

REQUEST TO APPEAL A DECISION REGARDING A COMMERCIAL CANNABIS PERMIT (CCP)



Business Name (as listed on CCP or _____ Emerald Skyway LLC (doing business as "Valley Farms")
application): CCP No. (if applicable): 2024-009 and 2025-004

City Decision Being Appealed (indicate original request and whether approved or denied): _____ Appeal of the Selection Committee's and Planning Commission's Denial of a Major Amendment to Commercial Cannabis Permit 2024-009 to Relocate from 1610 Moffett Street to 2033 North Main Street in the Commercial Retail – West Boronda Road at U.S. 101 Gateway Overlay (CR-GW-1) Zoning District Basis for Appeal (attach separate pages if necessary): _____ See Attachment _____ _____ _____ _____ _____ _____ _____
--

Primary Contact Title: Corporate Secretary
Contact's Mailing Address: 183 Main St. Rio Vista, Ca 94571
Phone #: [REDACTED] E-mail: [REDACTED]

I THE UNDERSIGNED HEREBY DECLARE THAT ALL THE INFORMATION INCLUDED IN THIS APPEAL
IS TRUE TO THE BEST OF MY KNOWLEDGE. I HAVE ENCLOSED THE APPROPRIATE FEES.

Signed: Michael [Signature]
Date: 6/9/2024

**BEFORE THE CITY COUNCIL OF THE CITY OF SALINAS
STATE OF CALIFORNIA**

**APPELLANT’S APPEAL TO THE CITY COUNCIL
FROM THE PLANNING COMMISSION’S DENIAL OF
COMMERCIAL CANNABIS PERMIT 2025-004**

Re: Commercial Cannabis Permit 2025-004; Appeal of the Selection Committee’s and Planning Commission’s Denial of a Major Amendment to Commercial Cannabis Permit 2024-009 to Relocate from 1610 Moffett Street to 2033 North Main Street in the Commercial Retail – West Boronda Road at U.S. 101 Gateway Overlay (CR–GW-1) Zoning District

Appellant: Emerald Skyway LLC, dba “Valley Farms”

Property Owner: Northridge Plaza Salinas LLC

Date: June 9, 2026

TO THE HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL:

Emerald Skyway LLC, doing business as “Valley Farms” (“Valley Farms” or “Appellant”), respectfully submits this appeal to the City Council from the Planning Commission’s decision affirming the Selection Committee’s denial of Commercial Cannabis Permit 2025-004, a major amendment to Commercial Cannabis Permit 2024-009 to relocate Valley Farms’ existing licensed cannabis dispensary from 1610 Moffett Street to 2033 North Main Street.

For the reasons set forth below, the denial rests on a measurement method inconsistent with the City’s Municipal Code. Properly measured under Salinas Municipal Code section 5-07.27(i), the proposed site satisfies the 1,000-foot separation from the only sensitive use at issue, because the distance must be measured from the areas of the site actually available for use by the commercial cannabis business. Section 5-07.27(i) defines the measurement as the distance between “the closest point of the site occupied by the commercial cannabis business and the closest point of the site occupied by the [sensitive] use ... including any parking areas, landscaping, and/or fencing, **but excluding any areas of a parcel that is unavailable for use by the commercial cannabis business or the sensitive use.**”

The 1,360-foot building-to-building distance that the City itself calculated and reported reflects an appropriate point of measure; but in any event the City must exclude from the measurement any areas of the parcel unavailable for use by the commercial cannabis business. Measured from the boundary of the area actually available to Valley Farms — including its own parking areas, landscaping, and fencing — the distance to the school is approximately 1,110 feet, roughly 154 feet beyond the raw parcel line and well over the 1,000-foot requirement. *See* Exhibit I. Valley Farms respectfully requests that the City Council reverse the denial and approve the amendment based upon a proper and appropriate measurement; so that a longstanding, compliant, tax-generating business may remain in the City.

I. INTRODUCTION AND RELIEF REQUESTED

This appeal concerns a relocation, not a new entrant. Valley Farms is an existing City permittee that has operated lawfully and paid taxes to the City since 2021. It seeks only to move its established dispensary to a new tenant space within the City after circumstances beyond its control — a zoning defect at its original Moffett Street location identified by the City itself after prior approvals — forced it to relocate.

The Selection Committee denied the amendment on a single ground: that the proposed site at 2033 North Main Street sits 995 feet — five feet short of 1,000 — from Santa Rita Elementary School when measured “parcel-to-parcel.” Every other identified condition was satisfied (or could be granted a common exception). The Police Chief found no basis for any public-nuisance concern, the proposed use is permitted in the CR–GW-1 district, and required notices were given. The denial therefore turns entirely on the disputed five feet and on the City’s inappropriate choice of measurement methodology.

Valley Farms respectfully requests that the City Council Reverse the Planning Commission’s decision and approve Commercial Cannabis Permits 2024-009 and 2025-004.

II. FACTUAL AND PROCEDURAL BACKGROUND

A. Valley Farms acquired an existing City-permitted dispensary in good-faith reliance on City determinations.

On December 21, 2020, Valley Farms entered into a bill of sale to purchase the cannabis business then operating at 1610 Moffett Street from the prior owners (the Blodgetts) for a price

exceeding \$3,000,000 in cash and assumed liabilities, relying on City-issued documentation indicating the operation was compliant. The change of ownership proceeded through the City's required multi-step process: Valley Farms established its "Valley Farms" DBA with the City by amendment on February 5, 2021; the bill of sale was provided and the new owners added to the Commercial Cannabis Permit by ownership-change amendment on April 29, 2021; the City approved the corresponding state license change on July 19, 2021; and the City finalized and issued the formal permit, with the prior owners removed, on February 18, 2022. On April 4, 2022, Valley Farms completed the final purchase payment in reasonable reliance on the City's determinations. (Ex. A.)

Seven days later, on April 11, 2022, City planner Courtney Grossman contacted Valley Farms' landlord to raise a potential zoning concern; Valley Farms emailed the City the same day seeking clarification. Not until May 3, 2022 did Mr. Grossman respond, advising that the industrial zoning at Moffett Street might not permit a dispensary-only operation and that a revocation process could be initiated. (Ex. B.) Notably, the City thereafter issued a renewed Commercial Cannabis Permit on June 8, 2022 that listed Valley Farms' operating requirements and reflected that the business was permitted to continue operating at the location. Through no fault of its own, Valley Farms was nonetheless compelled to begin searching for a compliant relocation site — a search it commenced the next day, May 4, 2022, and which the density of sensitive uses throughout the City made exceptionally difficult.

B. The City repeatedly identified 2033 North Main Street as the most feasible site and confirmed its compliance.

Valley Farms received a zoning verification letter for 2033 North Main Street on December 14, 2022 that reported only building-to-building measurements and identified the nearest school, Santa Rita Elementary, as approximately 1,458 feet away — well outside the 1,000-foot separation. (Ex. C.) Over the following eighteen months, Valley Farms submitted numerous alternative sites to the City for guidance — including 415 East Market, 14 John Street, 421 Monterey Street, 245 Merced Street, 1850 North Main, 372 East Market, 61 Chamberlain Street, 61 Tarp Circle, and 240 West Market — and each returned sensitive-use conflicts or was disallowed by zoning. (Ex. D.) In April 2023, the City's cannabis consultant advised that, of all the locations Valley Farms had evaluated, 2033 North Main Street appeared the most feasible. Before committing to a lease, Valley Farms confirmed on May 6, 2025 with the City's planning

staff — including assistant planner Adam Garrett and the senior planner — that the 2022 zoning determination remained valid; staff advised that there were no projects or changes on the adjacent sites and no code changes that would render the letter invalid. (Ex. E.) In reliance on that confirmation, Valley Farms signed its lease on June 3, 2025 and moved forward with the relocation amendment.

C. The City reversed course mid-process, applying a new measurement that produced a five-foot conflict.

Valley Farms submitted its amendment application on June 16, 2025, in reliance on the City's confirmation. The City issued a first incompleteness letter on July 30, 2025; Valley Farms submitted a comprehensive response curing the identified deficiencies on September 19, 2025. On October 17, 2025, the City issued a second incompleteness letter — raising a fee the City itself had already been paid (with proof of payment provided), a sign-proposal issue, and, for the first time, the assertion that the 2022 zoning letter was invalid by reason of its issuance date, notwithstanding the City's May 2025 confirmation that nothing had changed. (Ex. F.) The City then issued a defective zoning letter on November 21, 2025 that bore an incorrect mailing address and mislabeled its distance figures (reporting a mix of parcel-to-parcel and building-to-building measurements while describing them all as building-to-building). After Valley Farms sent an urgent request for a corrected letter and a timeline on December 12, 2025, the City issued the revised Zoning Information Letter, ZLTR 2025-007, dated December 15, 2025, which reported for the first time a parcel-to-parcel distance of 995 feet to the school while simultaneously confirming a building-to-building distance of 1,360 feet — and which, despite the City's prior assurance that nothing had changed, stated a school building-to-building distance different from the 2022 letter. (Ex. G.) By then, Valley Farms had been carrying rent on the new location for approximately seven months while continuing to pay rent at Moffett Street, a dual-rent burden that imposed significant financial strain.

The consequences of the delay were severe. When the Moffett Street lease came up for renewal, the landlord — aware of the City's zoning position — declined Valley Farms' request for a month-to-month extension, and Valley Farms was forced to cease operations on January 19, 2026 and vacate before the lease expired at month's end. Its tax and fee contributions to the City stopped at that point. On April 13, 2026, the Selection Committee denied the amendment solely under Municipal Code section 5-07.27(a)(1), citing the 995-foot parcel-to-parcel measurement;

every other condition for approval was satisfied. In preparing for the hearing, Valley Farms further discovered errors in the City’s staff report and alerted City staff; although a partially revised version was provided to Valley Farms, the corrected report does not appear to have been updated on the public record presented to the Planning Commission. The Planning Commission affirmed the denial following its June 3, 2026 hearing. This timely appeal to the City Council follows.

III. ARGUMENT

A. The denial turns on a single disputed five-foot shortfall based on an inappropriate and improper measurement methodology.

Section 5-07.09(a)(2) authorizes approval of a relocation amendment upon four findings: (a) the site is not within the section 5-07.27 distances, unless an exception applies; (b) relocation creates no significant negative impacts greater than those at the original site; (c) the site lies in an appropriate zoning district; and (d) owners within 300 feet were notified and given an opportunity to comment. Findings (b), (c), and (d) are satisfied. The proposed use is a permitted retail use in the CR–GW-1 district; the required notices were given; and the Police Chief, in his March 16, 2026 memorandum, stated he was aware of no information or conditions sufficient to form an opinion that a public nuisance or repeated police response would result. The denial therefore rests exclusively on finding (a) — and within finding (a), on a single asserted five-foot shortfall from one sensitive use based on inappropriate measurement methodology.

B. Properly measured under section 5-07.27(i), the site satisfies the 1,000-foot separation.

Section 5-07.27(i) defines the measurement. By its terms, distance is measured from “the closest point of the site occupied by the commercial cannabis business and the closest point of the site occupied by the [sensitive] use ... including any parking areas, landscaping, and/or fencing, **but excluding any areas of a parcel that is unavailable for use by the commercial cannabis business or the sensitive use.**” The provision then states that it “shall be construed to require measurement from parcel line to parcel line *unless the selection committee determines that different points of measure would be appropriate.*”

Two features of this language are dispositive. First, the ordinance expressly excludes from the measured “site” any area of a parcel that is unavailable for use by the cannabis business. The

proposed premises sits within the Northridge Plaza shopping center — a commercial center exceeding 70,000 square feet of retail space with more than seventy parking spaces — of which Valley Farms would occupy a single interior tenant space of less than 3,000 square feet. Large portions of the shared parcel are not available to Valley Farms. Most directly, the Denny’s restaurant premises and its designated parking areas at the western end of the center, nearest the school, are subject to a separate land lease and land-use agreement and are expressly unavailable to Valley Farms, its employees, customers, agents, or invitees. The Parking and Land Use Agreement Acknowledgment executed by the property owner confirms this unavailable use, and is attached as Exhibit H. Because those areas are “unavailable for use by the commercial cannabis business,” section 5-07.27(i) requires that they be excluded from the measurement. Excluding them, and measuring instead from the boundary of the area actually available to Valley Farms — including its own parking areas, landscaping, and fencing, as the ordinance directs — yields a distance to the school of approximately 1,110 feet, roughly 154 feet farther than the raw parcel line and comfortably beyond the 1,000-foot requirement (Ex. I).

Second, the parcel-to-parcel default applies only “unless the selection committee determines that different points of measure would be appropriate.” The ordinance thus vests express discretion to measure from points other than the raw parcel lines — including from the boundary of the area actually available to the business, or a building-to-building measurement. The 1,360-foot building-to-building distance, which the City itself calculated and reported in the very same letter, reflects an appropriate point of measure and confirms compliance by a margin of more than 360 feet. But the Council need not rest on that discretionary determination alone: independent of any committee election, the exclusion of unavailable areas in section 5-07.27(i) is mandatory, and applying it produces a compliant distance of approximately 1,110 feet measured from the area available to Valley Farms (Ex. I). Under either approach, the site satisfies the 1,000-foot requirement.

C. The Code does not prescribe a single mandatory measurement methodology, and the City has applied it inconsistently.

The City’s own record reflects shifting methodology. The 2022 zoning letter reported a building-to-building distance and identified no school conflict (Ex. C); the 2025 letter reported both a parcel-to-parcel figure (995 feet) and a building-to-building figure (1,360 feet) (Ex. G). The intervening November 21, 2025 letter was itself defective — it carried an incorrect address and

labeled all of its distances building-to-building when in fact it mixed parcel-to-parcel and building-to-building figures — and had to be reissued. City staff have acknowledged that the outcome depends on how the decision-making body interprets the provision, confirming that the standard is discretionary, not mechanical. An applicant who relied on the City’s repeated representations of compliance should not have the permit denied on a methodology the City itself applied differently at different times, and recorded inconsistently even within a single letter.

D. State law measures this distance parcel line to parcel line without regard to intervening structures, and the site satisfies the state standard with substantial margin.

California Business and Professions Code section 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, measured in the manner set forth in Health and Safety Code section 11362.768(c) unless otherwise provided by law. Section 11362.768(c) defines that measurement as the horizontal distance, in a straight line, from the school’s property line to the closest property line of the premises, without regard to intervening structures. Under the City’s parcel-to-parcel figure of 995 feet, the site exceeds the state 600-foot minimum by approximately 395 feet; under the building-to-building figure of 1,360 feet, by approximately 760 feet. While the City may lawfully adopt a stricter local radius — and has chosen 1,000 feet — nothing in the Municipal Code displaces the underlying measurement principles, and under any applicable method the proposed premises sits comfortably beyond the distance the Legislature deemed protective of schools.

E. Valley Farms’ substantial, good-faith reliance and the absence of any negative impact support reversal or, at minimum, an exception.

Valley Farms acquired the business, executed a lease, and prosecuted this amendment in reliance on the City’s own determinations of compliance — determinations the City reaffirmed as recently as May 2025 and effectively reversed only after Valley Farms had carried dual rent for months and the review was well advanced. The equities are compelling. Since 2021, Valley Farms has contributed over \$600,000 in licensing fees and taxes to the City. With the forced closure of its Moffett Street operation in January 2026 — precipitated by the City-identified zoning defect at the original location and the landlord’s refusal to extend the lease — those contributions have ceased and will not resume until relocation is approved. Reversal keeps an

established, compliant, revenue-generating business within the City; denial forfeits it over a disputed five feet based on inappropriate and improper methodology.

F. The City Council possesses the authority to grant an exception, and the equities and record warrant doing so here.

Section 5-07.27 expressly contemplates that the separation requirement may be satisfied “unless an exception is approved pursuant to that section,” and the City’s own staff report acknowledged that the relocation finding is met where such an exception is approved. To the extent it was suggested below that the Selection Committee or Planning Commission lacked authority to grant that relief, no such limitation constrains the City Council, which sits as the final decision-making body on this appeal and is empowered to grant the exception and approve the amendment. The Council should exercise that authority here. The asserted shortfall is five feet against a local 1,000-foot standard that already exceeds the 600-foot minimum the Legislature deemed protective of schools; the shortfall exists only under a parcel-to-parcel figure that counts areas of the shopping-center parcel unavailable to Valley Farms; and the proposed premises is a single sub-3,000-square-foot interior unit in a 70,000-square-foot retail center, separated from the school by intervening commercial development. No record evidence suggests any impact on the school, and the Police Chief identified none. Granting an exception on these facts is both within the Council’s power and amply justified.

IV. CONCLUSION

The denial rests on a single five-foot shortfall generated by a parcel-to-parcel measurement that section 5-07.27(i) does not compel, that improperly counts areas of the shopping-center parcel unavailable to Valley Farms — including the separately leased Denny’s premises and parking, as documented by the Parking and Land Use Agreement Acknowledgment attached as Exhibit H — and that the City has applied inconsistently across its own determinations. Properly measured from the area actually available to Valley Farms, as the ordinance requires, the distance to the school is approximately 1,110 feet (Ex. I); and the City’s own building-to-building figure of 1,360 feet likewise confirms compliance. Under any correct application of section 5-07.27(i), the proposed site satisfies the 1,000-foot separation. Every other condition for approval is met. Valley Farms respectfully requests that the City Council reverse the Planning Commission’s

decision and approve Commercial Cannabis Permit 2025-004 or, in the alternative, grant an exception to the asserted five-foot shortfall.

INDEX OF EXHIBITS

Exhibit	Description
A	Records evidencing Valley Farms' acquisition of the 1610 Moffett Street cannabis business, including the final purchase payment (April 4, 2022) exceeding \$3,000,000 in cash and assumed liabilities.
B	Correspondence with City staff regarding the Moffett Street zoning concern (April 11, 2022 and May 3, 2022), including notice that industrial zoning may not permit a dispensary-only operation.
C	City zoning verification letter for 2033 North Main Street (December 14, 2022), reporting the nearest school as approximately 1,458 feet away (building-to-building) with no school-related conflict within the 1,000-foot setback.
D	Zoning verification letters and related correspondence for alternative candidate sites submitted to the City (January–April 2023).
E	Community Development Department confirmation (May 6, 2025) that the prior zoning determination for 2033 North Main Street remained valid and that no changes had occurred affecting its accuracy.
F	City correspondence (November 2025) advising, for the first time, that the prior zoning verification was no longer valid and that a new zoning determination was required.
G	City of Salinas Zoning Information Letter ZLTR 2025-007 (December 15, 2025), reporting a parcel-to-parcel distance of 995 feet and a building-to-building distance of 1,360 feet to the nearest school.
H	Parking and Land Use Agreement Acknowledgment executed by Northridge Plaza Salinas LLC, establishing that the Denny's leased premises and designated parking areas at 2005 North Main Street are not included within Valley Farms' leased premises and are unavailable for use by Valley Farms, its employees, customers, agents, or invitees (with Exhibit 1 site diagram).
I	Google Earth estimated measurements to parcel line and to available use line.

**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)


Re: CCP Renewal Payment

1 message

MBAM Bookkeeping >

Tue, Feb 2, 2021 at 8:32 PM

To: Salina Luna

Cc: Andrea Weaghtington

, Charlie Rosales

Josephine Fernandez

, Matt Pressey

Just wanted to follow up on this. Were we required to pay a fee for the ownership amendment? If so I'm happy to facilitate getting a new check mailed out. I just want to make sure that we send it to the right place.

Also my email address has changed. Moving forward I will be using

I look forward to hearing from you.

Sincerely,
Krista Fontius

On Tue, Jan 26, 2021 at 10:34 AM MBAM Bookkeeping < > wrote:

Hi guys,

The check number was 1014 and it was mailed on 12/29/20 to the planning department. But not a problem, that bank account is now closed so I would like to get another check in the mail.

Where should we send the check? Is there someone it should be in Attention to?

Thanks!

Regards,
Krista Fontius
Corporate Director
Monterey Bay Alternative Medicine | Emerald Skyway

800 Portola Drive Suite A
Del Rey Oaks, CA 93940



Emerald Skyway

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On Tue, Jan 26, 2021 at 10:17 AM Salina Luna < > wrote:

Hello,

The last I knew the check was handed to someone in Planning.

Salina Luna

The City of Salinas

Finance Department

Sr Accounting Clerk

65 W. Alisal St

Salinas, CA 93901

From: Andrea Weaghtington < >

Sent: Tuesday, January 26, 2021 9:03 AM

To: Matt Pressey < > ; Salina Luna < > ; Josephine Fernandez < > ; Charlie Rosales < >

Cc: MBAM Bookkeeping < >

Subject: RE: CCP Renewal Payment

Matt,

I have not seen or have no knowledge as to where or to whom this check was mailed or handed to.

Thank you,

Andrea Weaghtington

Revenue Technician

Finance Department

City of Salinas

65 W. Alisal St

Salinas, CA 93901

~Inhale the future, exhale the past~

From: Matt Pressey [REDACTED]
Sent: Monday, January 25, 2021 7:22 PM
To: Salina Luna [REDACTED]; Andrea Weaghtington [REDACTED]; Josephine Fernandez [REDACTED]; Charlie Rosales [REDACTED]
Cc: MBAM Bookkeeping [REDACTED]
Subject: FW: CCP Renewal Payment

Hi Team,

Has anyone seen this check for \$220.25 from Monterey Bay Alternative Medicine or Emerald Skyway?

Thanks,

Matt N. Pressey, CPA

Finance Director

City of Salinas

From: MBAM Bookkeeping [REDACTED]
Sent: Thursday, January 21, 2021 2:00 PM
To: Matt Pressey [REDACTED]
Cc: Abe Pedroza [REDACTED]; Salina Luna [REDACTED]
Subject: Re: CCP Renewal Payment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Matt,

I mailed in the \$220.25 for the ownership amendment some time ago. I wanted to reach out because we are in the midst of closing that account and I just realized the check has not been cashed. I can drop off cash or mail/drop off a new check. I just wanted to give you guys a heads up and see what you would like me to do.

Regards,

Krista Fontius

Corporate Director

Monterey Bay Alternative Medicine | Emerald Skyway

800 Portola Drive Suite A
Del Rey Oaks, CA 93940



 Emerald Skyway

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On Tue, Dec 29, 2020 at 1:30 PM MBAM Bookkeeping [REDACTED] wrote:

Ok I will get it in the mail today. Thank you for accepting our permit amendment.

Regards,

Krista Fontius

Corporate Director

Monterey Bay Alternative Medicine | Emerald Skyway

800 Portola Drive Suite A
Del Rey Oaks, CA 93940



 Emerald Skyway

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On Tue, Dec 29, 2020 at 1:08 PM Matt Pressey [REDACTED] wrote:

Hi Krista,

You can mail in a payment.

Thanks,

Matt N. Pressey, CPA

Finance Director

City of Salinas

831-758-7420

From: MBAM Bookkeeping [REDACTED]
Sent: Tuesday, December 29, 2020 12:39 PM
To: Abe Pedroza [REDACTED]
Cc: Matt Pressey [REDACTED]; Salina Luna [REDACTED]; Trinh Retterer [REDACTED]; Lonna Lewis [REDACTED]
Subject: Re: CCP Renewal Payment

Hi Matt and Abe,

JRG has submitted an ownership amendment for Emerald Skyway that I know requires an amendment fee of \$220.25. I wanted to see where we were at with the amendment and if I can drop off the payment today or tomorrow.

Thanks so much. I look forward to hearing from you.

Regards,

Krista Fontius

Corporate Director

Monterey Bay Alternative Medicine | Emerald Skyway

**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"):

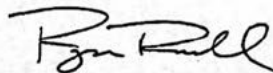
**Lonna Lewis-Blodgett & Robert Blodgett, Sr.
Lawrence Michelson
Charles Wesley, Martin Wesley, and Andrew Wesley
Joseph Hall
Dba Valley Farms**

- 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**



URGENT: Emerald Skyway LLC BCC Approval

6 messages

Krista Fontius

Mon, Jul 19, 2021 at 3:11 PM

To: Abe Pedroza [REDACTED], Matt Pressey [REDACTED]
Cc: Chuck Wesley [REDACTED], Martin Wesley [REDACTED], Andrew Wesley [REDACTED]

Hi Abe and Matt,

We have been trying to obtain our new BCC license for Emerald Skyway LLC dba Valley Farms and apparently all they are waiting for is local approval to issue us our license. Our current BCC license expires in 2 days on 7/21/21, so it is extremely important that the BCC receives the local approval needed to issue us the license.

Are either of you guys able to assist me with this? Or put me in contact with the person that does these approvals with the BCC?

Thanks so much for your help!!

Krista Fontius
Operations Director
[REDACTED]

Abe Pedroza

Mon, Jul 19, 2021 at 3:15 PM

To: Krista Fontius [REDACTED], Matt Pressey [REDACTED]
Cc: Chuck Wesley [REDACTED], Martin Wesley [REDACTED], Andrew Wesley [REDACTED], Courtney Grossman [REDACTED], Megan Hunter [REDACTED], Ryan Russell [REDACTED], Andrea Weaghtington [REDACTED]

Hi Krista,

I'm not sure I'm following your request exactly but are you referring to the City's consultants in the Community Development Department? I've cc'd Ryan Russel from Rincon. Hopefully he can assist.

Thank you,

Abe Pedroza
Senior Accountant
City of Salinas
[REDACTED]

[Quoted text hidden]

Krista Fontius

Mon, Jul 19, 2021 at 3:19 PM

To: Abe Pedroza [REDACTED]
Cc: Matt Pressey [REDACTED], Chuck Wesley [REDACTED], Martin Wesley [REDACTED], Andrew Wesley [REDACTED], Courtney Grossman [REDACTED], Megan Hunter [REDACTED], Ryan Russell [REDACTED], Andrea Weaghtington [REDACTED]

Thank you Abe!

I am not sure where the BCC requests for "local approval" get sent to.

Ryan is this something you can help me with?

Thanks so much!

Krista Fontius
Operations Director
[REDACTED]

[Quoted text hidden]

Krista Fontius

Mon, Jul 19, 2021 at 3:45 PM

To: Courtney Grossman [REDACTED]
Cc: Matt Pressey [REDACTED], Chuck Wesley [REDACTED], Martin Wesley [REDACTED], Andrew Wesley [REDACTED], Megan Hunter [REDACTED], Ryan Russell [REDACTED], Andrea Weaghtington [REDACTED], Abe Pedroza [REDACTED]

Hi Courtney,

I just spoke to Ryan and he has not received any requests. He said that typically you receive the requests and forward them on to him. Do you happen to have a request pending?

Thanks so much!!

Krista Fontius
Operations Director
[REDACTED]

[Quoted text hidden]

Courtney Grossman

Mon, Jul 19, 2021 at 4:55 PM

To: Krista Fontius [REDACTED]

Cc: Matt Pressey [REDACTED], Chuck Wesley [REDACTED], Martin Wesley [REDACTED], Andrew Wesley [REDACTED], Megan Hunter [REDACTED], Ryan Russell [REDACTED], Andrea Weaghtington [REDACTED], Abe Pedroza [REDACTED]

Krista:

The correspondence was sent to the consultant within a few hours of receipt from the state request last week. Unfortunately, the computer email system created a new and incorrect email address for the consultant which was not identified until just a few minutes ago. I believe the correspondence is underway properly at this time.



City of Salinas

Community Development Department

Courtney Grossman | Planning Manager

65 West Alisal Street, 2nd Floor, Salinas, CA 93901

[Quoted text hidden]

Krista Fontius [REDACTED]

Mon, Jul 19, 2021 at 4:57 PM

To: Courtney Grossman [REDACTED]

Cc: Abe Pedroza [REDACTED], Andrea Weaghtington [REDACTED], Andrew Wesley [REDACTED], Chuck Wesley [REDACTED], Martin Wesley [REDACTED], Matt Pressey [REDACTED], Megan Hunter [REDACTED], Ryan Russell [REDACTED]

Thank you Courtney. I will follow up with Ryan to see if he has received it.

Thanks,

Krista

[Quoted text hidden]

--

[Quoted text hidden]

COMMERCIAL CANNABIS PERMIT (CCP) 2021-004
(Amendment No. 1)
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 the City of Salinas granted Commercial Cannabis Business Permit No. 2020-018 on June 8, 2020 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 February 5, 2021, Emerald Skyway, LLC filed a requested to amend CCP 2020-018 to establish a new entity name and the City of Salinas granted the Amendment to establish Valley Farms as the new business name, pursuant to Municipal Code Section 5-07.09; and

WHEREAS, on March 8, 2021, Emerald Skyway, LLC filed a requested to amend CCP 2020-018 for a second time to add new principals and the City of Salinas Selection Committee granted the Minor Amendment to, pursuant to Municipal Code Section 5-07.09; and

WHEREAS, on June 16, 2021, Emerald Skyway, LLC filed a request to renew CCP 2020-018 and the City of Salinas granted Commercial Cannabis Business Permit No. 2021-004 on July 23, 2021 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 December 24, 2021, the permittee requested that CCP 2021-004 be amended to remove the original principals to the CCP.

NOW, THEREFORE, the City of Salinas hereby grants and issues this First Amendment to Commercial Cannabis Permit 2021-004 for a Major Amendment pursuant to Chapter 5, Article VII of the Salinas City Code, as follows and not otherwise, to wit:

ISSUED TO (“Permittee”):

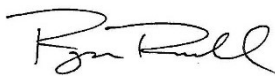
*Lawrence Michelson
Charles Wesley, Martin Wesley, and Andrew Wesley
Joseph Hall
Dba Valley Farms*

- 1) All remaining terms and provisions of CCP 2021-004 shall remain in full force and effect.*

EXECUTIONS

THIS RENEWED COMMERCIAL CANNABIS PERMIT *was approved by action of the City of Salinas Community Development Department.*

Date: February 18, 2022



Ryan Russell
Contract Planner

2300 Payoff - Emerald Purchase										
Date	Ref No.	Payee	Memo	Increase	Decrease	Reconciliation Status	Balance	Type	Account	Store
01/01/2021	40		To be paid to Bob and Lonna Blodgett after outstanding vendor debt is resolved	795,495.00			-795,495.00	Journal		Valley Farms (EmSky)
05/06/2021	WIRE 5/6/2021	Robert Blodgett			150,000.00		-645,495.00	Check	1010 KeyPoint CU - 0659 Del Rey	Valley Farms (EmSky)
06/04/2021	WIRE 6/4/2021	Robert Blodgett			107,583.00		-537,912.00	Check	1010 KeyPoint CU - 0659 Del Rey	Valley Farms (EmSky)
06/29/2021	WIRE 6/29/2021	Robert Blodgett			107,583.00		-430,329.00	Check	1010 KeyPoint CU - 0659 Del Rey	Valley Farms (EmSky)
08/05/2021	1300		Blodett made from CCF Keypoint		53,791.00		-376,538.00	Journal		Valley Farms (EmSky)
08/09/2021	WIRE 8/9/2021	Robert Blodgett			53,791.00		-322,747.00	Check	1010 KeyPoint CU - 0659 Del Rey	Valley Farms (EmSky)
09/10/2021	WIRE 9/10/2021	Robert Blodgett			107,583.00		-215,164.00	Check	1010 KeyPoint CU - 0659 Del Rey	Valley Farms (EmSky)
10/08/2021	1742		Robert & Lonna Blodgett to pay off Emerald Skyway purchase via CCF Keypoint wire 10/8/2021		107,582.50		-107,581.50	Journal		Valley Farms (EmSky)
12/14/2021	2242		Robert & Lonna Blodgett to pay off Emerald Skyway purchase via CCF Keypoint wire 12/14/2021		15,000.00		-92,581.50	Journal		Valley Farms (EmSky)
04/04/2022	3798		Robert Blodgett paid via KVC Keypoint wire 4/4/2022		92,581.50		0.00	Journal		Valley Farms (EmSky)

EMERALD SKYWAY, LLC**MEMBERSHIP INTEREST PURCHASE AGREEMENT**

This Subscription (this "Agreement") is made as of 12/20/2020 by and between Lonna and Robert Blodgett ("Sellers") and DRO Legacy Inc., a California corporation ("Purchaser").

RECITALS

WHEREAS, the Sellers own a one hundred percent (100%) membership interest (the "Membership Interest") in Emerald Skyway, LLC, a California limited liability company (the "Company"), which Sellers desire to sell to the Purchaser; and

WHEREAS, the Sellers have agreed to sell and the Purchaser has agreed to purchase the Membership Interest upon the terms and conditions set forth herein.

WHEREAS, the Purchaser desires to transfer ninety percent (90%) of the Membership Interest in Emerald Skyway to DRO Legacy Inc. (collectively, the "Assigns").

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the Parties to this Agreement agree as follows:

AGREEMENT

1. **Sale of Membership Interest.** Subject to the terms and conditions of this Agreement, simultaneously with the execution and delivery of this Agreement by the parties or on such other date as the Sellers and Purchaser shall agree (the "Closing Date" or "Closing"), the Sellers shall sell to Purchaser, as specified below, and Purchaser agrees to purchase from the Company, a NINETY PERCENT (90%) Membership Interest in the Company at a purchase price of one million seven hundred thousand US Dollars (\$1,704,505 USD) the "Purchase Price"). Furthermore, to date, both the Seller and Purchaser agree that Incline & Company has already invested \$504,505 into Emerald Skyway LLC, investment proceeds which will count towards Purchaser's total acquisition cost and will reduce the total amount owed to the Seller's. Upon execution of Closing Documents, Buyer will assume all Emerald Skyway liabilities, full management control of Emerald Skyway, and Seller will transfer ninety percent (90%) of Membership Interest in The Company to Purchaser, or the maximum transferable amount allowable under the City of Salinas business code. All investment proceeds will first go towards paying off all Company liabilities, estimated at no greater than \$1.7 million USD. Upon completion of all final Terms & Conditions of Sale, the remaining investment proceeds will be distributed to the Buyer's in equal monthly payments as previously agreed by both Parties.

2. **Closing.** On the Closing Date, Purchaser and the Assigns shall deliver: (i) the Purchase Price to the Sellers; (ii) executed copies of the Company's joinder agreement evidencing and acknowledging that they are parties to the Company's Operating Agreement and are subject to all terms and conditions set forth therein; and (iii) any other document, certificate or instrument deemed reasonably requested by the Sellers or the Company to consummate the transaction contemplated by this Agreement. On the Closing Date, the Sellers shall deliver any certificate necessary to effectuate the transfer of the Membership Interest to the Purchaser and/or the Assigns and shall instruct the Company to enter the Membership Interests of the Purchaser and the Assigns as of such date in the books and records of the Company.

3. **Representations and Warranties of the Seller.** The Sellers hereby represents and warrants to the Purchaser and the Assigns, as follows:

(a) **Authority.** The Sellers have full power and authority to execute and deliver, and to perform its duties and obligations under, this Agreement. This Agreement is a legal, valid and binding obligation of the Sellers and is enforceable against the Sellers in accordance with its terms, except as enforceability may be limited by bankruptcy, insolvency, or other similar laws affecting the enforcement of creditors' rights generally and except that the availability of equitable remedies, including specific performance, may be subject to the discretion of the court before which any proceeding may be brought.

(b) **No Conflicts; Consents.** The execution and delivery of this Agreement and the consummation of the transactions contemplated hereby will not: (i) violate or conflict with any constitution, statute, regulation, rule, injunction, judgment, order, permit, decree, ruling, charge, or other restriction of any government, governmental agency, court or arbitrator to which the Buyer or any of its assets are subject; nor (ii) conflict with, result in a breach of, constitute a default under (or with notice or the lapse of time or both could result in a breach of or constitute a default), result in the acceleration of, create in any party the right to accelerate, terminate, modify, or cancel, or require any notice or consent under any agreement, contract, lease, license, instrument, or other arrangement to which the Sellers are a party or bound or to which any of its assets are subject.

(c) **Litigation.** To the Sellers' knowledge, neither the Company nor its officers and directors has been served with any summons or complaint with respect to any undisclosed action, suit or proceeding, nor, to the Sellers' knowledge, is any action, suit or proceeding threatened against the Company or its officers and directors which, if adversely determined, would reasonably be expected to have a material adverse effect. To the Sellers' knowledge, there is no judgment, decree, injunction, or order of governmental authority outstanding against the Company or any officer or director of the Company that would reasonably be expected to have a material adverse effect.

(d) **Compliance with Laws.** To the Sellers' knowledge, the

Company's, the Company has conducted its business in compliance with all applicable laws, except for such failures that would not, individually or in the aggregate, reasonably be expected to have a material adverse effect. To the Sellers' knowledge, the Company has not received any written notice from any governmental authority of (a) any alleged violation by the Company of any Laws or (b) that any investigation has been commenced and is continuing or is contemplated respecting any such possible violation of laws by the Company, except in each case for violations that would not, individually or in the aggregate, reasonably be expected to have a material adverse effect.

(e) **Licenses and Permits.** To the Sellers' knowledge, all licenses, permits and authorizations required for the day-to-day business operations of the Company (collectively, "**Licenses**") have been obtained, are in full force and effect, are in good standing, and to the extent required in connection with the transactions contemplated by this Agreement, are assignable to the Purchaser and the Assigns; except in each case for Licenses that, if not so obtained or assigned, would not reasonably be expected to have a material adverse effect. To the Sellers' knowledge, the Company has not taken any action that (or failed to take any action where the omission of which) would result in the revocation of any such License where such revocation or revocations would, individually or in the aggregate, reasonably be expected to have a material adverse effect, nor has the Company received any written notice of alleged violation from any governmental authority, or written notice of the intention of any governmental authority to revoke any, of any such Licenses, that in each case has not been cured or otherwise resolved to the satisfaction of such governmental authority except as would not, individually or in the aggregate, reasonably be expected to have a material adverse effect.

(f) **Taxes.** Except to the extent disclosed, to the Sellers' knowledge, Company has timely and properly filed all tax returns and reports required to be filed by it, and all such returns and reports are accurate and complete in all material respects, and paid all taxes as required to be paid by it. Except to the extent disclosed, no deficiencies for any taxes have been proposed, asserted or assessed against the Company, and no requests for waivers of the time to assess any such taxes are pending. Except to the extent disclosed, there are no pending or threatened audits, assessments or other actions for, or relating to, any liability in respect to taxes of the Company; and there are no matters under discussion with any tax authority with respect to taxes that are likely to result in an additional tax liability with respect to the Company

(g) **Bankruptcy.** To the Sellers' knowledge, no bankruptcy or similar proceeding has been filed, contemplated or threatened, with respect to the Company.

(h) **No Fraud, Misappropriation, or Embezzlement.** To the Sellers' knowledge, the Company has not committed any act of fraud, misappropriation of funds

or embezzlement.

(i) **Books and Records.** To the Sellers' knowledge, all such books and records of the Company have been prepared and maintained, to the extent applicable, in compliance with all laws and in accordance with generally accepted accounting principles.

(j) **Labor Relations.** To the Sellers' knowledge, there is no unfair labor practice, charge or complaint or other proceeding pending or threatened against the Company. To the Sellers' knowledge, the Company complies, and at all material times in the past, has complied in each case in all material respects, with all laws respecting employment and employment practices, terms and conditions of employment, and wages and hours, and has not engaged in any unfair labor practice in each case except as would not have a material adverse effect.

(k) **Absence of Undisclosed Liabilities.** Except as and to the extent incurred in the ordinary course of business after the date of the Agreement which would not reasonably be expected to have a material adverse effect, to the Sellers' knowledge the Company has no liabilities or obligations (whether absolute, accrued, contingent or otherwise and whether due or to become due) in any case that would reasonably be expected to have a material adverse effect.

(l) **Full Disclosure.** No representation or warranty of the Sellers in this Agreement or any agreement, document or scheduled executed or delivered in connection with this Agreement contains any untrue statement of a material fact or omits to state any material fact which makes any such representation or warranty misleading.

4. **Representations and Warranties of Purchaser and Assigns.** In connection with the transfer of the Membership Interests hereunder to the Purchaser and the Assigns, the Purchaser and Assigns hereby represent and warrant as follows:

(a) **Securities Act.** The Purchaser and the Assigns understands that the Membership Interests are being transferred under an exemption from registration provided by the Securities Act of 1933, as amended (the "Act"), and by applicable state securities acts, and warrants and represents to the Company and the Sellers that the Membership Interests being acquired for investment purposes only, and are not being purchased with a view to, or for the resale, distribution, subdivision or fractionalization thereof, and that the Purchaser and the Assigns must bear the economics associated with the Membership Interests for an indefinite period of time because the Membership Interests cannot be resold or otherwise transferred unless subsequently registered under the Act, or unless an exemption from registration is available. Further, the Purchaser and the Assigns acknowledge and understand that any certificate that may be issued evidencing the Membership Interests will bear substantially the following legend:

The Membership Interest represented by this Certificate have not been

registered under the United States Securities Act of 1933 (the “Act”) or registered or qualified under any state securities laws and are “restricted securities” as that term is defined in Rule 144 under the Act. The Membership Interests may not be offered for sale, sold or otherwise transferred except pursuant to an effective registration statement under the Act, or pursuant to an exemption from registration under the Act or state securities laws, or pursuant to an exemption from registration under the Act, the availability of which is to be established to the satisfaction of the LLC. In addition, the rights and obligations of the holder of this Certificate, and the ability of the holder to transfer the Membership Interests represented by this Certificate, are subject to the approval of the Class A Members of the LLC and other restrictions, terms and conditions of the Operating Agreement of the LLC, a copy of which can be obtained from the LLC upon written request.

(b) **Authority.** The Purchaser and the Assigns have full power and authority to execute and deliver, and to perform its duties and obligations under, this Agreement. This Agreement is a legal, valid and binding obligation of the Purchaser and the Assigns and is enforceable against the Purchaser and the Assigns in accordance with its terms, except as enforceability may be limited by bankruptcy, insolvency, or other similar laws affecting the enforcement of creditors’ rights generally and except that the availability of equitable remedies, including specific performance, may be subject to the discretion of the court before which any proceeding may be brought.

(c) **No Registration.** The Purchaser and the Assigns understand that the Membership Interests have not been, and will not be, registered under the Securities Act, by reason of a specific exemption from the registration provisions of the Securities Act, the availability of which depends upon, among other things, the bona fide nature of the investment intent and the accuracy of Purchaser and the Assigns’ representations as expressed herein or otherwise made pursuant hereto.

(d) **Rule 144.** The Purchaser and the Assigns acknowledge that the Membership Interests must be held indefinitely unless subsequently registered under the Securities Act or an exemption from such registration is available. The Purchaser and the Assigns are aware of the provisions of Rule 144 promulgated under the Securities Act which permit resale of Membership Interests purchased in a private placement subject to the satisfaction of certain conditions, which may include, among other things, the availability of certain current public information about the Company; the resale occurring not less than a specified period after a party has purchased and paid for the security to be sold; the number of Membership Interests being sold during any three-month period not exceeding specified limitations; the sale being effected through a “brokers’ transaction,” a transaction directly with a “market maker,” or a “riskless principal transaction” (as those terms are defined in the Securities Act or the Securities Exchange Act of 1934, as amended, and the rules and regulations promulgated thereunder); and the filing of a Form 144 notice,

if applicable. The Purchaser and the Assigns understand that the current public information referred to above is not now available and the Company has no present plans to make such information available. Subscriber acknowledges and understands the Company may not be satisfying the current public information requirement of Rule 144 at the time Subscriber wishes to sell the Membership Interests and that, in such event, Subscriber may be precluded from selling such securities under Rule 144, even if the other applicable requirements of Rule 144 have been satisfied. The Purchaser and the Assigns acknowledge that, in the event the applicable requirements of Rule 144 are not met, registration under the Securities Act or an exemption from registration will be required for any disposition of the Membership Interests. Subscriber understands that, although Rule 144 is not exclusive, the Securities and Exchange Commission has expressed its opinion that persons proposing to sell restricted securities received in a private offering other than in a registered offering or pursuant to Rule 144 will have a substantial burden of proof in establishing that an exemption from registration is available for such offers or sales and that such persons and the brokers who participate in the transactions do so at their own risk.

(e) **Stop-Transfer Instructions.** The Purchaser and the Assigns agree that, in order to ensure compliance with the restrictions imposed by this Agreement, the Company may issue appropriate “stop-transfer” instructions to its transfer agent, if any, and if the Company acts as its own transfer agent, it may make appropriate notations to the same effect in its own records. The Company will not be required (a) to transfer on its books any Membership Interests that have been sold or transferred in violation of any of the provisions of this Agreement, or (b) to treat as owner of such Membership Interests, or to accord the right to vote or pay dividends, to any Company or other purchaser to whom such Membership Interests have been so transferred. The Purchaser and the Assigns further understand and agree that the Company may require written assurances and other reasonable documentation, in form and substance satisfactory to counsel for the Company before the Company effects any future transfers of the Membership Interests.

(f) **No “Bad Actor” Disqualification Events.** Neither the Purchaser nor the Assigns are subject to any of the “bad actor” disqualifications described in Rule 506(d)(1)(i) through (viii) under the Securities Act (“**Disqualification Events**”), except for Disqualification Events covered by Rule 506(d)(2)(ii) or (iii) or (d)(3) under the Securities Act and disclosed in writing in reasonable detail to the Company.

5. **Indemnification.** The Purchaser and the Assigns, and their directors, officers, employees, agents, and representatives (the “Indemnified Parties”) shall be indemnified and held harmless by the Seller, under the terms and conditions of this Agreement, from and any all losses arising out of or relating to, asserted against, implored upon or incurred by the Indemnified

Parties in connection with or as a result of any breach of a representation or warranty contained in Section 4 of this agreement.

6. **Miscellaneous.**

(a) **Binding Effect.** This Agreement shall be binding upon, and shall inure to the benefit of, the Purchaser, the Sellers, the Assigns, and their respective heirs, representative successors, and permitted assigns.

(b) **Governing Law.** The validity, interpretation, construction and performance of this Agreement, and all acts and transactions pursuant hereto and the rights and obligations of the parties hereto shall be governed, construed and interpreted in accordance with the laws of the state of California, without giving effect to principles of conflicts of law. For purposes of litigating any dispute that may arise directly or indirectly from this Agreement, the parties hereby submit and consent to the exclusive jurisdiction of the state of California and agree that any such litigation shall be conducted only in the courts of California or the federal courts of the United States located in California and no other courts.

(c) **Entire Agreement.** This Agreement sets forth the entire agreement and understanding of the parties relating to the subject matter herein and supersedes all prior or contemporaneous discussions, understandings and agreements, whether oral or written, between them relating to the subject matter hereof.

(d) **Amendments and Waivers.** No modification of or amendment to this Agreement, nor any waiver of any rights under this Agreement, shall be effective unless in writing signed by the parties to this Agreement. No delay or failure to require performance of any provision of this Agreement shall constitute a waiver of that provision as to that or any other instance.

(e) **Successors and Assigns.** Except as otherwise provided in this Agreement, this Agreement, and the rights and obligations of the parties hereunder, will be binding upon and inure to the benefit of their respective successors, assigns, heirs, executors, administrators and legal representatives. No other Party to this Agreement may assign, whether voluntarily or by operation of law, any of its rights and obligations under this Agreement, except to the extent permit herein

(f) **Notices.** Any notice, demand or request required or permitted to be given under this Agreement shall be in writing and shall be deemed sufficient when delivered personally or by overnight courier or sent by email, or 48 hours after being deposited in the U.S. mail as certified or registered mail with postage prepaid, addressed to the party to be notified at such party's address as set forth on the signature page, as subsequently modified by written notice, or

if no address is specified on the signature page, at the most recent address set forth in the Company's books and records.

(g) **Severability.** If one or more provisions of this Agreement are held to be unenforceable under applicable law, the parties agree to renegotiate such provision in good faith. In the event that the parties cannot reach a mutually agreeable and enforceable replacement for such provision, then (i) such provision shall be excluded from this Agreement, (ii) the balance of the Agreement shall be interpreted as if such provision were so excluded and (iii) the balance of the Agreement shall be enforceable in accordance with its terms.

(h) **Construction.** This Agreement is the result of negotiations between and has been reviewed by each of the parties hereto and their respective counsel, if any; accordingly, this Agreement shall be deemed to be the product of all of the parties hereto, and no ambiguity shall be construed in favor of or against any one of the parties hereto.

(i) **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed an original, and all of which together shall constitute one and the same agreement. Execution of a facsimile copy will have the same force and effect as execution of an original, and a facsimile signature will be deemed an original and valid signature.

[Signature Page Follows]

The parties have executed this Membership Interest Purchase Agreement as of the date first set forth above.

**SELLERS/EMERALD SKYWAY
LLC**

**PURCHASER/EMERALD
SKYWAYLLC**

DRO LEGACY INC.

By: Lonna Lewis Blodgett 12/20/2020

NAME: LONNA BLODGETT

By: Charles M. Wesley 12/21/2020

NAME: CHARLES WESLEY

PRINCIPAL

TITLE:

By: Robert Blodgett 12/20/2020

NAME: ROBERT BLODGETT

By: [Signature] 12/20/2020

NAME: LAWRENCE MICHELSON

PRINCIPAL

TITLE:

By: [Signature] 12/21/2020

NAME: ANDREW WESLEY

PRINCIPAL

TITLE:

By: [Signature] 12/21/2020

NAME: MARTIN WESLEY

PRINCIPAL

TITLE:

By: [Signature] 12/20/2020

NAME: JOSEPH HALL

PRINCIPAL

TITLE:

**Emerald Skyway LLC- Cannabis Retailer License**

20 messages

Krista Fontius

Mon, Apr 11, 2022 at 2:54 PM

To: Courtney Grossman

Cc: Ryan Russell, Chuck Wesley, Denise Findley

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 FontiusRegional Director / Monterey Bay Area
Valley Farms | Del Rey Farms | PR Farms**Krista Fontius**

Tue, May 3, 2022 at 4:51 PM

To: Courtney Grossman

Cc: Ryan Russell, Chuck Wesley, Denise Findley

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 FontiusRegional Director / Monterey Bay Area
Valley Farms | Del Rey Farms | PR Farms | Pacific Reserve Nursery

[Quoted text hidden]

Courtney Grossman

Tue, May 3, 2022 at 4:53 PM

To: Krista Fontius

Cc: Ryan Russell, Chuck Wesley, Denise Findley

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

[Quoted text hidden]

Krista Fontius

Tue, May 3, 2022 at 4:55 PM

To: Courtney Grossman

Cc: Ryan Russell, Chuck Wesley, Denise Findley

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



[Quoted text hidden]

Courtney Grossman

Tue, May 3, 2022 at 5:06 PM

To: Krista Fontius

Cc: Ryan Russell, Chuck Wesley, Denise Findley

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

Tue, May 3, 2022 at 6:27 PM

To: Courtney Grossman

Cc: Ryan Russell, Chuck Wesley, Denise Findley, "Jennifer S. Rosenthal, Esq."

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

Regional Director / Monterey Bay Area
Valley Farms | Del Rey Farms | PR Farms | Pacific Reserve Nursery



[Quoted text hidden]

Jennifer S. Rosenthal, Esq.

Tue, May 3, 2022 at 7:28 PM

To: Krista Fontius

Cc: Chuck Wesley, Denise Findley, Rachel Paralegal to JSR

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



PRIVILEGED | CONFIDENTIAL | ATTORNEY-CLIENT PRIVILEGE

This email transmission may contain confidential information belonging to the sender which is protected by the attorney – client privilege. If you are not the intended recipient, please notify me immediately and delete this email and all accompanying documents.

From: Krista Fontius

Sent: Tuesday, May 3, 2022 6:28 PM

To: Courtney Grossman

Cc: Ryan Russell, Chuck Wesley, Denise Findley, Jennifer S. Rosenthal, Esq.

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.

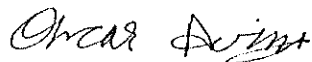
Zoning information may be accessed via the Internet at the following link (look for Chapter 37 Zoning at the bottom left side column):

<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: Christie 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 Permit(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 MICHOCANO
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
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:

<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	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	

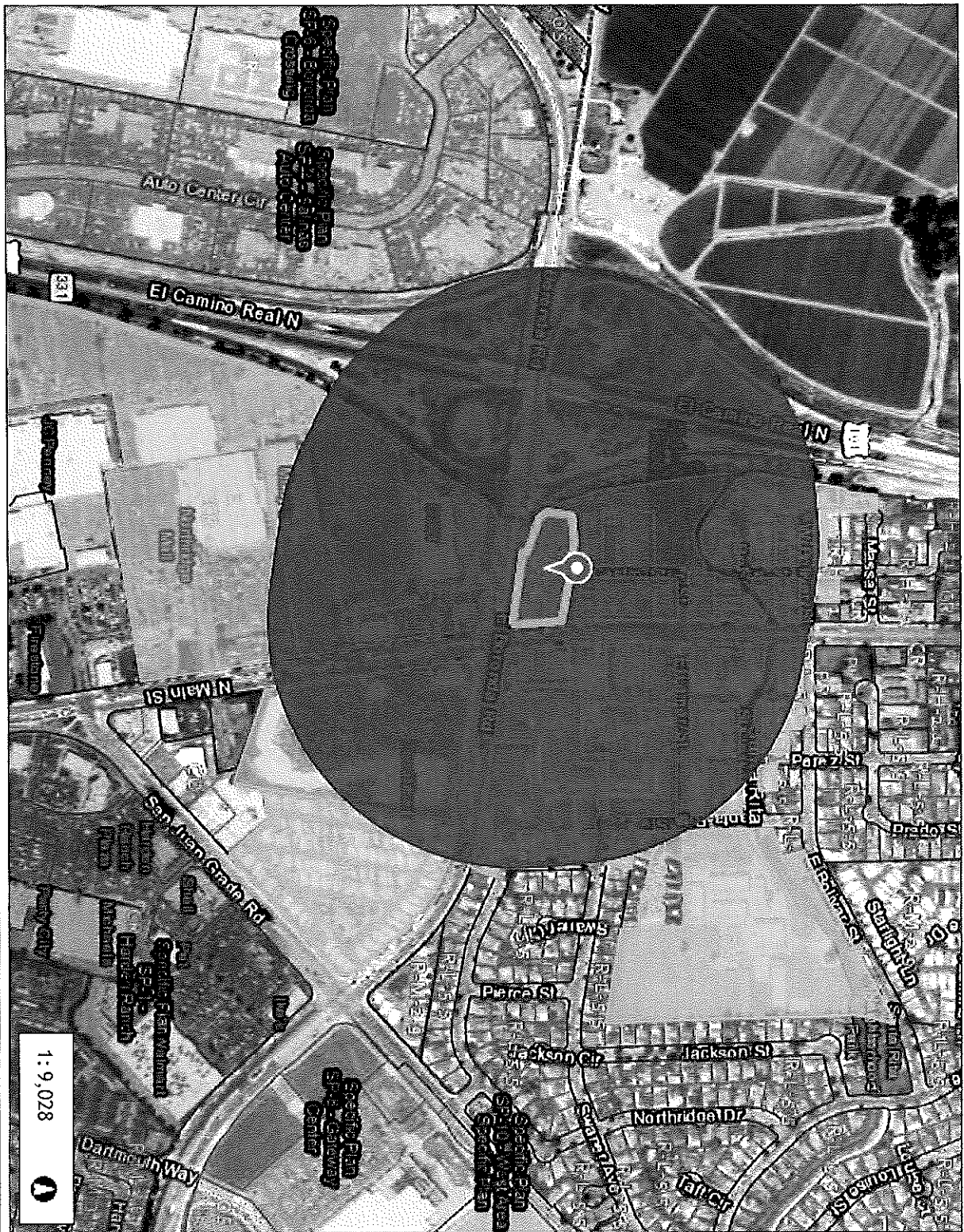
Encroachment(s):

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

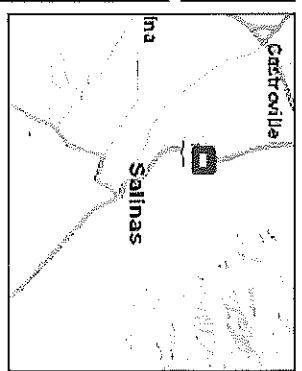


A horizontal scale bar with markings at 0.3, 0, 0.14, and 0.3 Miles.

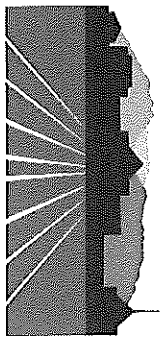
WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

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 Core**
-  **CC-DN - Downtown Neighborhood**
-  **ERL - East Rome Lane Corridor**
-  **F - Flooding**
-  **FG-1 - Laurel Drive at North Main S**
-  **FG-2 - North Main Street/Soledad S**
-  **FG-3 - South Main Street**
-  **FG-4 - Abbott Street**
-  **FG-5 - East Alisal Street/East Mark**
-  **G-1 - West Boronda Road @ U.S. 1**
-  **G-2 - North Main Street @ U.S. 101**
-  **G-3 - West Market Street @ Davis I**
-  **G-4 - South Main Street @ Blanco I**
-  **G-5 - Sandoam Road @ U.S. 101**
-  **RPZ - Airport Runway Protection Z**
-  **SP-1 - Harden 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

Sensitive Use Locations - Local Ordinance Group 8

- Adult Use
- Cannabis Dispensary
- Care Station
- Church
- Firearm Store
- Spoke Two Wheel 20.0%

All Sensitive Use Locations

- Adult Use
- Cannabis Dispensary
- Care Station
- Church
- Day Care
- Firearm Store
- Police Station
- Public Center Group
- Public Center
- Public Two Wheel 20.0%
- Public Center

Edison Zone - 60th Street Law Group

- Public Center

Edison Zone - 100th Local Ordinance Group A

- Public Center

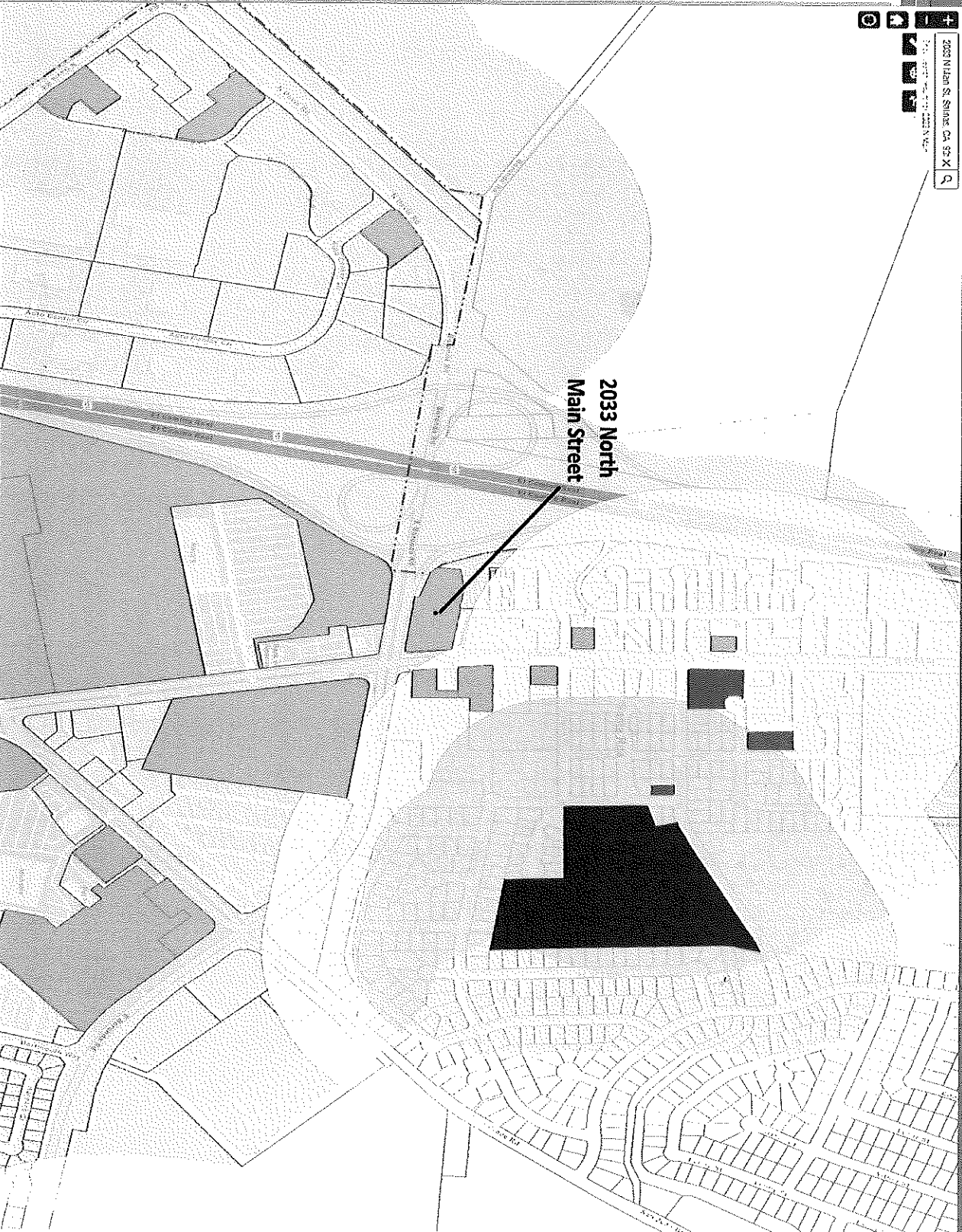
Edison Zone - 100th Local Ordinance Group B

- Public Center

City of Saline Boundary

- City of Saline Parks

- Monterey County Parks



**New Location for Emerald Skyway LLC**

14 messages

Krista Fontius

Fri, Aug 26, 2022 at 4:01 PM

To: Courtney Grossman

, Ryan Russell

Cc: Andrew Wesley

, Chuck Wesley

, Denise Findley

Hello Courtney and Ryan,

I am writing in regards to Emerald Skyway LLC dba Valley Farms.

We would like to move our retail location to this address:

[2033 n Main Street, Salinas, CA](#) and space is 2,700 sf

Are we able to schedule a site visit with the planning commission in order to get it formally approved so we can sign the lease?

I know we will need to do a major amendment. Can we begin the amendment after the site evaluation is complete?

Please advise on next steps.

Sincerely,

—
Krista Fontius
Regional Director/ Monterey Bay Area
Kolaboration Ventures Corporation
Direct: [REDACTED]

Courtney Grossman

Fri, Aug 26, 2022 at 4:54 PM

To: Krista Fontius

Cc: Andrew Wesley

, Chuck Wesley

, Denise Findley

, Ryan Russell

Krista:

The Major Amendment process is the vehicle for approval. Note that there may be challenges with respect to zoning along with sensitive use separations.

City of Salinas**Community Development Department**

Courtney Grossman | Planning Manager

65 West Alisal Street, 2nd Floor, Salinas, CA 93901

[Quoted text hidden]

Krista Fontius

Wed, Sep 7, 2022 at 1:59 PM

To: Courtney Grossman

, Ryan Russell

Cc: Andrew Wesley

, Chuck Wesley

, Denise Findley

Hello Courtney,

Understood, thank you for the quick response. I was out of office last week but I have attached the Request for Major Amendment form here.

Ryan- Can you please remind me what the fee is for a major amendment so I can get this paid? Once paid, what are the next steps?

Thanks so much.

Sincerely,

Krista Fontius
Regional Director / Monterey Bay Area
Valley Farms | Del Rey Farms | PR Farms | Pacific Reserve Nursery
[REDACTED]



[Quoted text hidden]

Mon, Sep 12, 2022 at 10:02 AM

Krista Fontius [REDACTED]
 To: Courtney Grossman [REDACTED], Ryan Russell [REDACTED]
 Cc: Andrew Wesley [REDACTED], Chuck Wesley [REDACTED], Denise Findley [REDACTED]

Hi Ryan,

Just following up on this to confirm it was received. I would like to get payment out for the Major Amendment. Can you remind me what the cost is?

Thanks,

Krista Fontius
 Regional Director / Monterey Bay Area
 Valley Farms | Del Rey Farms | PR Farms | Pacific Reserve Nursery



[Quoted text hidden]

Tue, Sep 13, 2022 at 10:04 AM

Ryan Russell [REDACTED]
 To: Krista Fontius [REDACTED], Courtney Grossman [REDACTED]
 Cc: Andrew Wesley [REDACTED], Chuck Wesley [REDACTED], Denise Findley [REDACTED]

Definitely- I'll get that over to you today. I just got access to the City server on Friday.

Ryan Russell, MCRP, Senior Planner

(He/Him)

russell@rinconconsultants.com



From: Krista Fontius [REDACTED]
 Sent: Monday, September 12, 2022 10:02 AM
 To: Courtney Grossman [REDACTED], Ryan Russell [REDACTED]
 Cc: Andrew Wesley [REDACTED], Chuck Wesley [REDACTED], Denise Findley [REDACTED]
 Subject: [EXT] Re: New Location for Emerald Skyway LLC

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]

Tue, Sep 13, 2022 at 10:22 AM

Krista Fontius [REDACTED]
 To: Ryan Russell [REDACTED]
 Cc: Courtney Grossman [REDACTED], Andrew Wesley [REDACTED], Chuck Wesley [REDACTED], Denise Findley [REDACTED]

Great, thank you.

Krista Fontius
 Regional Director / Monterey Bay Area
 Valley Farms | Del Rey Farms | PR Farms | Pacific Reserve Nursery



[Quoted text hidden]

Tue, Sep 13, 2022 at 12:18 PM

Ryan Russell [REDACTED]
 To: Krista Fontius [REDACTED]
 Cc: Andrew Wesley [REDACTED], Chuck Wesley [REDACTED], Denise Findley [REDACTED], Courtney Grossman [REDACTED]

Hi Krista-

I'll get you an invoice for the amendment after I hear back from Abe on the renewal payment. We can still keep the amendment process moving before payment though. We received your application form but please take a look at the attached amendment guidelines. As a first step, you will need to get a Zoning Verification Letter from Planning which will look at your proposed site in relation to City requirements. Overall the process will be as follows: Submit complete application (including zoning letter) and payment for the amendment. The complete application will go to the Selection Committee for approval.

While the Zoning letter is being prepared I can work with you on the application requirements for the amendment and amendment payment (we can wait for that until you have a complete application you're ready to submit). You submitted an amendment application form, but as you can see in the amendment guidelines for major amendment attached, we are going to need additional details on the site such as but not limited to:

- Proof of use of the site (ownership, lease, other signed option)
- Floor plan/general site plan for the proposed location
- Safety/security plan and/or proposed updates
- Odor control plan for the site related to neighborhood compatibility.

See attached CCP application guidelines. Essentially we will need everything in the evaluation criteria related to the new site for the Selection Committee to review. No need for info related to the business plan unless that is changing. Happy to chat any of this through.

Ryan Russell, MCRP, Senior Planner

(He/Him)

[REDACTED]

[REDACTED]



From: Krista Fontius [REDACTED]
 Sent: Wednesday, September 7, 2022 1:59 PM
 To: Courtney Grossman [REDACTED]; Ryan Russell [REDACTED]
 Cc: Andrew Wesley [REDACTED]; Chuck Wesley [REDACTED]; Denise Findley [REDACTED]
 Subject: [EXT] Re: New Location for Emerald Skyway LLC

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.

Hello Courtney,

[Quoted text hidden]

[Quoted text hidden]

2 attachments

 ccp_amendment_regulations (1).pdf
166K

 ccp_application_guidelines (2).docx
81K

Chuck Wesley [REDACTED] Tue, Sep 13, 2022 at 12:22 PM
 To: Krista Fontius [REDACTED]
 Cc: Andrew Wesley [REDACTED]; Denise Findley [REDACTED]

Krista... I suggest that you let Denise and Jen (not Rosenthal) handle this from this point forward; with assistance from you as needed. This is what they do.

Regards,

Chuck

Charles M. ("Chuck") Wesley
 Chairman & Chief Financial Officer
 [REDACTED]

Kolaboration Ventures Corporation

[Quoted text hidden]

Krista Fontius [REDACTED] Tue, Sep 13, 2022 at 12:31 PM
 To: Chuck Wesley [REDACTED]
 Cc: Krista Fontius [REDACTED]; Andrew Wesley [REDACTED]; Denise Findley [REDACTED]

Absolutely.

Denise, let me know if you need anything from me.

Krista Fontius
 Regional Director / Monterey Bay Area
 Valley Farms | Del Rey Farms | PR Farms | Pacific Reserve Nursery



[Quoted text hidden]

Krista Fontius
To: Ryan Russell
Cc: Andrew Wesley

Tue, Sep 13, 2022 at 2:04 PM

, Chuck Wesley , Denise Findley , Courtney Grossman

Hi Ryan,

Great, thank you for this!

My colleague Denise and her assistant Jen will be working on this. They will get you these items as support to the Major Amendment Request form that I had previously sent.

I really appreciate you providing the additional context and guidance here.

Sincerely,

Krista Fontius
Regional Director / Monterey Bay Area
Valley Farms | Del Rey Farms | PR Farms | Pacific Reserve Nursery



[Quoted text hidden]

Krista Fontius
To: Ryan Russell
Cc: Andrew Wesley

Fri, Sep 30, 2022 at 3:20 PM

, Chuck Wesley , Denise Findley , Courtney Grossman

Hi Ryan,

Did you ever get word from Abe in regards to the cost for the Major Amendment?

Thanks!

Krista Fontius
Regional Director / Monterey Bay Area
Valley Farms | Del Rey Farms | PR Farms | Pacific Reserve Nursery



[Quoted text hidden]

Krista Fontius
To: Ryan Russell
Cc: Andrew Wesley

Mon, Dec 19, 2022 at 11:08 AM

, Chuck Wesley , Denise Findley

Hi Ryan,

We have received the Zoning Verification letter from the Planning Department and we are hoping you can help us understand it. It states:

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.*

However it then goes on to state that there are alcohol sales within the 1000ft sensitive use area.

Can you help us understand if this is a viable option or not?

Krista Fontius
Regional Director / Monterey Bay Area
Valley Farms | Del Rey Farms | PR Farms | Pacific Reserve Nursery



[Quoted text hidden]

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

Ryan Russell <
To: Krista Fontius
Cc: Andrew Wesley

Mon, Dec 19, 2022 at 12:33 PM

, Chuck Wesley , Denise Findley

Happy to help. See Municipal Code section 5-07.27 for full text. For cultivation, distribution, and mfging permits, the Selection Committee can allow for cannabis permits within 1,000 feet of alcohol sales and smoke shops. However, for dispensaries your application for an amendment at this location would be denied. BUT you are allowed to appeal that denial to planning commission who can make an exception.

I know the City is looking into changing the distance requirements related to alcohol sales and that the City is generally pro cannabis. We are processing a similar dispensary permit looking to have a location in a similar situation which is going to PC soon.

Happy to help keep this moving forward but I understand if you want to look for additional locations as there are uncertainties with this. I'll chat with Courtney when he is back in the office as well about his thoughts.

[Quoted text hidden]

Chuck Wesley [REDACTED] Mon, Dec 19, 2022 at 12:44 PM
To: Andrew Wesley [REDACTED], Krista Fontius [REDACTED], Denise Findley [REDACTED]

Andy... So HTP has a lease for this location but not a permit.

Team... I really do not want to go through all of this trouble and Dollars only to have to Appeal and then hope we are going to get a Use Permit from the City.

Andy... Discuss this with Marty and advise.

Chuck

Charles M. ("Chuck") Wesley
Chairman & Chief Financial Officer
[REDACTED]

Kolaboration Ventures Corporation

[Quoted text hidden]



Valley Farms Dispensary Relocation

19 messages

Krista Fontius

To: Ryan Russell

Cc: Denise Findley

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 | PR Farms | Pacific Reserve Nursery

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Kolaboration Ventures Corporation



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

1714K

Krista Fontius

To: Ryan Russell

Cc: Denise Findley

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

Krista Fontius

To: Ryan Russell

Cc: Denise Findley

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 | PR Farms | Pacific Reserve Nursery

13



Kolaboration Ventures Corporation

[Quoted text hidden]

Ryan Russell

To: Krista Fontius

Cc: Denise Findley

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)



From: Krista Fontius <[REDACTED]>
 Sent: Monday, January 23, 2023 11:38 AM
 To: Ryan Russell <[REDACTED]>
 Cc: Denise Findley <[REDACTED]>; Chuck Wesley <[REDACTED]>; Andrew Wesley <[REDACTED]>
 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 <[REDACTED]> Mon, Jan 23, 2023 at 1:15 PM
 To: Ryan Russell <[REDACTED]>
 Cc: Denise Findley <[REDACTED]>; Chuck Wesley <[REDACTED]>; Andrew Wesley <[REDACTED]>

Great, thank you Ryan.

Sincerely,

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



[Quoted text hidden]

Ryan Russell <[REDACTED]> Mon, Feb 27, 2023 at 9:23 AM
 To: Krista Fontius <[REDACTED]>
 Cc: Denise Findley <[REDACTED]>; Chuck Wesley <[REDACTED]>; Andrew Wesley <[REDACTED]>

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

[Quoted text hidden]

Krista Fontius <[REDACTED]> Mon, Feb 27, 2023 at 9:49 AM
 To: Ryan Russell <[REDACTED]>
 Cc: Denise Findley <[REDACTED]>; Chuck Wesley <[REDACTED]>; Andrew Wesley <[REDACTED]>

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: 805-708-8213



[Quoted text hidden]

Krista Fontius <[REDACTED]> Thu, Mar 9, 2023 at 2:43 PM
 To: Ryan Russell <[REDACTED]>
 Cc: Andrew Wesley <[REDACTED]>; Chuck Wesley <[REDACTED]>; Denise Findley <[REDACTED]>

Hi Ryan,

Were you able to get any feedback on the sites?

Thanks,

Krista

[Quoted text hidden]

Ryan Russell
To: Krista Fontius
Cc: Andrew Wesley

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)

[Redacted]
[Redacted]



Upcoming vacation: March 16-26

[Quoted text hidden]

Krista Fontius

Thu, Mar 23, 2023 at 3:23 PM

To: Ryan Russell

Cc: Andrew Wesley

, Chuck Wesley

, Denise Findley

Hi Ryan,

Any word on this?

Thanks,

Krista.

[Quoted text hidden]

Krista Fontius

Tue, Apr 4, 2023 at 11 05 AM

To: Ryan Russell

Cc: Andrew Wesley

, Chuck Wesley

, Denise Findley

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 Reserve Nursery

[Redacted]



Kolaboration Ventures Corporation

[Quoted text hidden]

Denise Findley

Mon, Apr 10, 2023 at 12:57 PM

To: Ryan Russell

Cc: Krista Fontius

, Chuck Wesley

, Andrew Wesley

>

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

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Ryan Russell Tue, Apr 18, 2023 at 8:02 AM
To: Krista Fontius
Cc: Andrew Wesley, Chuck Wesley, Denise Findley

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 Tue, Apr 18, 2023 at 8:23 AM
To: Ryan Russell
Cc: Andrew Wesley, Chuck Wesley, Denise Findley

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 Thu, May 11, 2023 at 10:41 AM
To: Krista Fontius
Cc: Andrew Wesley, Chuck Wesley, Denise Findley

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 Thu, May 11, 2023 at 1:11 PM
To: Ryan Russell
Cc: Andrew Wesley, Chuck Wesley, Denise Findley

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



[Quoted text hidden]

Krista Fontius <krista@kolaborationventures.com> Thu, May 11, 2023 at 1:14 PM
To: Eric Rehn <erehn@kennedywilson.com>

FYI Regarding the Merced St. Property.

Krista Fontius

Regional Director / Monterey Bay Area
Valley Farms | Del Rey Farms | PR Farms | Pacific Reserve Nursery



[Quoted text hidden]

Ryan Russell

Fri, May 12, 2023 at 9:01 AM

To: Krista Fontius

Cc: Andrew Wesley, Chuck Wesley, Denise Findley

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

Fri, May 12, 2023 at 10 20 AM

To: Ryan Russell

Cc: Andrew Wesley, Chuck Wesley, Denise Findley

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 Rey Farms | PR Farms | Pacific Reserve Nursery



[Quoted text hidden]



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

April 27, 2023

Denise Findley
183 Main Street
Rio Vista, CA 94571

RE: ZONING INFORMATION FOR A COMMERCIAL CANNABIS BUSINESS (CCB) LOCATED AT 245 MERCED STREET IN THE INDUSTRIAL-GENERAL COMMERCIAL – FLOODING OVERLAY (IGC-F) ZONING DISTRICT (APN: 003-071-019-000) (ZLTR 2023-002)

Dear Ms. Findley:

On April 14, 2023, 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 Industrial-General Commercial-Flooding Overlay (IGC-F) Zoning District (APN: 003-071-019-000). The following provides an overview of the adjacent land uses and zoning districts to the site:

North:	Industrial-General Commercial (IGC-F), Single-Family Residential
South:	Industrial-General Commercial (IGC-F), Warehouses and Single-Family Residential
East:	U.S. Highway 101
West:	Industrial-General Commercial (IGC-F), Single-Family Residential and Storage Building

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. 347 E. Alisal Street, off-site alcohol sales (500 feet away) CVS Pharmacy
2. 153 Griffin Street, on-site alcohol sales (622 feet away) El Kora Restaurant
3. 107 Kern Street, on-site alcohol sales (490 feet away) Los Altos Restaurant
4. 385 E. Alisal Street, off-site alcohol sales (613 feet away) AM PM
5. 221 Kings Street, Church (800 feet away) New Hope Baptist Church
6. 145 Griffin Street, Church (670 feet away) Church of Christ Salinas
7. 473 E. Market Street, on-site alcohol sales (755 feet away) Culturas Hidalgo y Oaxaca Restaurant
8. 458 E. Market Street, off-site alcohol sales (565 feet away) Shell Gas Station
9. 487 E. Market Street, on-site alcohol sales (920 feet away) Marion's Night Club

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,



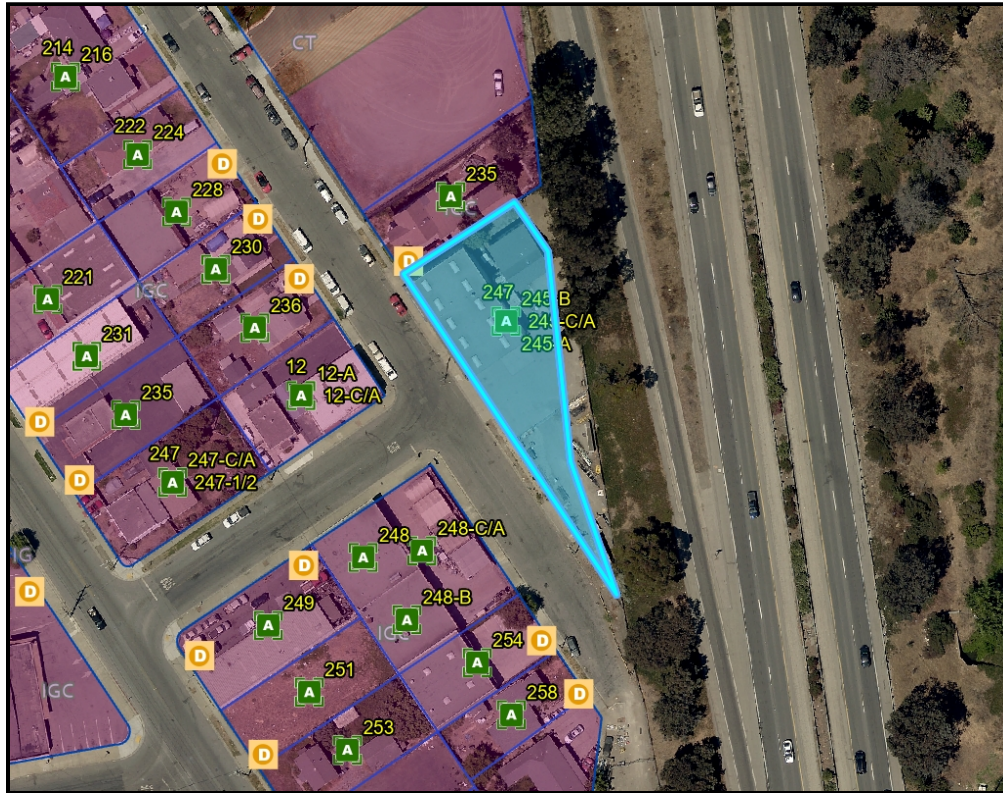
Oscar Avina
Assistant Planner

Enclosures: Property Report for 245 Merced Street (APN: 003-071-019-000)
Map of Parcels within 1,000 Feet of 245 Merced Street
Portion of Sensitive Use Map for Subject Site



City of Salinas Property Report

Site Address: 245 MERCED ST + 3 More



Site Address(es):

245 MERCED ST A
 245 MERCED ST B
 245 MERCED ST C/A
 247 MERCED ST

Owner Information 1

Assessor Parcel Number: 003071019000
 Site Address: 245 MERCED ST
 Record Date: 04/04/2023 14:00:00
 Owner Name: DELLA MORA RICK ET AL
 In Care Of: DBA DELLA-MORA PLUMBING INC.
 DBA: DBA DELLA-MORA PLUMBING INC.
 Owner Address: 740 PALMA DR
 Owner City/State/ZIP: SALINAS, CA 93901

Owner Information 2

Assessor Parcel Number: 003071019000
 Site Address: 245 MERCED ST
 Record Date: 08/09/2007 07:00:00
 Owner Name: DELLA MORA RICK TR ET AL
 In Care Of:
 DBA: DBA DELLA-MORA PLUMBING INC.



City of Salinas Property Report

Site Address: 245 MERCED ST + 3 More

Owner Address: 245 MERCED ST
 Owner City/State/ZIP: SALINAS, CA 93901
 High School District: SALINAS UNION HIGH
 Middle School District: SALINAS CITY
 Elementary School District: SALINAS CITY
 FEMA Flood Zone: AH
 FEMA Description:
 Square Feet (Estimated): 0.00
 Acres (Estimated): 0.30
 Census Tract: 145
 Mayor: Kimbley Craig
 City Council Representative: Orlando Osornio
 City Council District: 4
 Subdivision No.: 34
 Subdivision Name: NEIL ADDITION
 Subdivision Year: 1931
 Seismic Risk Zone: IV
 Seismic Risk Zone: UNDETERMINED
 Police Beat: 8
 Police District: 101
 Fire Station (1st Response): 6

Zoning District(s):

IGC/Industrial-General Commercial

Zoning Overlay(s) And Designation(s):

F

Land Use(s):

General Commercial/Light Industrial

Case File(s):

Case No.	Site Address	Date Started	Date Closed	Case Summary
13914	245 MERCED ST #A	07/24/2006	07/24/2006	SUBA DISTRICT

Building Permit(s):

Permit No.	Site Address	Date Issued	Date Finaled	Date Expired	Description
71-1561	245 MERCED ST C/A	09/07/1971	03/07/1972		SHOP STORAGE BLDG & STORE
77-302	245 MERCED ST #A	03/31/1977			UPGRADE TO FIRE DEPT. REQRMENTS DATED 2.17.77



City of Salinas Property Report

Site Address: 245 MERCED ST + 3 More

Building Permit(s):

<u>Permit No.</u>	<u>Site Address</u>	<u>Date Issued</u>	<u>Date Finaled</u>	<u>Date Expired</u>	<u>Description</u>
84-P092	245 MERCED ST #A	03/30/1984	04/02/1984		5 GAS OUTLETS
90-R056	245 MERCED ST #A	02/21/1990		04/17/1991	TEAR OFF OLD TAR & GRAVEL ROOF AND REPLACE WITH NEW TAR AND
90-R108	245 MERCED ST #A	04/10/1990	06/20/1990		TEAR OFF TAR AND GRAVEL AND REAPPLY SAME
91-21284	245 MERCED ST #A	09/09/1991		03/06/1992	INSTALL AWNING
95-34880	245 MERCED ST #B	12/20/1995		12/20/1996	TEAR OFF COMP SHINGLES REAPPLY SAME CLASS A (SMALL HOUSE I
R3-17	245 MERCED ST #A	10/03/1983	05/22/1986		REROOF

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>
--------------------	---------------------	---------------------	----------------------	--------------------	---------------------

Encroachment(s):

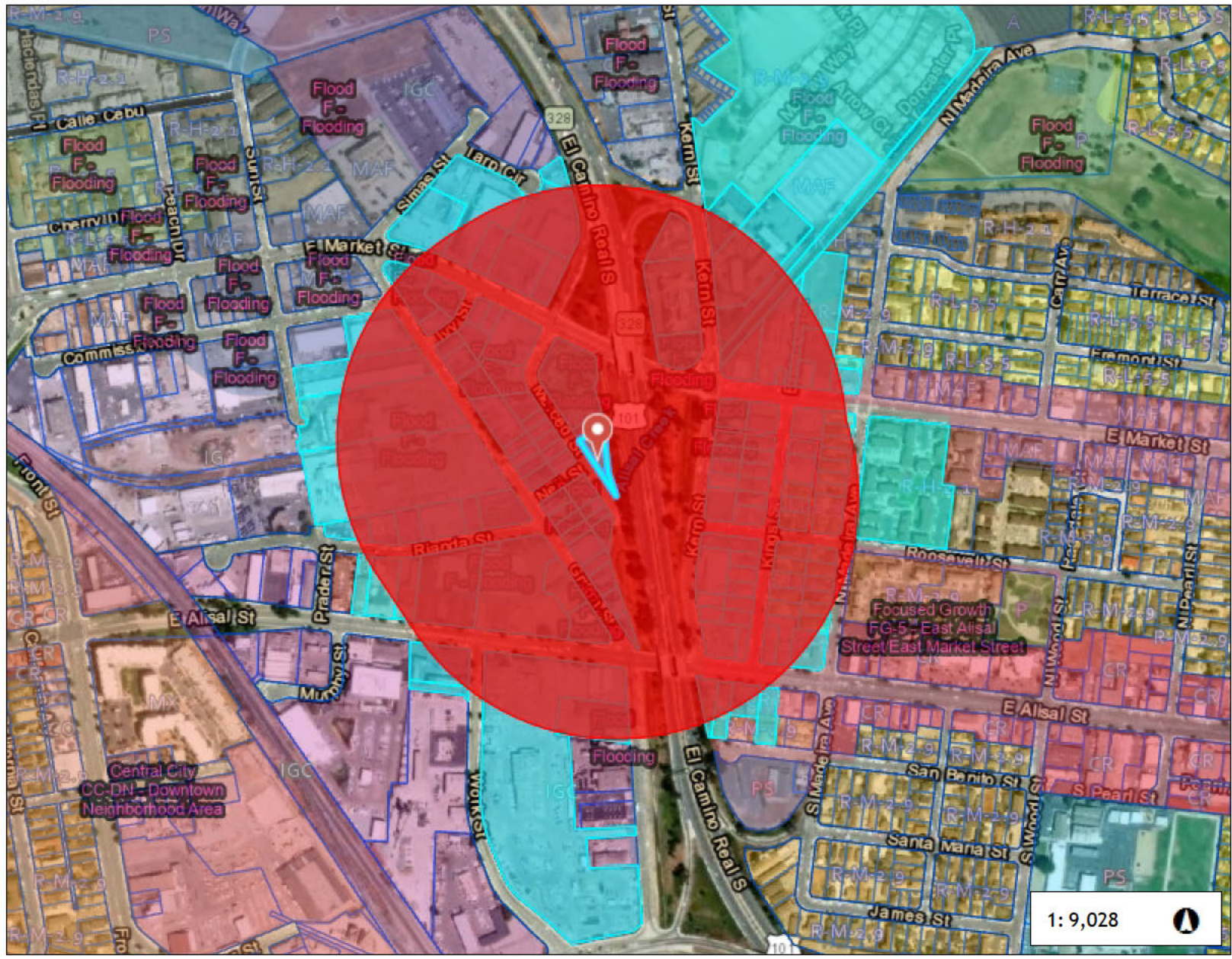
<u>Permit No.</u>	<u>Site Address</u>	<u>Date Issued</u>	<u>Date Finaled</u>	<u>Date Expired</u>	<u>Description</u>
PermitNo	245 MERCED ST #C/A	11/15/2007	11/22/2007		Dumpster

Assessment District(s):

Tree Summary:



ZLTR2023-002 1000 FT radius



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

1: 9,028

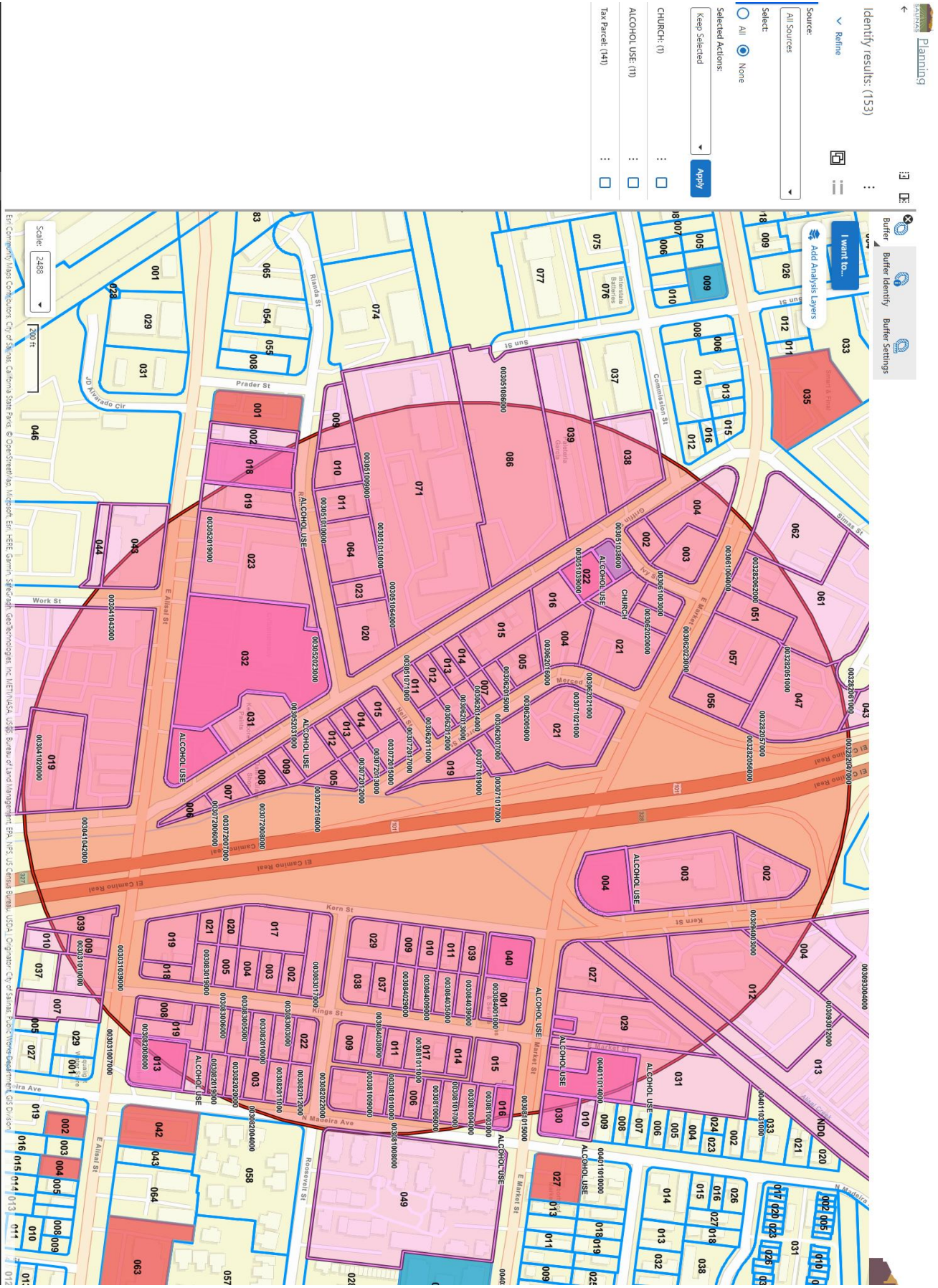


0.3 0 0.14 0.3 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

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.







[REDACTED]

The Property in Salinas with the House on It

Krista Fontius [REDACTED]

Fri, Apr 28, 2023 at 3:54 PM

To: Martin Wesley [REDACTED]

Cc: Andrew Wesley [REDACTED], Chuck Wesley [REDACTED], Denise

Findley [REDACTED]

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

Regional Director/ Monterey Bay Area

Kolaboration Ventures Corporation

[REDACTED]



Zoning Verification Letter Status

24 messages

Micalah Frey

Tue, May 6, 2025 at 12:45 PM

To: CurrPlanwebmail@ci.salinas.ca.us

Good Afternoon,

I hope this email finds you well.

Is the attached zoning verification letter still valid?

Regards,

Micalah Frey
Corporate Secretary

Kolaboration Ventures Corporation

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

Adam Garrett

Tue, May 6, 2025 at 1:08 PM

To: Micalah Frey, CurrPlanwebmail

Cc:

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

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 [REDACTED]
Cc: CurrPlanwebmail [REDACTED], Son Pham-Gallardo [REDACTED]

Tue, May 6, 2025 at 1:09 PM

Thank you, Adam.

Regards,

Micalah Frey
Corporate Secretary

[REDACTED]
Kolaboration Ventures Corporation

[Quoted text hidden]

Micalah Frey [REDACTED]
To: Adam Garrett [REDACTED]
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]
Kolaboration Ventures Corporation

[Quoted text hidden]

Son Pham-Gallardo [REDACTED]
To: Micalah Frey [REDACTED], Adam Garrett [REDACTED]
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

[Quoted text hidden]

Micalah Frey <[REDACTED]>
To: Andres Sanchez <[REDACTED]>

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
[REDACTED]

Kolaboration Ventures Corporation

[Quoted text hidden]

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

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
[REDACTED]

Kolaboration Ventures Corporation

[Quoted text hidden]

postmaster@salinas.gov <[REDACTED]>
To: micalah.frey <[REDACTED]>

Tue, Nov 4, 2025 at 11:29 AM

Micalah Frey

Corporate Secretary



Kolaboration Ventures Corporation

Son Pham-Gallardo [REDACTED]

Tue, Nov 4, 2025 at 3:31 PM

To: Micalah Frey [REDACTED]

Cc: Adam Garrett [REDACTED], [REDACTED]

Andres Sanchez

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 [REDACTED] >

Tue, Nov 4, 2025 at 3:35 PM

To: Son Pham-Gallardo <[REDACTED]>

Cc: Adam Garrett [REDACTED], [REDACTED]

Andres Sanchez

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



Kolaboration Ventures Corporation

[Quoted text hidden]

Tue, Nov 4, 2025 at 3:36 PM



RE: Zoning Verification Letter - 2033 N Main St

10 messages

Adam Garrett <[REDACTED]>

Thu, Nov 13, 2025 at 9:20 AM

To: [REDACTED]

Cc: [REDACTED], [REDACTED], Andres

Sanchez [REDACTED]

Hi Micalah,

Thank you, the Zoning Letter has been received. Please see receipt attached. It will be processed shortly.

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

*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:** Wednesday, November 12, 2025 4:21 PM**To:** Adam Garrett <[REDACTED]>**Cc:** Son Pham-Gallardo <sonpg@ci.salinas.ca.us>; currplanwebmail@ci.salinas.ca.us <currplanwebmailci.salinas.ca.us@ci.salinas.ca.us>; Andres Sanchez <asanchez@rinconconsultants.com>**Subject:** Re: 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.

Hi Adam,

Please process the attached forms... and let me know if there is any further information needed to complete the process for the zoning letter.

Regards,

Micalah

Micalah Frey

Corporate Secretary

209-419-4912 mobile

Kolaboration Ventures Corporation

On Thu, Nov 6, 2025 at 2:45 PM Adam Garrett <[REDACTED]> wrote:

Hi Micalah,

Please provide the following items to move forward with the updated Zoning Information Letter:

1. First page of the attached Development Review Application.
2. Credit Card Authorization for the Zoning Letter fee of \$365.66 (see form attached).

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

[REDACTED]

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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, November 4, 2025 3:36 PM

To: Son Pham-Gallardo <[REDACTED]>

Cc: Adam Garrett <[REDACTED]>

<[REDACTED]>; Andres Sanchez <[REDACTED]>

Subject: Re: Zoning Verification Letter Status

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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

Kolaboration Ventures Corporation

On Tue, Nov 4, 2025 at 3:31 PM Son Pham-Gallardo <[REDACTED]> wrote:

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



City of Salinas

Community Development Department

Son Pham-Gallardo | Senior Planner

65 West Alisal Street, 2nd Floor, Salinas, CA 93901

From: Micalah Frey <[REDACTED]>

Sent: Tuesday, November 4, 2025 11:29 AM

To: Son Pham-Gallardo <[REDACTED]>

Cc: Adam Garrett <[REDACTED]>

us@ci.salinas.ca.us>**Subject:** Re: Zoning Verification Letter Status

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Dear Son,

I hope you are doing well.

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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



Kolaboration Ventures Corporation

On Fri, May 30, 2025 at 4:59 PM Son Pham-Gallardo [REDACTED] wrote:

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

sonpg@ci.salinas.ca.us | Office 831-758-7206

From: Micalah Frey <[REDACTED]>

Sent: Friday, May 30, 2025 11:33 AM

To: Adam Garrett <[REDACTED]>

Cc: CurrPlanwebmail [REDACTED]; Son Pham-Gallardo [REDACTED]

Subject: Re: Zoning Verification Letter Status

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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]

Kolaboration Ventures Corporation

On Tue, May 6, 2025 at 1:09 PM Micalah Frey [REDACTED] wrote:

Thank you, Adam.

Regards,

Micalah Frey

Corporate Secretary
[REDACTED]

Kolaboration Ventures Corporation

[REDACTED]
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

[REDACTED]

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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.

Good Afternoon,

I hope this email finds you well.

Is the attached zoning verification letter still valid?

Regards,

Micalah Frey

Corporate Secretary

[REDACTED]

Kolaboration Ventures Corporation

[REDACTED]



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
			<u>Parcel to Parcel</u>	<u>Building to Building</u>	
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, appearing to read "Oscar Avina".

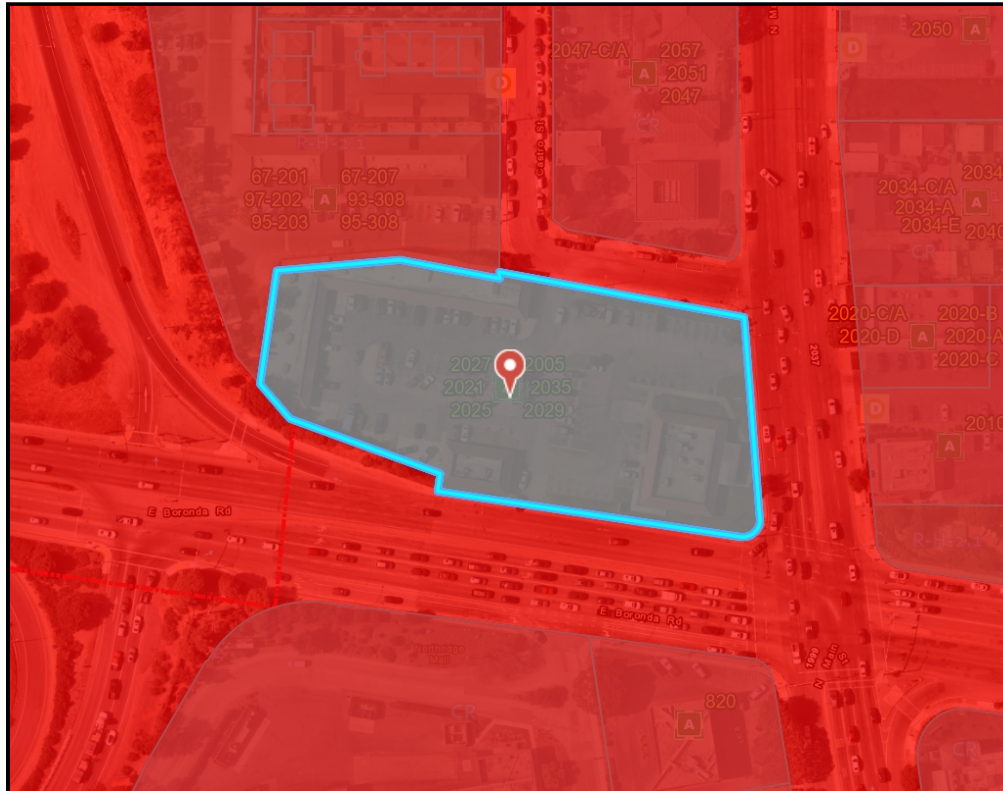
Oscar Avina
Assistant Planner

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 (SENIOR 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 DENNY'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:

Project No.	Project Name	Site Address	Date Approved	Date Closed	Date Expired
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:

Project No.	Project Name	Site Address	Date Approved	Date Closed	Date Expired
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):

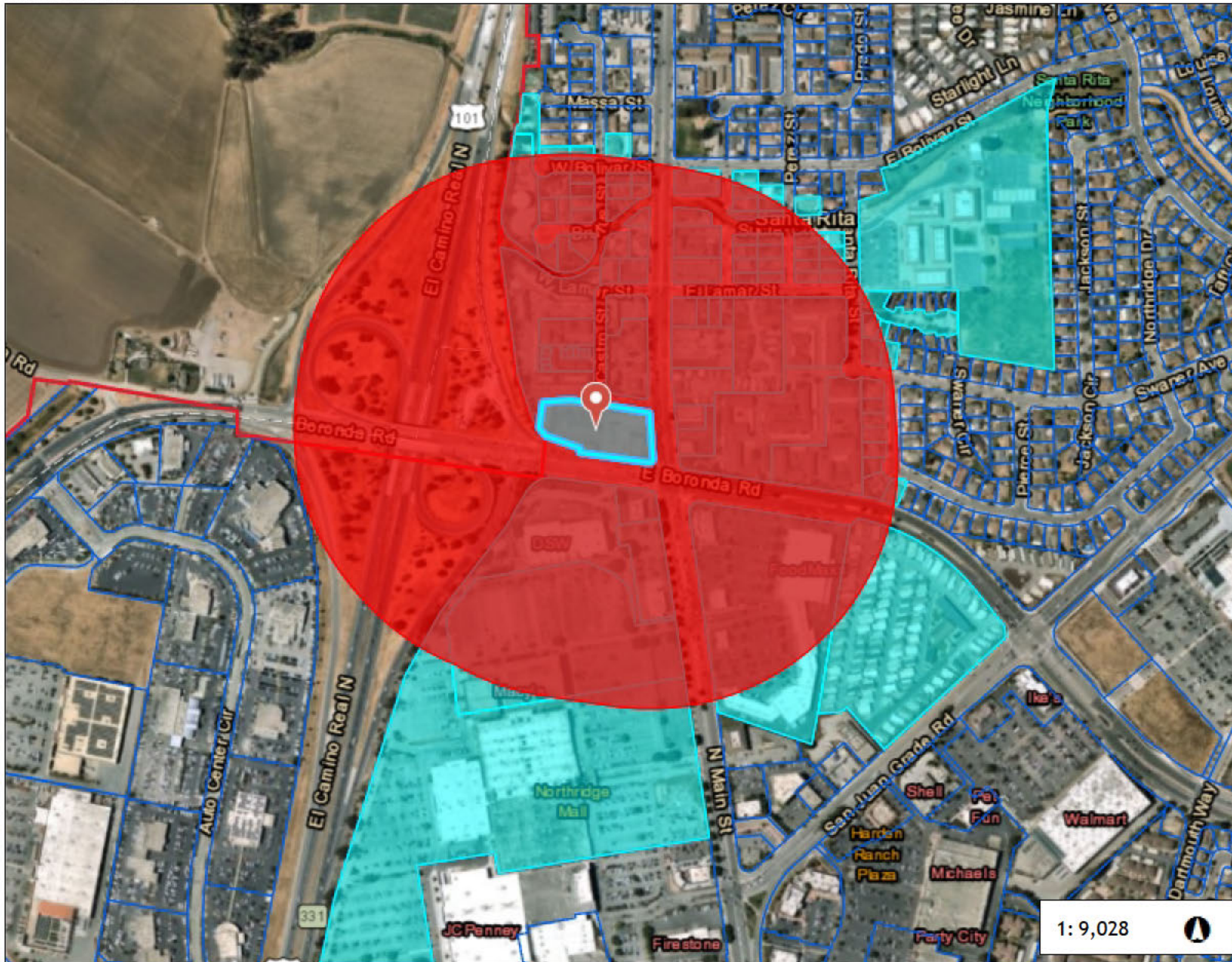
Permit No.	Site Address	Date Issued	Date Finaled	Date Expired	Description
PermitNo	2005 N MAIN ST	11/26/2007	12/03/2007		Dumpster
PermitNo	2033 N MAIN ST	10/17/2008	10/24/2008		Dumpster
PermitNo	2005 N MAIN ST	05/18/2010	06/07/2010		Replace existing subsurface equipment
PermitNo	2005 N MAIN ST	03/27/2017		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
PermitNo	2005 N MAIN ST				PGE PM 35272450 Electric Vehicle charging station

Assessment District(s):

Tree Summary:



ZLTR 2025-007 1000 ft Radius



Legend

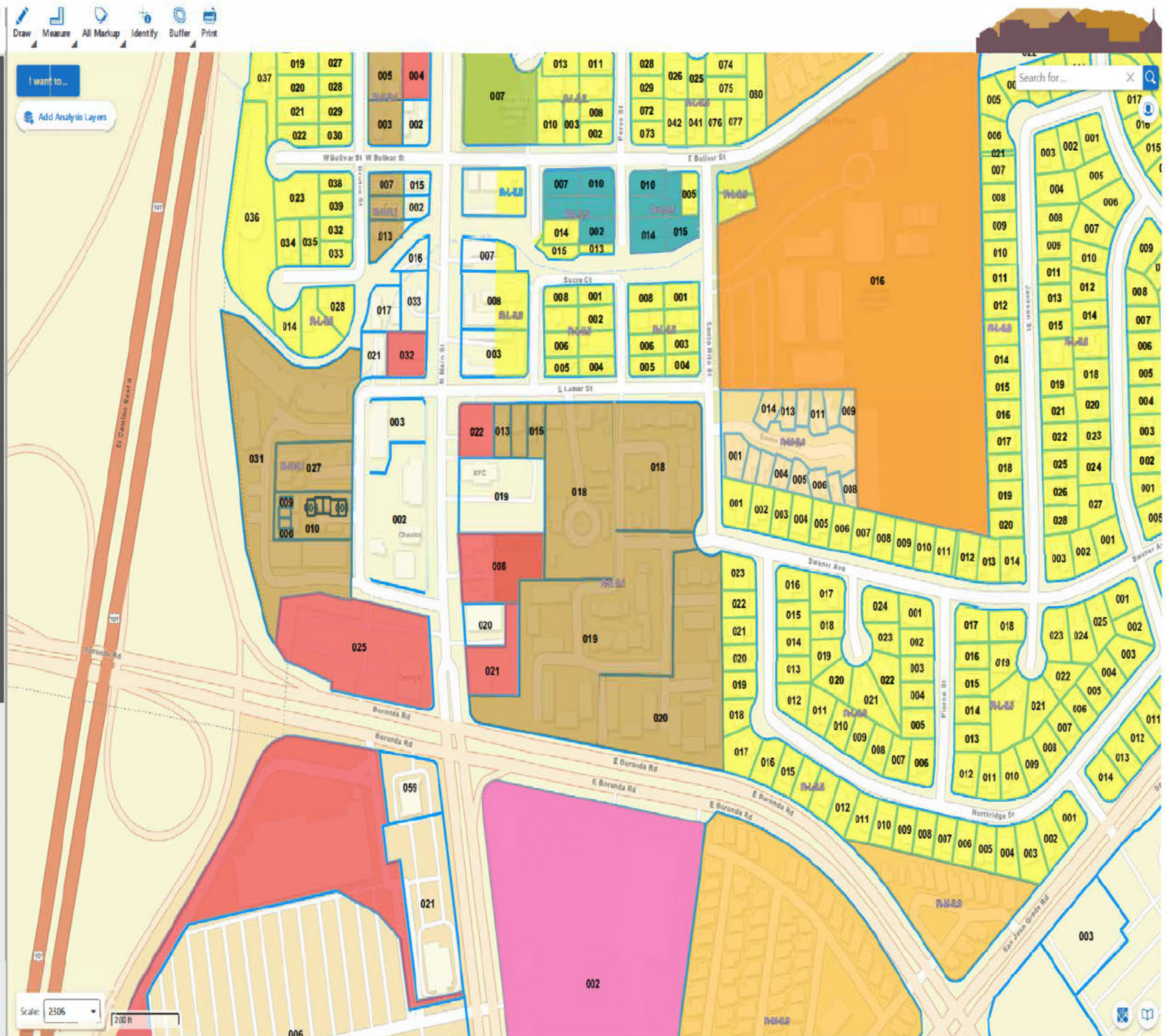
- City of Salinas Boundary
- City of Salinas Parcels



0.3 0 0.14 0.3 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

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.



PARKING AND LAND USE AGREEMENT ACKNOWLEDGMENT

6/8/2026

To: Emerald Skyway LLC

Re: Property Located at 2033 N. Main Street, Salinas, California

This letter serves as acknowledgment by Emerald Skyway LLC ("Tenant") that Northridge Plaza Salinas LLC ("Landlord") has informed Tenant of an existing land lease and land use agreement pertaining to the property located at 2005 N. Main Street, Salinas, California, occupied by Denny's.

Tenant acknowledges and agrees that Denny's possesses rights under its lease agreement to the area occupied by its restaurant, together with the designated parking areas and related portions of the property identified on the attached Exhibit 1.

Tenant further acknowledges that the Denny's leased premises and designated parking areas shown on Exhibit 1 are not included within Tenant's leased premises and are not available for use by Emerald Skyway LLC, its employees, customers, agents, contractors, or invitees.

Tenant agrees to take reasonable measures to inform its employees and customers that parking within the areas designated for Denny's on Exhibit 1 is prohibited. Tenant further acknowledges that Denny's retains the right to monitor, enforce, restrict, and otherwise control the use of its leased premises and designated parking areas, including the right to request removal or towing of unauthorized vehicles in accordance with applicable law.

By signing below, Tenant acknowledges receipt of this notice and Exhibit 1 and agrees to comply with the restrictions described herein regarding the Denny's leased premises and designated parking areas identified on Exhibit 1.

LANDLORD:

NORTHBRIDGE PLAZA SALINAS LLC

By: Name: FAYLL VASINTitle: ownerDate: 6/9/26

ACKNOWLEDGED AND AGREED:

EMERALD SKYWAY LLC

By: Name: Martin WesleyTitle: Managing MemberDate: 06/9/2026

Exhibit 1: Site Diagram Depicting Denny's Leased Premises and Designated Parking Areas

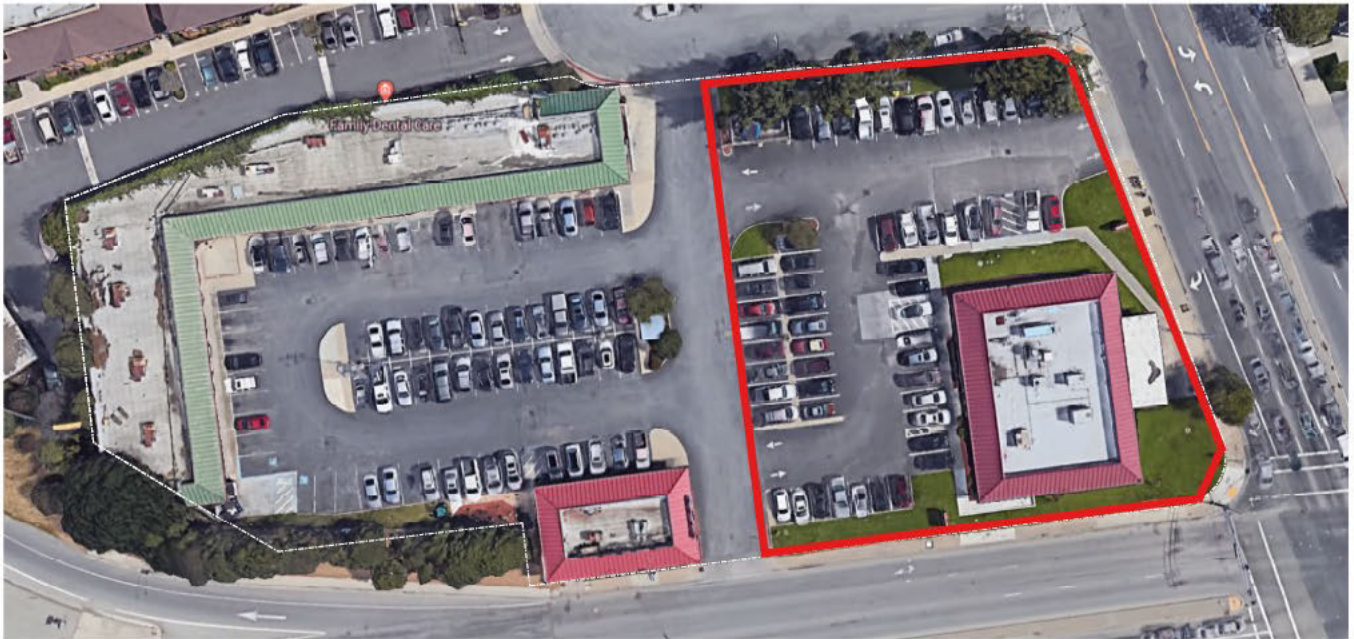
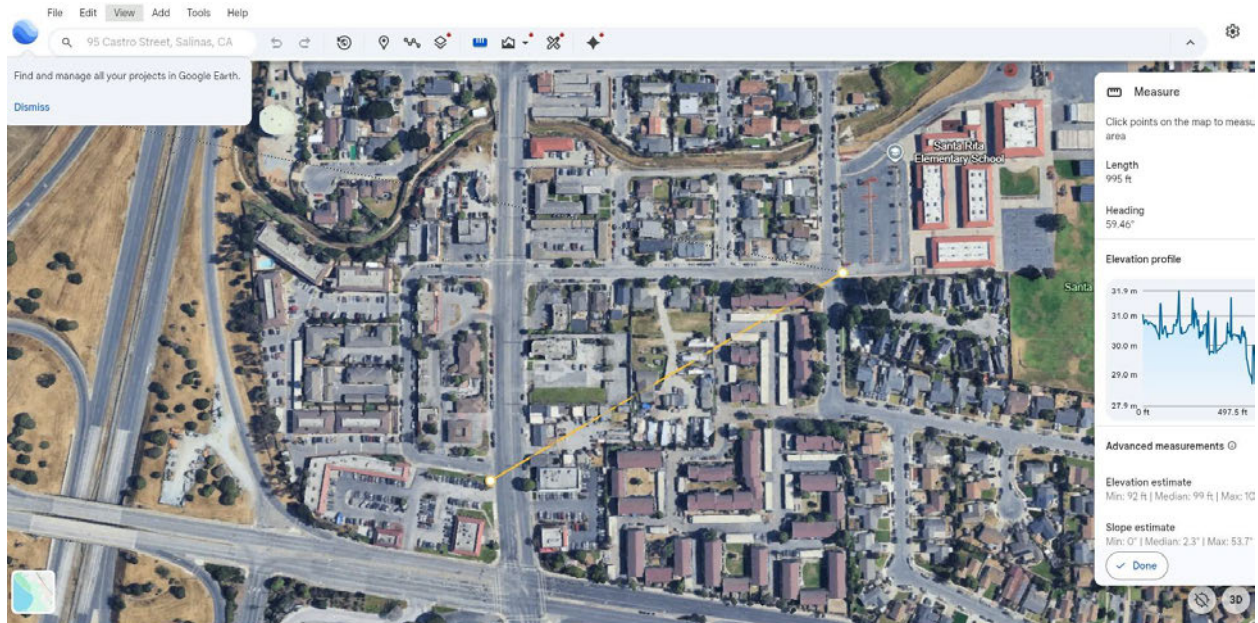


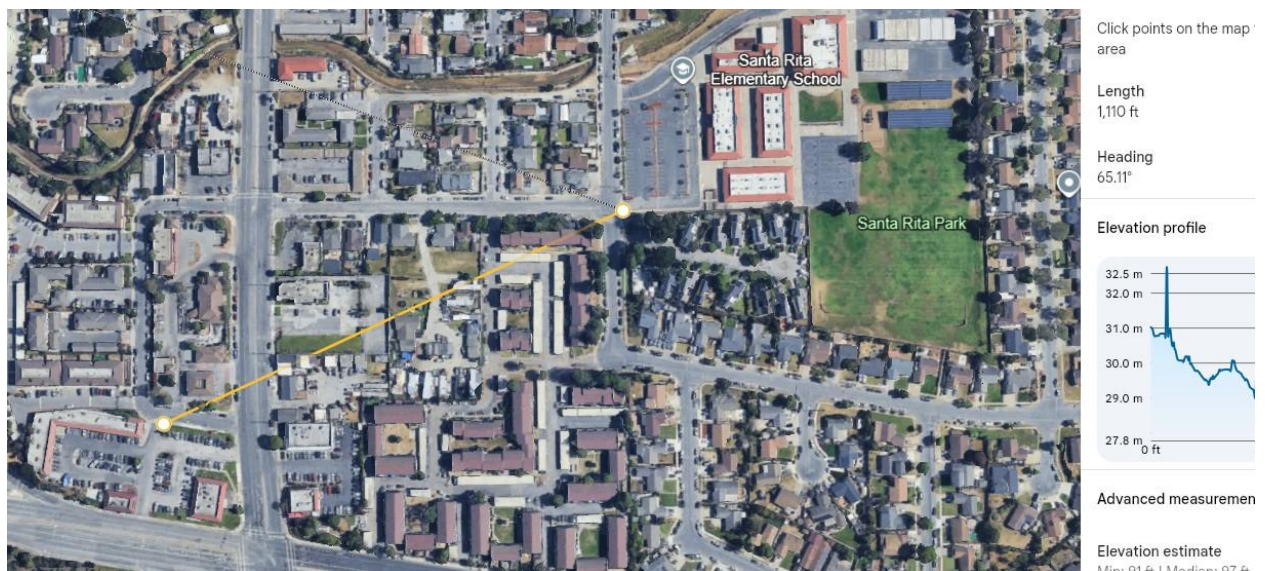
EXHIBIT I

The below measurements are obtained using Google Earth to confirm the measurements from parcel line to parcel line stated by the city. It was also used to obtain an estimated re-measurement omitting any areas of the parcel that are unavailable for use by the commercial cannabis business. A formal survey report is in process and will be made available at or prior to the hearing on this Appeal.

1. Distance measured from parcel-to-parcel: 995 ft.



2. Distance measured from the closest area of the site actually available for use by the commercial cannabis business: 1,110 ft.



3. Distance measured from the closest area of the site actually available for use by the commercial cannabis business from the parcel boundary: 154 ft.

