



MEMORANDUM

TO: Senior Planner Son Pham-Gallardo FROM: Sgt. G. Contreras

SUBJECT: Valley Farms CCP2025-004 DATE: March 16, 2026

I have reviewed the provided information regarding CCP2025-004, proposed relocation of a Commercial Cannabis Permit from 1610 Moffett St Suite A to 2033 North Main St. These include: Request for Amendment to a Commercial Cannabis Permit (CCP), Valley Farm Major Amendment Application / Business Plan and attached Exhibits, including the security plan, shopping center lease, Proposed Signage Plan and the City of Salinas Property Report.

The proposed location (2033 North Main St) is in Police Reporting District (PRD) #211. Records provided by the Police Department's statistics office indicate an overall 2025 average crime rate of 80.30 incidents per PRD. It should be noted there are a total of 117 districts within the City of Salinas. According to records provided by the Police Department's statistics office, the crime rate for PRD #211 for 2025 was 49 incidents, which is below the PRD average. As shown below, most of the crimes that occur within this PRD are Simple Assaults and Larceny.

| City of Salinas PRD #211 Year 2025 | |
|---------------------------------------|----|
| Murder | 0 |
| Robbery | 2 |
| Burglary | 2 |
| Rape | 0 |
| Aggravated Assault | 5 |
| Simple Assault | 10 |
| Stolen Vehicles | 7 |
| Larceny | 10 |
| Drug Offenses | 1 |
| Weapons Offenses | 0 |
| Part Two Crimes | 13 |
| Arson | 0 |
| TOTAL | 49 |
| ***all charges include attempted** | |



MEMORANDUM

Further, Monterey County Communications had a record of 5 calls for service at Valley Farms' previous location, 1610 Moffett St Suite A, in 2025. These calls included a grand theft and follow-up, a suspicious person and two 911-hang ups. The grand theft and follow-up are directly attributed to business operations.

The Police Chief is not aware of any information or conditions sufficient for him to form an opinion regarding the potential for either a public nuisance or repeated police response to result from Valley Farms' operation of a cannabis dispensary at 2033 North Main St.

If CCP2025-004 is approved, Salinas Police Department recommends the following safety measures:

Security operations of the entire project site shall be in compliance with the written security measures listed in the City of Salinas Code of Ordinance, Article VII, Section 5-07.24 and Exhibit C of the Major Amendment Application:

- Central alarmed system.
- Maintaining Visitor Log.
- Implementation of sufficient security measures to both deter and prevent unauthorized entrance.
- Establishing limited access areas.
- Secured storage for cannabis products.
- Installation of twenty-four-hour security surveillance cameras to monitor all entrances, exits and open areas accessible to the public. Surveillance camera system shall be compatible with Salinas Police Department software/hardware to have remote real-time / live access. This should include a digital surveillance system with **high-quality** cameras focused on the points of sales, entrances/exits of the store and parking lot, with the capability to store the digital images captured. The video/photos must be retained for 30 days and be made available to police upon request.



MEMORANDUM

- Ample lighting in the exterior area of entrances/exits and situated in areas to enhance video surveillance equipment.
- Installation of sensors to detect entry and exit
- to secure areas and panic buttons.
- Any installation of bars on windows or doors on the interior of the business. Bullet proof film and glass break detection.
- Capabilities to maintain the business secured and operational during a power outage.
- Identify a Salinas Police Department liaison.
- The Salinas Police Department shall be notified within twenty-four-hours when there are discrepancies during inventory, diversions, theft, loss, alteration of records, breach of security or any other criminal activity.

Additionally, the business should meet all legal requirements so that the business be posted for trespassing and enforceable by the police department for Salinas City Code (SCC) 21-35. See section below:

Sec. 21-35, -Trespass-Prohibited on Posted Land.

It shall be unlawful for any person to enter or go upon or pass over or remain upon any land of another where the owner of such property, or the person entitled to the possession thereof for the time being, or the authorized agent of either, has posted or caused to be posted upon the land printed notices that land is private property and warning all persons from trespassing thereon.

If you have any questions regarding the crimes statistics listed in this memorandum, please feel free to contact me at 831-758-7271.