 - 5:00 PM	3	23%	1.79	4	22%		10	56%		3	38%		
5:00 - 6:00 PM	3	23%		5	28%	3.04	9	50%		1	13%		
6:00 - 7:00 PM	1	8%		3	17%		9	50%		1	13%		1.92
7:00 - 8:00 PM	1	8%		2	11%		6	33%		3	38%		

Note: Peak parking demand rates for the individual cannabis dispensaries are shaded in gray and indicated in **bold**.

KSF = Thousand Square-Feet

¹ Each parking demand rate was calculated by dividing the peak parking demand (highest occupied parking spaces) by the building area in thousands of square-feet, as shown in the following equation: $A = B / (C / 1,000)$, where A is the parking demand rate, B is peak parking demand highest occupied parking spaces), and C is the building area in square-feet, which is divided by 1,000 to convert building area to thousand square-feet.

Based on the calculated peak parking demand rates shown in Tables 5 and 6, weighted average peak parking demand rates for an entire week (7 days) were calculated for the individual survey sites, from which an overall weighted average parking rate for an entire week was calculated. The weighted average calculations were made by applying the weekday peak parking demand rates over a 4-day period from Monday through Thursday, and by applying the weekend peak parking demand rates over a 3-day period from Friday through Sunday.

The following equation shows how the weighted average peak demand parking rates were calculated: $A = ((B \times 4) + (C \times 3)) / 7$, where A is the weighted average peak parking demand rate, B is the weekday peak parking rate, and C is the weekend peak parking demand rate. The overall average peak parking demand rate was calculated by dividing the sum of the individual average peak parking demand rates of the survey sites by the number of survey sites (4).

Table 7 shows the results of the weighted average peak parking demand rates for the individual survey sites and the overall weighted average peak parking demand rate.

Table 7
Weighted Average Peak Parking Demand Rate Calculations

Survey Site	Weekday Peak Parking Demand Rate (per KSF)	Weekend Peak Parking Demand Rate (per KSF)	Weighted Average Peak Parking Demand Rate (per KSF)
Santa Cruz Naturals 9077 Soquel Drive, Aptos, CA	2.99	1.79	2.47
White Fire Prunedale 2329 San Miguel Canyon Road Prunedale, CA	1.82	3.04	2.34
One Plant 10031 Reese Circle, Salinas, CA	1.52	1.52	1.52
East of Eden Cannabis Co. 8022 Moss Landing Road Moss Landing, CA	0.66	1.31	0.94
Overall Weighted Average Peak Parking Demand Rate (per KSF)			1.82

¹The weighted average calculations were made by applying the weekday peak parking demand rates over a 4-day period from Monday through Thursday, and by applying the weekend peak parking demand rates over a 3-day period from Friday through Sunday.

As shown in Table 7, an overall average peak parking demand rate of **1.82 parking spaces per thousand square-feet** was calculated for a cannabis dispensary use. To compare with the City's parking rates that are typically based on 1 parking space per floor area size, the calculated cannabis dispensary peak parking demand of 1.82 parking spaces per thousand square-feet would be approximately **1 parking space per 550 square-feet**.

Based on the overall weighted average peak parking demand rate shown in Table 7, the estimated peak parking demand for the proposed CannaCruz Salinas cannabis dispensary and proposed furniture store is shown below in **Table 8**. Because the calculated peak parking demand rate for a cannabis dispensary (1 parking space per 550 square-feet) would be higher than that of a furniture store (1 parking space per 600 square-feet), the cannabis dispensary parking rate was applied to the entire 20,146 square-foot building.

Table 8
Estimated Peak Parking Demand of Proposed Project

Land Use	Size	Unit	Peak Parking Demand Rate	Peak Parking Demand (No. of Spaces)	Existing On-Site Parking Spaces	Parking Surplus
Cannabis Dispensary/ Furniture Store	20,146	KSF	1 per 550 SF (1.82 per KSF)	37	40	3

KSF = Thousand Square-Feet

¹Based on weighted weekday/weekend average peak parking demand rate that was derived from the parking occupancy counts that were collected at four existing cannabis dispensary facilities.

As shown in Table 8, the proposed CannaCruz Salinas cannabis dispensary is estimated to generate a peak parking demand for **37 parking spaces**. The project site currently provides 40 parking spaces.

CONCLUSIONS

This parking demand study was prepared to evaluate the parking requirement of the CannaCruz Salinas cannabis dispensary store, which proposes to relocate from its current site at 1156 Abbott Street in Salinas to a site located at 1228 South Main Street in Salinas.

Since the City of Salinas Municipal Code does not include any published parking rate for a cannabis dispensary use, parking occupancy surveys were conducted at four cannabis dispensary sample sites in the greater Salinas/Santa Cruz area. Parking demand rates were calculated based on the peak parking demand and building square-footage of each cannabis dispensary. The weighted average weekday/weekend peak parking demand rates were calculated for each surveyed cannabis dispensary, and an overall weighted average peak parking demand rate was calculated and applied to the proposed CannaCruz Salinas site. Utilizing these site-specific parking rates, the CannaCruz Salinas cannabis dispensary and proposed furniture store was estimated to generate a peak parking demand for 37 parking spaces, resulting in a surplus of 3 parking spaces. Therefore, the results of this parking demand study show that the existing 40 on-site parking spaces are anticipated to provide sufficient parking for the proposed project.

It must be noted that this parking demand analysis is conservative by using the project's entire building square-footage (20,146 square-feet) to calculate the peak parking demand rather than only the retail sales areas of the combined cannabis dispensary and furniture store (15,099 square-feet). Most existing cannabis dispensaries have floor areas under 10,000 square-feet, with the four survey cannabis dispensaries providing examples of typical floor area sizes for this type of use.

If you have any questions regarding the results of this analysis, please contact me directly at (619) 291-0707.

Sincerely,
RICK ENGINEERING COMPANY



David Mizell, AICP
Associate Traffic Planner



Mark Jugar, P.E., T.E., P.T.O.E.
Associate



PROFESSIONAL SEAL
SALINAS, CA.

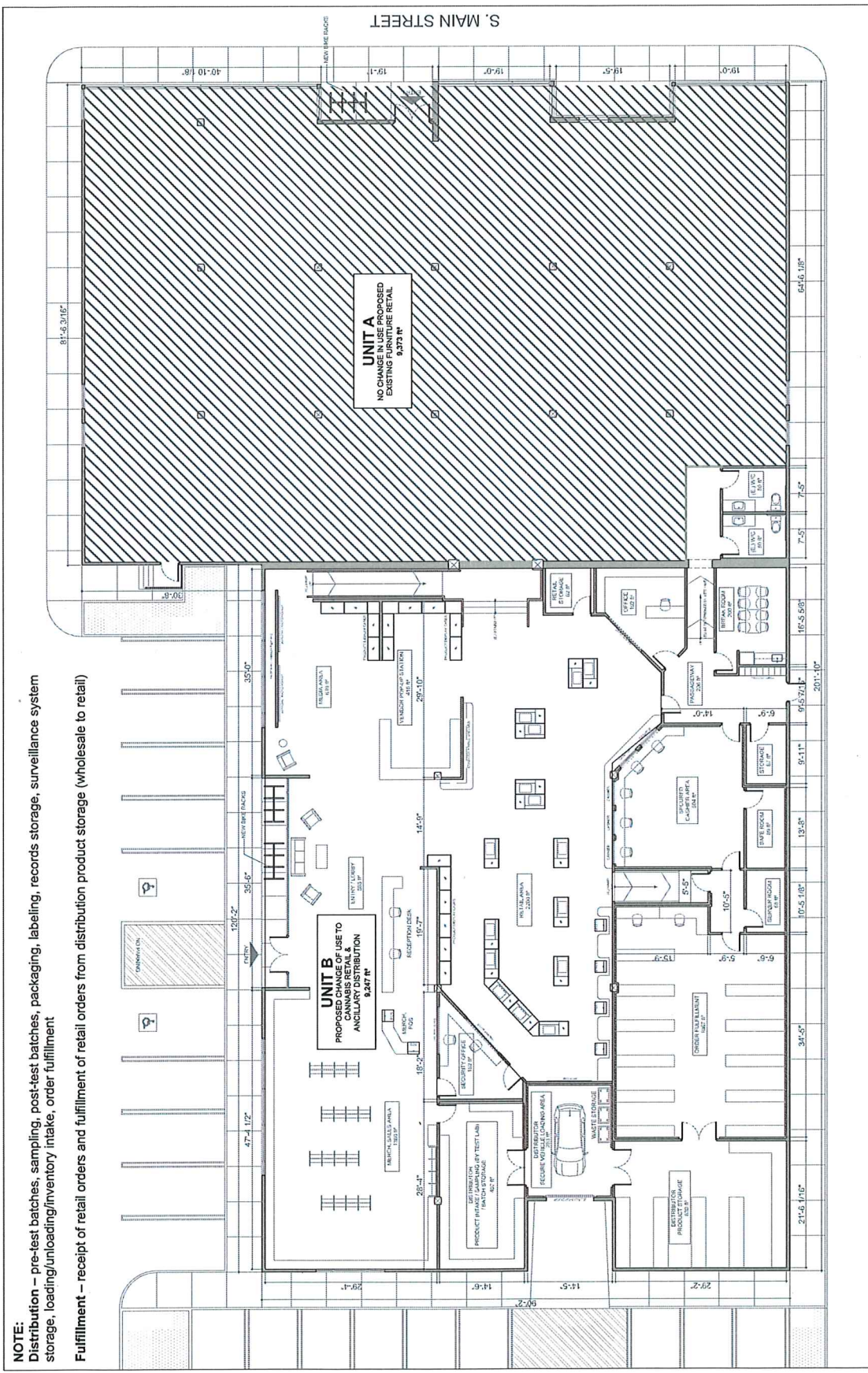
PROPOSED FLOOR PLAN
1228 MAIN STREET, SALINAS CA, 93901
PROPOSED TENANT IMPROVEMENT
CANNABIS RETAIL DISPENSARY

NO.	DATE	REVISION / ISSUE
1		
2		

COMMENTS:

APN: 016-161-052
DRAWN BY: R.F.
DATE: 2-7-24
SCALE: AS NOTED
SHEET SIZE: 11x17
SHEET NO.:

NOTE:
Distribution – pre-test batches, sampling, post-test batches, packaging, labeling, records storage, surveillance system storage, loading/unloading/inventory intake, order fulfillment
Fulfillment – receipt of retail orders and fulfillment of retail orders from distribution product storage (wholesale to retail)



1
A02

PROPOSED FLOOR PLAN
SCALE: 1/16" = 1'-0"

TOTAL RETAIL = 5,728 SQ. FT. TOTAL RETAIL FULFILLMENT = 2,387 SQ. FT. TOTAL EMPLOYEE/OFFICE = 1,134 SQ. FT.
COMMON AREA = 1,526 SF SQ. FT.

Exhibit 1: Project Site Plan

ATTACHMENT A



Metro Traffic Data Inc.
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Hanford, CA 93230
800-975-6938 Phone/Fax
www.metrotrafficdata.com

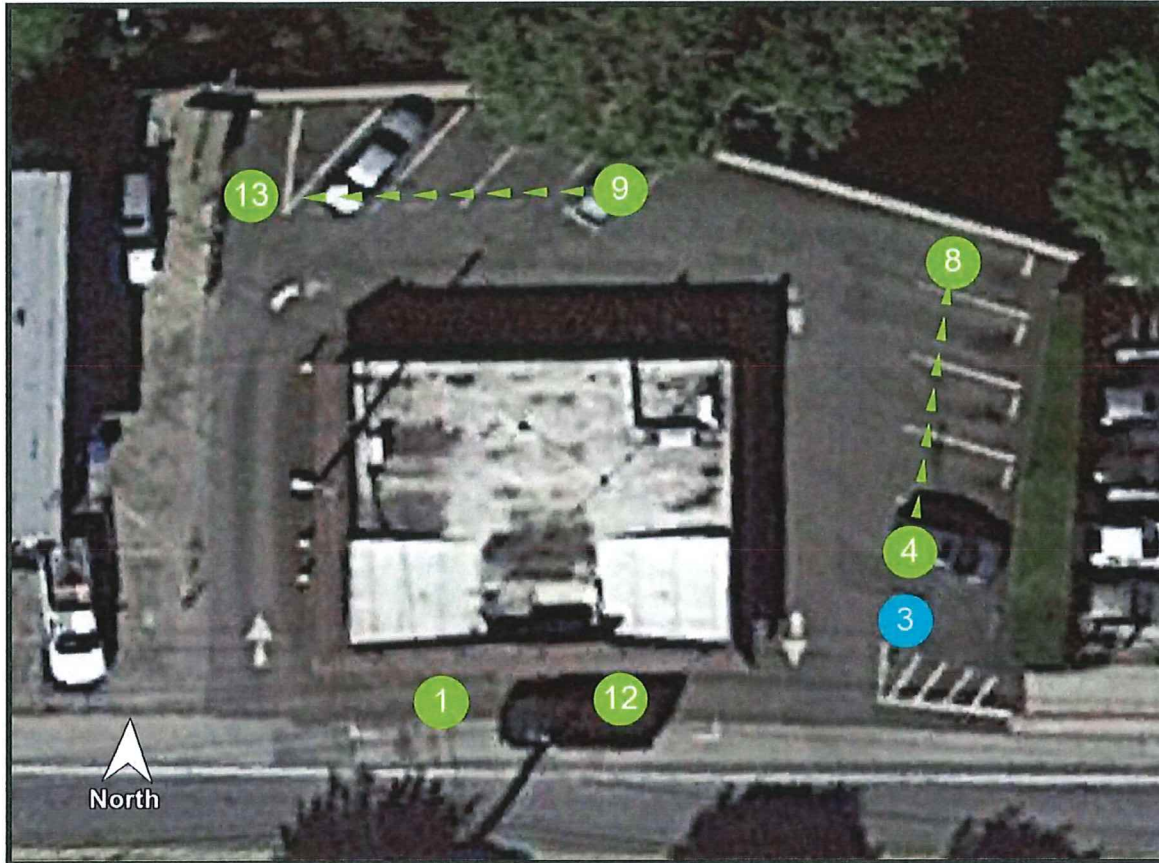
Parking Occupancy

Prepared For:

Rick Engineering Company
5620 Friars Rd
San Diego, CA 92110

SITE Santa Cruz Naturals
ADDRESS 9077 Soquel Dr, Aptos, CA 95003
COLLECTION DATE Tuesday, May 17, 2022

LATITUDE 36.9757
LONGITUDE -121.8881
WEATHER Clear



Space #	Note	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
1	Street	0	1	0	0	0	1	0	1	1	0
2	Street	0	0	0	0	0	0	0	1	0	0
3	East ADA	0	0	1	0	0	0	0	0	0	0
4	East	0	0	0	0	0	0	1	0	0	0
5	East	1	0	0	1	1	1	1	0	0	0
6	East	0	0	0	0	0	1	0	0	0	0
7	East	1	0	0	0	0	0	1	1	1	1
8	East	0	0	0	0	1	1	1	1	1	1
9	North	0	0	0	0	0	0	0	1	0	0
10	North	0	0	0	0	0	0	0	0	0	0
11	North	0	0	0	0	0	0	0	0	0	0
12	North	0	0	0	0	0	0	0	0	0	0
13	North	0	0	0	0	0	0	0	0	0	0

	SPACES	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
TOTALS:	13	2	1	1	1	2	4	4	5	3	2
	% Occupied:	15%	8%	8%	8%	15%	31%	31%	38%	23%	15%



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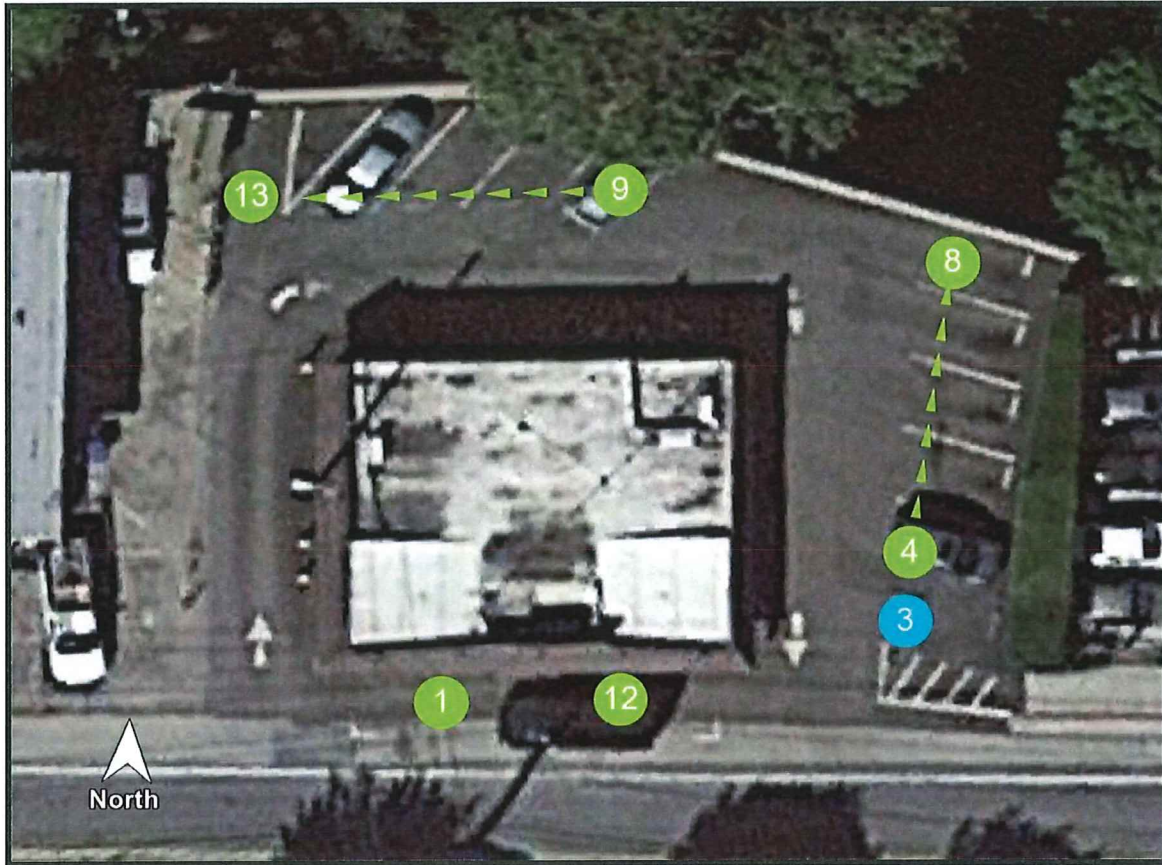
Parking Occupancy

Prepared For:

Rick Engineering Company
5620 Friars Rd
San Diego, CA 92110

SITE Santa Cruz Naturals
ADDRESS 9077 Soquel Dr, Aptos, CA 95003
COLLECTION DATE Saturday, May 14, 2022

LATITUDE 36.9757
LONGITUDE -121.8881
WEATHER Clear



Space #	Note	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
1	Street	0	1	0	0	0	1	0	1	1	0
2	Street	0	0	0	0	0	0	0	1	0	0
3	East ADA	0	0	1	0	0	0	0	0	0	0
4	East	0	0	0	0	0	0	1	0	0	0
5	East	1	0	0	1	1	1	1	0	0	0
6	East	0	0	0	0	0	1	0	0	0	0
7	East	1	0	0	0	0	0	1	1	1	1
8	East	0	0	0	0	1	1	1	1	1	1
9	North	0	0	0	0	0	0	0	1	0	0
10	North	0	0	0	0	0	0	0	0	0	0
11	North	0	0	0	0	0	0	0	0	0	0
12	North	0	0	0	0	0	0	0	0	0	0
13	North	0	0	0	0	0	0	0	0	0	0

	SPACES	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
TOTALS:	13	2	1	1	1	2	4	4	5	3	2
	% Occupied:	15%	8%	8%	8%	15%	31%	31%	38%	23%	15%



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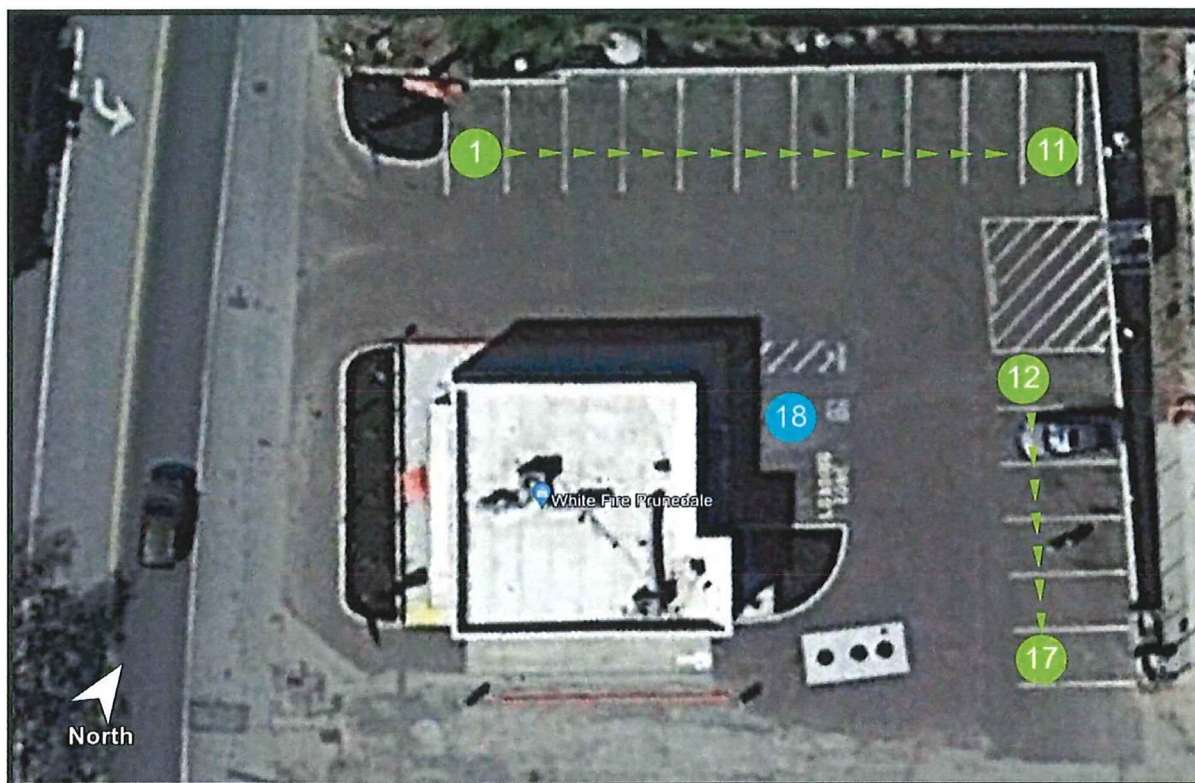
Parking Occupancy

Prepared For:

Rick Engineering Company
5620 Friars Rd
San Diego, CA 92110

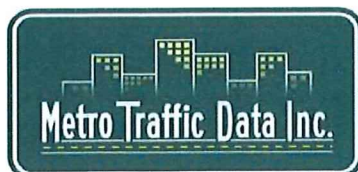
SITE White Fire Prunedale
ADDRESS 2329 San Miguel Canyon Rd, Prunedale, CA 93907
COLLECTION DATE Tuesday, May 17, 2022

LATITUDE 36.8033
LONGITUDE -121.6669
WEATHER Clear



Space #	Note	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
1	North	0	0	1	0	0	0	1	1	0	0
2	North	0	1	0	0	0	0	0	0	0	0
3	North	0	0	1	0	0	1	0	0	0	0
4	North	0	0	0	0	0	0	0	0	0	0
5	North	0	0	0	1	0	1	0	0	0	0
6	North	0	0	0	0	0	0	0	0	0	0
7	North	0	0	0	0	0	0	0	0	0	0
8	North	0	0	0	0	0	0	0	1	0	0
9	North	0	0	0	0	0	0	0	0	0	0
10	North	0	0	0	0	0	0	0	0	0	0
11	North	0	0	0	0	0	0	0	0	0	0
12	East	0	0	0	0	0	0	0	0	0	0
13	East	0	0	0	0	0	0	0	0	0	0
14	East	0	0	0	0	0	0	0	0	0	0
15	East	0	0	0	0	0	0	0	0	0	0
16	East	0	0	0	0	0	0	1	0	0	0
17	East	0	0	0	0	0	0	0	0	0	0
18	Rear ADA	1	1	0	0	0	0	1	1	1	1

TOTALS:	SPACES	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
	18	1	2	2	1	0	2	3	3	1	1
	% Occupied:	6%	11%	11%	6%	0%	11%	17%	17%	6%	6%



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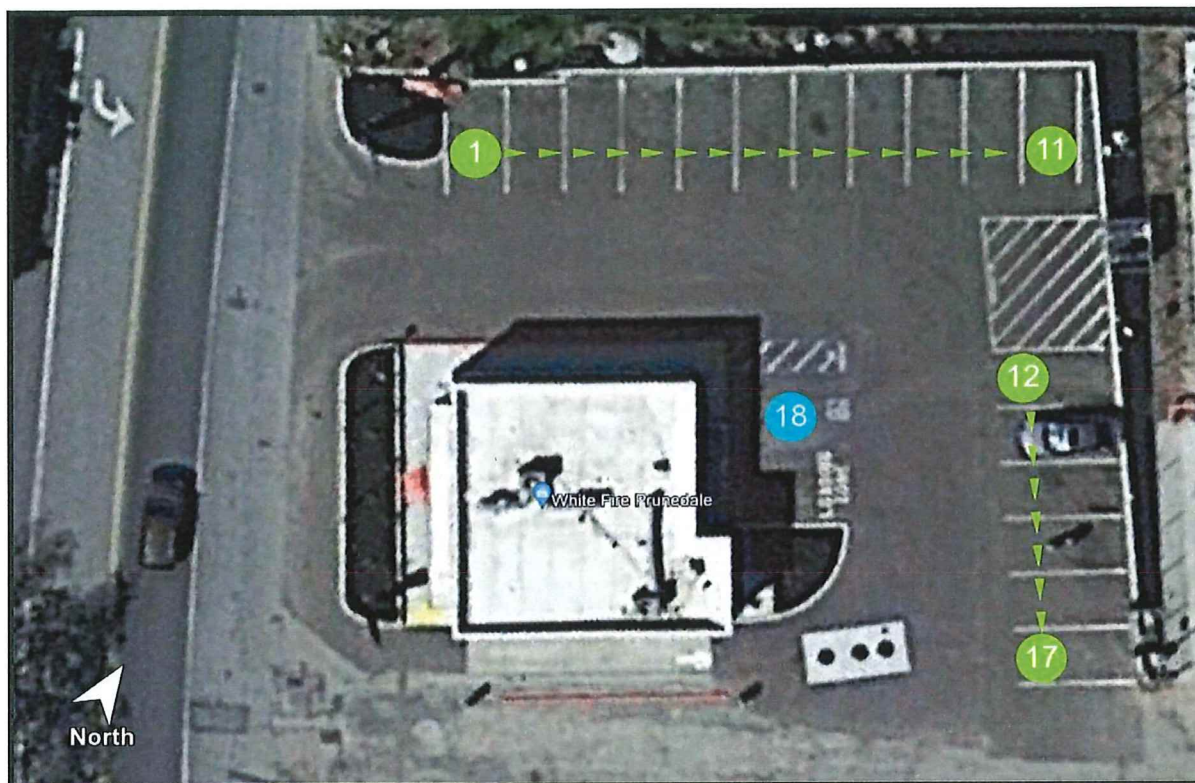
Parking Occupancy

Prepared For:

Rick Engineering Company
5620 Friars Rd
San Diego, CA 92110

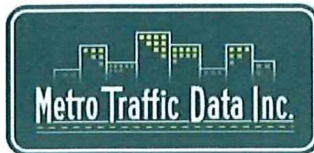
SITE White Fire Prunedale
ADDRESS 2329 San Miguel Canyon Rd, Prunedale, CA 93907
COLLECTION DATE Saturday, May 14, 2022

LATITUDE 36.8033
LONGITUDE -121.6669
WEATHER Clear



Space #	Note	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
1	North	0	0	1	0	0	0	1	1	0	0
2	North	0	1	0	0	0	0	0	0	0	0
3	North	0	0	1	0	0	1	0	0	0	0
4	North	0	0	0	0	0	0	0	0	0	0
5	North	0	0	0	1	0	1	0	0	0	0
6	North	0	0	0	0	0	0	0	0	0	0
7	North	0	0	0	0	0	0	0	0	0	0
8	North	0	0	0	0	0	0	0	1	0	0
9	North	0	0	0	0	0	0	0	0	0	0
10	North	0	0	0	0	0	0	0	0	0	0
11	North	0	0	0	0	0	0	0	0	0	0
12	East	0	0	0	0	0	0	0	0	0	0
13	East	0	0	0	0	0	0	0	0	0	0
14	East	0	0	0	0	0	0	0	0	0	0
15	East	0	0	0	0	0	0	0	0	0	0
16	East	0	0	0	0	0	0	1	0	0	0
17	East	0	0	0	0	0	0	0	0	0	0
18	Rear ADA	1	1	0	0	0	0	1	1	1	1

TOTALS:	SPACES	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
	18	1	2	2	1	0	2	3	3	1	1
	% Occupied:	6%	11%	11%	6%	0%	11%	17%	17%	6%	6%



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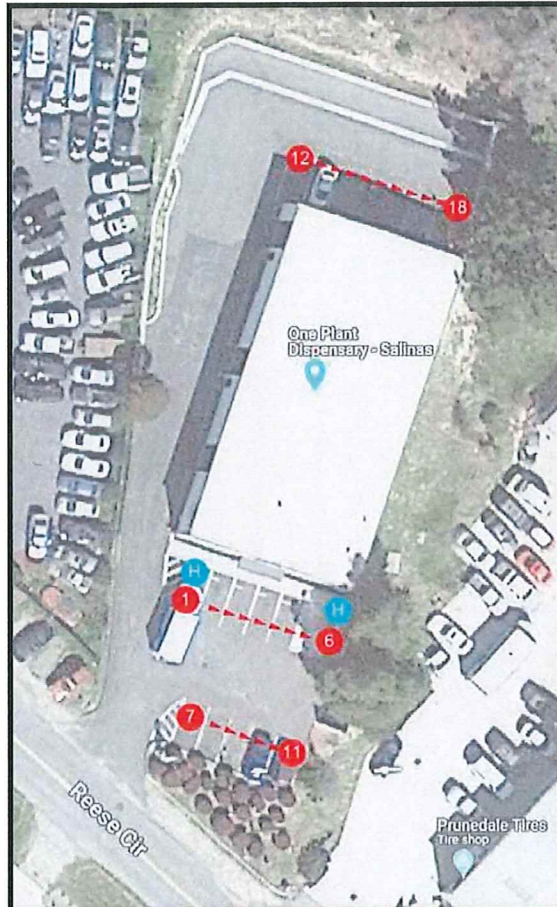
Parking Occupancy

Prepared For:

Rick Engineering Company
5620 Friars Rd
San Diego, CA 92110

SITE One Plant (Salinas/Prunedale)
ADDRESS 10031 Reese Cir, Salinas, CA 93907
COLLECTION DATE Saturday, June 25, 2022

LATITUDE 36.772204°
LONGITUDE -121.667995°
WEATHER Clear



Space #	Note	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
1	Front ADA	1	1	1	0	0	0	0	0	0	0
2	Front	1	1	0	1	0	0	0	1	1	1
3	Front	1	0	1	0	0	0	1	1	1	0
4	Front	0	0	0	0	0	0	0	0	1	0
5	Front	0	0	0	0	0	0	1	0	0	0
6	Front ADA	0	1	0	1	0	1	0	0	0	0
7	Front	0	0	0	0	0	0	0	0	0	0
8	Front	0	0	0	0	0	0	0	0	0	0
9	Front	0	0	0	1	1	1	0	0	0	0
10	Front	0	0	0	0	0	0	0	0	0	0
11	Front	0	0	0	1	0	0	1	0	0	0
12	Rear	1	1	1	1	1	1	1	1	1	1
13	Rear	1	1	1	0	0	1	0	0	0	0
14	Rear	0	0	0	1	1	1	1	1	1	1
15	Rear	1	1	1	0	0	0	0	0	0	0
16	Rear	0	0	1	1	1	1	1	1	1	1
17	Rear	1	1	1	1	1	1	1	1	1	1
18	Rear	1	1	1	1	1	1	1	1	1	1
SIDE	-	1	2	1	2	2	2	2	2	1	0

TOTALS:	SPACES	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
	18	9	10	9	11	8	10	10	9	9	6
	% Occupied:	50%	56%	50%	61%	44%	56%	56%	50%	50%	33%

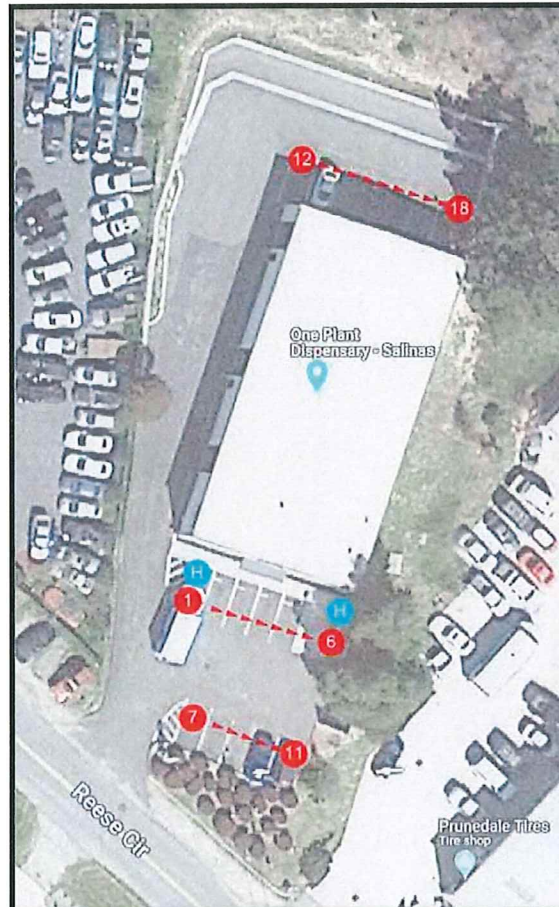


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800-975-6938 Phone/Fax
www.metrotrafficdata.com

Parking Occupancy

Prepared For: Rick Engineering Company
5620 Friars Rd
San Diego, CA 92110

SITE One Plant (Salinas/Prunedale) LATITUDE 36.772204°
ADDRESS 10031 Reese Cir, Salinas, CA 93907 LONGITUDE -121.667995°
COLLECTION DATE Thursday, June 30, 2022 WEATHER Clear



Space #	Note	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
1	Front ADA	0	0	0	0	0	0	0	0	0	0
2	Front	1	0	1	0	0	1	0	1	0	1
3	Front	0	1	0	0	0	0	0	0	0	0
4	Front	1	0	0	1	1	1	0	0	0	1
5	Front	0	1	0	0	0	1	0	1	1	1
6	Front ADA	0	1	1	0	1	1	1	0	0	0
7	Front	0	0	0	0	0	0	0	0	0	0
8	Front	0	0	0	0	0	1	0	1	1	0
9	Front	0	1	0	0	1	0	0	0	0	0
10	Front	0	0	0	0	0	0	1	0	0	0
11	Front	0	0	0	0	0	0	0	1	0	0
12	Rear	0	0	0	0	1	1	1	1	1	1
13	Rear	1	1	1	1	0	1	1	0	0	0
14	Rear	1	1	1	1	1	1	1	1	1	1
15	Rear	0	0	0	0	0	0	0	0	0	0
16	Rear	1	1	1	1	1	1	1	1	1	1
17	Rear	0	0	0	0	1	1	1	1	1	1
18	Rear	1	1	1	1	0	0	0	0	0	0
SIDE	-	2	2	2	2	2	1	1	1	0	0

TOTALS:	SPACES	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
	18	8	10	8	7	9	11	8	9	6	7
	% Occupied:	44%	56%	44%	39%	50%	61%	44%	50%	33%	39%



Metro Traffic Data Inc.
310 N. Irwin Street - Suite 20
Hanford, CA 93230
800-975-6938 Phone/Fax
www.metrotrafficdata.com

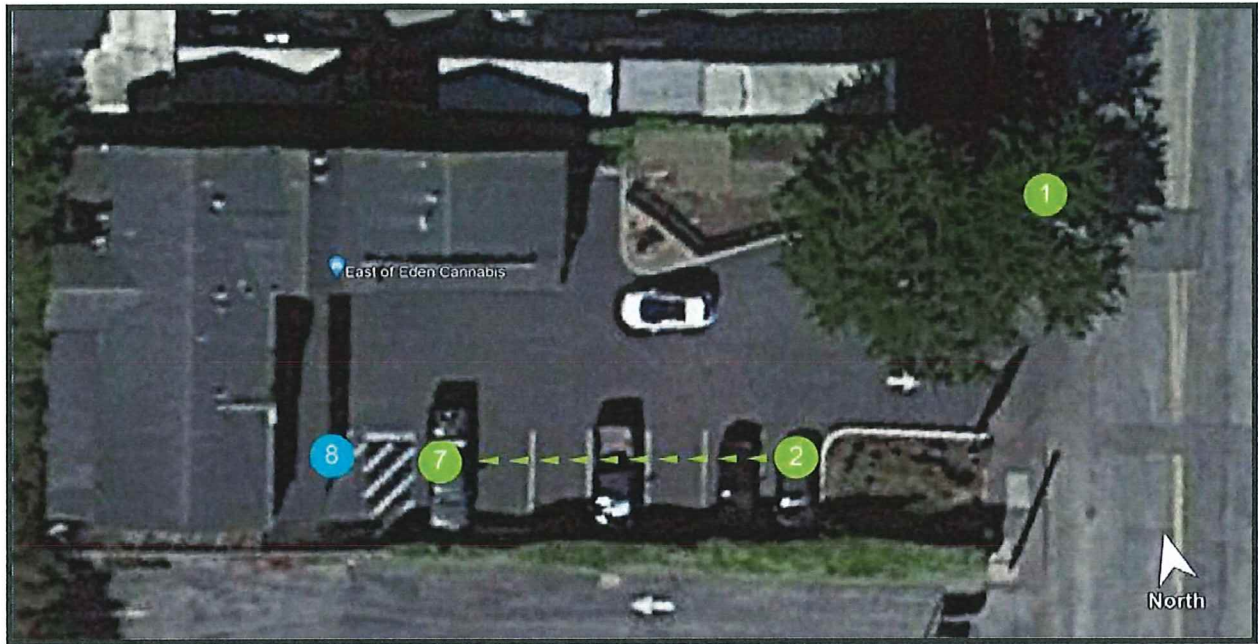
Parking Occupancy

Prepared For:

Rick Engineering Company
5620 Friars Rd
San Diego, CA 92110

SITE East of Eden Cannabis Co
ADDRESS 8022 Moss Landing Rd, Moss Landing, CA 95039
COLLECTION DATE Tuesday, May 17, 2022

LATITUDE 36.7982
LONGITUDE -121.7864
WEATHER Clear



Space #	Note	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
1	Street	1	1	1	1	1	0	0	0	1	0
2	South	0	0	0	0	0	0	0	0	0	0
3	South	0	0	0	0	0	0	0	0	0	0
4	South	0	1	1	0	0	0	0	0	0	0
5	South	1	0	0	0	0	0	0	0	0	0
6	South	0	0	0	0	0	0	0	0	0	0
7	South	0	0	0	0	0	1	0	0	0	0
8	South ADA	0	0	0	0	0	0	0	0	0	0

	SPACES	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
TOTALS:	8	2	2	2	1	1	1	0	0	1	0
	% Occupied:	25%	25%	25%	13%	13%	13%	0%	0%	13%	0%



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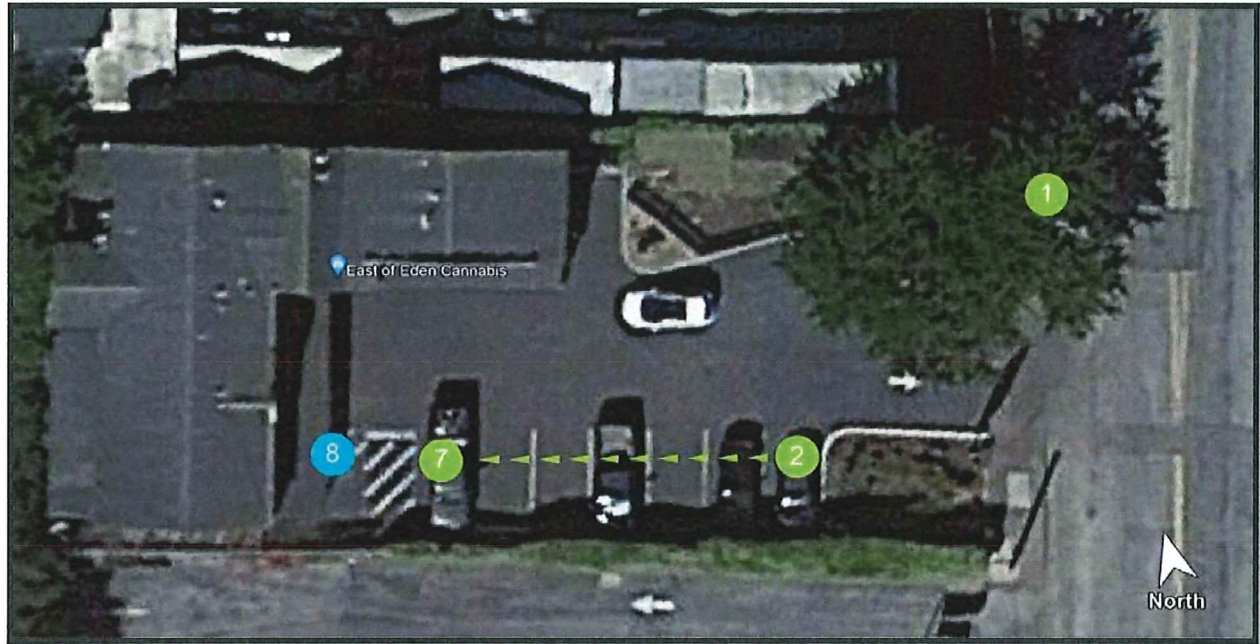
Parking Occupancy

Prepared For:

Rick Engineering Company
5620 Friars Rd
San Diego, CA 92110

SITE East of Eden Cannabis Co
ADDRESS 8022 Moss Landing Rd, Moss Landing, CA 95039
COLLECTION DATE Saturday, May 14, 2022

LATITUDE 36.7982
LONGITUDE -121.7864
WEATHER Clear



Space #	Note	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
1	Street	0	1	0	0	1	1	1	1	1	1
2	South	0	0	0	0	0	0	0	0	0	0
3	South	0	1	0	1	1	1	1	0	0	0
4	South	0	0	0	0	0	1	1	0	0	1
5	South	0	0	0	0	0	0	0	0	0	0
6	South	0	0	1	0	0	0	0	0	0	1
7	South	0	0	0	0	0	1	0	0	0	0
8	South ADA	0	0	0	0	0	0	0	0	0	0

	SPACES	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
TOTALS:	8	0	2	1	1	2	4	3	1	1	3
	% Occupied:	0%	25%	13%	13%	25%	50%	38%	13%	13%	38%

ALTERNATIVE MEANS OF COMPLIANCE WITH REQUIREMENTS FOR LANDSCAPING ALONG THE SOUTH MAIN STREET FRONTAGE FOR CONDITIONAL USE PERMIT 2022-048 (CUP 2022-048) TO CHANGE THE USE FROM *RETAIL* TO A PROPOSED TWO-TENANT *SHOPPING CENTER* WITHIN AN EXISTING 20,162 SQUARE-FOOT BUILDING WITH A 9,413 SQUARE-FOOT FURNITURE STORE RETAIL USE IN THE FRONT PORTION AND A 10,749 SQUARE-FOOT RETAIL USE (CANNABIS DISPENSARY WITH ACCESSORY DELIVERY AND DISTRIBUTION) IN THE REAR PORTION WITH 40 OFF-STREET PARKING SPACES AND A 41-SPACE (51%) PARKING REDUCTION ON A 1.02-ACRE SITE LOCATED AT 1228 SOUTH MAIN STREET IN THE COMMERCIAL RETAIL – SOUTH MAIN STREET FOCUSED GROWTH OVERLAY DISTRICT (CR-FG-3); (APN: 016-161-052-000)

The applicant is requesting approval of Alternative Means of Compliance to allow the enhanced landscaping along the South Main Street in lieu of the required property line and parking lot planters. Per Section 37-30.210, Table 37-30.100 of the Zoning Code at least 10% of the total lot size is required to be landscaped and a minimum of 5% landscaping is required in the parking lot per Section 37-50.690(g)(3). The applicant has proposed a total of 14% of landscaping for the entire site and 6% of landscaping in the parking lot area. This exceeds the minimum Zoning Code landscaping requirement for both the entire site and the parking lot. Pursuant to Section 37-50.690(i), Alternative Means of Compliance for Landscaping approval is granted for the proposed shopping center use upon an alternative landscape scheme from that required by Sections 37-50.690(g)(1)(B) and (g)(4), which would require the following:

- A five-foot wide planter along the north, west, and south property lines adjacent to the parking area; and
- A minimum of one (1) tree for every five (5) parking spaces in landscape planters.

Results comparable to the above requirements are achieved by:

- Enhanced landscaping (trees, shrubs, and groundcover) will be installed along the South Main Street frontage, which shall achieve results comparable to those achieved through strict interpretation of the Zoning Code as required per Zoning Code Sections 37-50.690(g)(1)(B) and (g)(4); and
- The landscape and irrigation plans shall show that the walkway from South Main Street into the main entrance of Unit "A" shall not exceed four-feet (4') in width.

I:\ComDev\Planning Share Space\Conditional Use Permits\2022 CUP's\CUP 2022-048 - 1228 S Main St\CUP 2022-048 Alt Means of Compliance for Landscaping.doc

Exhibit 