

Exhibit G

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MINUTES
Toro Land Use Advisory Committee
Thursday, January 14, 2019

1. Meeting called to order by Mike Weaver at 4:00 Pm

2. Roll Call

Members Present:

(5) Mike Weaver, Robert Reiger, Ron Vandergrift, Roy Gobets, Beverly Bean

Members Absent:

Excused (3) Lauren Keenan, Michael Mueller, William Pyburn

3. Approval of Minutes:

A. September 10, 2018 minutes

Motion: Vandergrift (LUAC Member's Name)

Second: Rieger (LUAC Member's Name)

Ayes: (4) Weaver, Gobets, Rieger, Vandergrift

Noes: 0

Absent: (3) Keenan, Mueller, Pyburn

Abstain: (1) Bean

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

5. Scheduled Item(s)



6. **Other Items:**

****"Election of Secretary" was not listed on the January 14, 2019 agenda and cannot be voted on. This item will be placed on next agenda**

LUAC member nominated for Chairperson: Weaver

LUAC member nominated for Secretary: Bean

Motion: Vandergrift (LUAC Member's Name)

Second: Gobets (LUAC Member's Name)

Ayes: Weaver, Gobets, Riger, Vandergrift, Bean (5)

Noes: 0

Absent: Keenan, Mueller, Pyburn (3)

Abstain: 0

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. Meeting Adjourned: 5:40 pm

Minutes taken by: Beverly Bean



Action by Land Use Advisory Committee Project Referral Sheet

Monterey County RMA Planning
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Toro



Project Description:

1. **Project Name:** MANN LAWRENCE & ANGELA R (CARMEL VALLEY ORIGINAL INC)
File Number: PLN170336
Project Location: 299 RIVER RD SALINAS
Project Planner: CRAIG SPENCER
Area Plan: TORO
Project Description: Administrative Permit and Design Approval to allow a commercial cannabis retail facility at 299 River Road. The existing structure will be remodeled to include a new sign, repainting the exterior, and fence around an existing single family dwelling at the rear of the site.
Recommendation To: PLANNING COMMISSION

Was the Owner/Applicant/Representative present at meeting? YES X NO _____

(Please include the names of the those present)

Larry Mann, property owner

Anthony Lane, brother-in-law of property owner

Was a County Staff/Representative present at meeting? Craig Spencer (Name)

Weaver read into the record a memo from Planner, Craig Spencer, dated December 5, 2018; current Zoning Ordinance requires Administrative Permit (and Design Approval), not necessarily Planning Commission Approval.

Applicants presented project as a vacant, stand-alone marijuana dispensary store with a parking lot of 12 spaces. They plan to put in a security gate and cameras, and to encourage delivery as a large part of the business. It will be open Monday-Saturday from 10 am to 8 pm. Their traffic study shows less traffic than previous use. Cannabis is legal and helps people medically. There will be a 25-foot sign in front, and all night lighting. Separate residence behind/on the property will be lived in by security person.

There were 42 local members of the public who signed an attendance page and included contact information (attached). At least 50 people were counted in the room and all were opposed to the project. No one spoke in favor of it. All attendees who signed in wish to be notified of future meetings about the project. A number of people requested that Planner, Craig Spencer make sure this project is heard by the Planning Commission. Spencer advised them to e-mail him with that request.

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Hector Marquez, Las Palmas II resident		X	Not appropriate in residential community with young children, severe traffic problems already; opposes the project
David Pozzi, River Road resident	X		Resident since 1970, traffic is hazardous, especially at night; site is a school bus stop with crosswalk. Project is not appropriate since children wait for the bus at the project site.
David Brown, Violini Road resident		X	Traffic is a problem, especially with turns into and out of the 2 residential streets directly opposite the project. Notes that recreational as well as medical marijuana will be sold.
Larry Lykins, River Road resident	X		Traffic is speeding all the time (well over the 45 mph speed limit); it is dangerous and worse in the summer; store is at the top of a hill with poor visibility for entering River Road traffic
Gina Cremers, Pine Canyon Road resident		X	Strongly opposes this type of business in neighborhood; traffic speeds and is dangerous
Ronda Valenzuela, Enos Drive resident	X		Lives on Enos Drive, one house up from River Road and in view of the project building which now has a horrid light on at night; does not want stores selling alcohol or pot in the neighborhood; law enforcement in this area is minimal and overstretched; River Rd is dangerous and there have been many accidents; they oppose project
Daniel Bamberger, River Road resident	X		His concern is safety as there have been 3 accidents in this vicinity in the last 24 months; the speed limit is 45 mph but even heavily laden tractor trailers go over 60 mph; the driveway to the building is only 16 feet wide and has a 20 degree slope making it difficult to enter or exit; there is a school bus stop at the site and another 1.1 mile away and in 2003 a child was struck and killed in crosswalk. Do not put this dispensary in my backyard!
Susan & D. Courrejou, Enos Drive residents (letter was read for them)	X		They are concerned about the danger and avoid making left turns onto River Rd due to poor visibility and speeding cars; parking will be tight at the sight; they oppose this project.



PUBLIC COMMENT (CONTINUED):

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Shay Balesteri, lives across the street	X		Has no problem with the product but this is the wrong location; dangerous traffic and poor police protection
Fred Saunders, Buena Lane resident			This is the wrong place for a dispensary; same concerns as other speakers for traffic and accident danger
Ty Brooks, Berry Drive resident			Does not want dispensary in his neighborhood; it will lower property values and decrease quality of life for the neighbors
Chris Bunn Jr. parents live at 510 River Rd where he grew up			His children spend time at parents' River Rd ranch; he understands that property is zoned commercial but dispensary is a bad idea in this location
Paul Jensen, Abbott Rd resident	X		He can see the building from his home and thinks it will cause safety issues; most sales will likely be recreational, not medicinal
Marti Clinton, Enos Drive resident	X		She is a cancer nurse and lives 5 house from the building and the traffic on River Rd is frightening and very dangerous; making left turn onto River Rd is very risky; this is a safety issue and she opposes dispensary here
Nicki Marquez, Las Palmas resident			This is the wrong neighborhood for a dispensary due to many children and their safety; traffic problems and temptation for kids; there are permits available for 3 dispensaries in Salinas – that is enough
Francoise Requiro, Las Palmas I resident			Resident for 22 years and concerned about dispensary in this location because it is near schools and on the schoolbus route, with lots of bicycles; traffic goes 70-80 mph on River Rd and a childe was killed at the stop light by a reckless driver; this project threatens local quality of life and security



PUBLIC COMMENT (CONTINUED):

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Paul Scheid			He works on Rte 101 near the cannabis greenhouses, former flower nurseries which are now high security places with 6 ft fences topped with razor wire, armed guards, security cameras (there have been 2 armed robberies); he thinks this proposed dispensary will have similar security issues, opposes it at this location
Neva Petersen, Pine Canyon resident			This is not commercial area and traffic is huge concern! There is no setback of the building from the road and no room for potential customers
Carla Caballo, Redding Dr resident			Resident for 28 years; difficult to see from Pine Canyon to make turn onto River Rd; traffic is heavy & speeding; it has been 21 years since a convenience store last operated there and conditions are much worse now.
Wayne Gulartes River Rd resident			Lives ½ mile south of the dispensary site and is concerned that all these concerns will be mitigated by conditions imposed on the project. Opposes dispensary at this location.
Karen Frick, Enos Dr resident			Opposed to business which will require high security in a residential neighborhood.
Dennis Clinton, Enos Dr resident			He is opposed to this project and tonight as he drove here, there was a car accident near 299 River Rd caused by someone “looking to see where the new dispensary will be”
Nick Montemuro, Enos Dr resident			His son just started to drive and the River Rd area is not safe. Making a left turn daily onto Enos Dr from the south is dangerous. Opposes dispensary which will worsen already dangerous situation.
Bonnie Smith, Enos Dr resident			She was hit in a car accident when she went to a dispensary in Castroville; she found there was high security and lots of people waiting in their cars to enter; this location is not suitable for a dispensary



PUBLIC COMMENT (CONTINUED):

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Grant Cremers, Pine Canyon Rd resident			The commercial zoning of this property has been “outgrown” and the traffic study is wrong; this use will become a destination and will increase traffic. He asks how many visits expected per day? A high security business in this location is wrong and will bring increased criminal activity.
Heather Brodehl, Enos Dr resident			She drives the school bus on River Rd and says it is dangerous pulling out onto River Rd and some speeders don’t stop for the school bus’ red lights; opposes this project; cars may try to back out of parking area onto River Rd
Deirdre O’Grady, Redding Circle resident			Has concerns with lighting of commercial building disturbing the quality of darkness; adjacent Pedrazzi subdivision of 90 homes has no street lights except one at River Rd. She opposes this project.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Building is close to River Road and was built before 100 ft set back requirements		
The lot is too small for the anticipated amount of business		
Proposed lighting does not conform to the Toro Plan		There needs to be a balance between security and lighting
This commercial project is not within a Rural Center but is within the Wine Corridor		



ADDITIONAL LUAC COMMENTS

-Weaver questions the credibility of the traffic study which compares 7-11 Convenience Stores, and, “pass-by” trips. He feels it downplays existing traffic and the study states that this project will not increase traffic. Project applicant agreed that there are 12 parking spaces and the traffic report means more spaces could be developed behind the adjacent residence which shares a common driveway with the proposed dispensary. Applicant states that the residence will be occupied by a security guard.

-Weaver reviewed the previous uses and owners of the small building at 299 River Road from ABC (Alcoholic Beverage Control) records found online. It’s been a small local convenience store with some proprietors obtaining an Off-site Beer and Wine License and other apparently denied. (Records attached)

-Weaver read from the General Plan Policy Consistency Checklist for Design Approvals (YES or NO answers to be completed by the applicant). This was submitted to the Toro LUAC with the package material for this 299 River Road project referral. Weaver questioned the applicant’s answers to five of the questions (Highlighted and attached)

-Weaver read several Toro Area Plan Supplemental Policies to the Monterey County General Plan (Highlighted and attached)

-Also, regarding area law enforcement patrols: Area law enforcement is one Monterey County Deputy Sheriff. It is Beat #4. Beat #4 is from the top of Laureles Grade to Hwy. 68, then west on Hwy. 68 taking in Corral de Tierra, San Benancio, Toro Park, Serra Village, Toro Hills, Toro Sunshine, Creekside, then down River Road taking in Las Palmas 1 and 2, Indian Springs, Berry Drive, Enos Drive, Pine Canyon, and all areas south to Gonzales. From Gonzales the District 4 patrol area goes west to the Pacific Ocean. It takes in Boronda behind Costco where there have been some murders. If the Deputy Sheriff on patrol on Beat #4 makes an arrest, he is out of commission for about two hours while at the jail. If there is a problem in another Beat, the Deputy Sheriff assigned to Beat #4 can be called as back-up to another Beat area.

-Toro LUAC member, Mike Mueller (temporarily out of the Country), in a letter read into the record, states his concern That the proposed project is too close to the residential community. (Attached)

-LUAC members request that this referral and project be heard by the Monterey County Planning Commission.



Toro LUAC, January 14, 2019 meeting
Application: Mann, PLN17036, 299 River Road
APN: 139-061-003-000

Attachments to Toro LUAC Meeting Minutes:

Exhibit A: Assessor's page map - location of 299 River Road, between Enos Dr. and Berry Dr.

Exhibit B: Assessor's locational map page 139-061-003-000

Exhibit C: Photo of proposed Marijuana Dispensary building (from Enos Drive entrance). Very little setback from River Road. Photo- access driveway to parking at #299 is on left of building. Residential properties on either side of 299 River road.

Exhibit D: Toro Area Plan Supplemental Policies. Inconsistency with ;
T-2.7, T-3.3, T-3.5

Exhibit E: Some history of use at 399 River Road. California Department of Alcoholic Beverage Control, License type: 20 Off-sale Beer and Wine through year 1995, then temporary permit, then permit denied, revoked, denied, withdrawn

Exhibit F: Email letter/note dated January 10, 2019 from Toro LUAC member Mike Mueller

Exhibit G: Monterey County General Plan Policy Consistency Checklist for Design Approvals (Inland Only) to be completed by Applicant. Five questionable (?) answers highlighted in yellow.

Exhibit H: Letter submitted by Susan and David Courrejou on Jan. 14, 2019 at the Toro LUAC meeting

Exhibit I: Letter submitted by Mary Lou and Richard Zechentmayer on Jan. 14, 2019 at the Toro LUAC meeting.

Exhibit J: Toro LUAC meeting pass around sign-in-sheet, 24 residential households who requested notification of future County meetings on this application

Exhibit K: Toro LUAC meeting pass around sign-in-sheet, additional 13 residential households (numbers 25 through 37) who requested notification of future County meetings on this application



PLN170330 EXHIBIT A
NEARBY RESIDENTIAL

Steve Vagnini , County Assessor

General Information

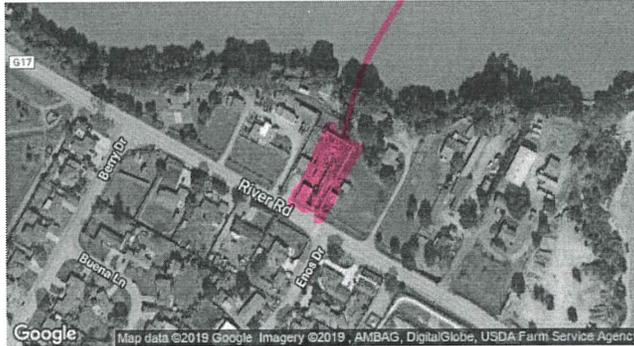
APN: 139-061-003-000 [Open Map](#)
Situs Address: 299 RIVER RD
SALINAS CA 93908-9616
Mailing Address: 20114 NOTH KEY
BOCA RATON FL 33498
Legal Description:

Use Type: RETAIL SALES
Tax Rate Area: 057-018

Assessment
Year Assd: 2018
Land: \$211,253
Structure(s): \$253,503
Other:
Total Land and Improv: \$464,756
HO Exempt?: N
Exemption Amt:

Property Characteristics
Bedrooms: 2
Baths (Full): 1
Baths (Half):
Bldg/Liv Area: 816
Year Built: 1954
Lot Acres: 0.370
Lot SqFt: 16,138

Recent Sale History
Recording Date: 02/05/2018
Document #: 2018004845
Transfer Amount: \$600,000
[View More History](#)



Natural Hazard Package Full Property Detail



Add to Cart \$ 19.95
View Sample



Add to Cart \$ 4.95
View Sample

[Property Reports](#)

**The information provided here is deemed reliable, but is not guaranteed.



PLM70336 EXHIBIT B

Provided by:

PARCELQUEST

TAX CODE AREA

COUNTY OF MONTEREY
ASSESSOR'S MAP
BOOK 139 PAGE 06

LLANO DE BUENA VISTA RO.
177-01

05

03
RIVER
ENOS DR.

N27°28'E
2178.66

SUB. 2 of LOT 5

061 ①

37.0Ac.

02

SUB. 1
SUB. 2
SUB. 3
SUB. 4

SUB. 1 of LOT 5

280.5

211.88

258.26

N29°E

SUB. A

1.46Ac.

2.17Ac.

12.48Ac.

SUB. B

SUB. C

S29°W 2525.16

08

SCALE: 1in. = 200ft.

RECEIVED
JAN 18 2019
MONTEREY COUNTY
RESOURCE MANAGEMENT AGENCY
LAND USE DIVISION

BUENA VISTA RO.
ASSESSOR'S LOT 2

(See Gr. 1 pg. 56A)

299 RIVER ROAD PLN 170 336

EXHIBIT C
PLN 170 336

SHARE TURN ACCESS/EXIT
GATES AT ENTRY?

RECEIVED
JAN 18 2019
MONTPELIER COUNTY
RESOURCE MANAGEMENT AGENCY
LAND USE DIVISION



100 FOOT SETBACK - NON-CONFORMING 1.5 / ADJACENT RESIDENTIAL PROPERTIES (DRIVEWAY SHAPED W) RESIDENTIAL PROPERTIES



EXHIBIT D
PLN 20336

TORO AREA PLAN SUPPLEMENTAL POLICIES

1.0 - Land Use

- T-1.1 Development proposals on Corral de Tierra Road from “Four Corners” (Corral de Tierra, Calera Canyon, and Robley Road intersection) to Corral del Cielo shall complete safety improvements concurrently with development.
- T-1.2 Industrial land uses other than utilities shall not be permitted in the Toro area.
- T-1.3 The designated agricultural lands as shown on the Toro Area Plan Land Use Map (*Figure LU-10*) shall be conserved and, where feasible, expanded.
- T-1.4 Special Treatment Area: Greco - The Greco property on River Road across from the Indian Springs Ranch Subdivision shall be designated as a "special treatment" area to be zoned Heavy Commercial. Although the use of the property for the removal of sand and gravel ceased in the year 2000, use of the property for a contractor’s yard, shop, and residence may continue pursuant to PLN980448 as approved August 29, 2001 or as that permit may be amended or extended. (APN: 139-021-005-000)
- T-1.5 Subdivisions shall be designed so that new lots have building sites located outside of the critical viewshed.
- T-1.6 Existing legal lots of record located in the critical viewshed may transfer density from the acreage within the critical viewshed to other contiguous portions of land under the same ownership, provided the resulting development meets all other Toro Area and General Plan policies.
- T-1.7 Development on properties with residential land use designations located within the Toro Groundwater Basin of the Toro Area Plan along the Highway 68 corridor as illustrated in *Figure LU-10* shall be limited to the first single family home on a legal lot of record. The County shall conduct a comprehensive review of infrastructure constraints regarding circulation, wastewater, and water supply. Said restriction shall not apply to development within adopted Community Areas, Rural Centers, or Affordable Housing Overlays. Restriction on subdivision established in this policy does not preclude the County from recognizing a new legal lot pursuant to state law if the new lot is created solely as a result of either: 1) conveyance of land to or from a governmental agency, or 2) through the governmental exercise of eminent domain. This restriction on subdivision also does not prohibit the County from requiring and acting upon a parcel map for the conveyance of land to or from a governmental agency if the County determines on the facts of the particular case that public policy necessitates a parcel map.
- T-1.8 Special Treatment Area: Mohsin/Samoske - Approximately 266 acres located east of River Road and north of Chualar River Road shall be designated as a “Special Treatment Area” to permit a planned development including:

- a. Development shall be limited to the creation of a clustered, rural density, residential subdivision consistent with the surrounding residential development.
- b. No more than 13 new residential lots may be created and shall be clustered on the lower 72 acres of land closest to River Road. The lots shall be a minimum of 5 acres.
- c. Agricultural buffers shall be established where applicable taking into account conditions such as the type of adjacent agriculture use, topography, and climate (e.g., prevailing winds) with the intent to protect agricultural operations from impacts of non-agricultural uses. An Agricultural Buffer Plan, to be approved by the Agricultural Commissioner, shall be required for any proposed subdivision within the STA.
- d. Development of the residential properties shall be required to comply with visual sensitivity policies of the Toro Area Plan.
- e. The upper 194 acres shall remain as permanent grazing with a habitat and scenic conservation easement over at least 150 acres, including areas where slopes exceed 30%.
- f. Any subdivision within the STA must comply with the inclusionary housing ordinance in effect as of 1998.

Neither an infrastructure study nor a rural center plan is required for the development of the Mohsin-Samoske STA.

2.0 - Circulation

- T-2.1 Employers in surrounding areas should be encouraged to stagger employees' work hours in order to ease peak hour traffic congestion on Highway 68 and in other areas.
- T-2.2 Davis and Reservation Roads shall be encouraged as alternate routes between the Monterey Peninsula and Salinas to alleviate traffic on Highway 68.
- T-2.3 Continue to work with the state, local agencies, and citizens groups to alleviate traffic congestion while maintaining the scenic beauty of Highway 68. With the goal of eventually constructing a scenic four-lane divided highway, the County shall support the following measures:
- a. coordination with Caltrans and TAMC for the construction of a four-lane facility between the Toro interchange and State Route 218; and
 - b. construction of bus stops, pull-outs, and shelters where needed.
- T-2.4 Improvement of Highway 68 intersections, construction of alternate passing lanes, public transit roadway improvements, and improved bicycle safety measures should be undertaken at the earliest time that funding becomes available.

- T-2.5 Fair-share financial contributions from each new development in the Toro Planning Area shall be required to expedite funding and construction of Highway 68 improvements.
- T-2.6 Improvements to Corral de Tierra, River, and San Benancio Roads shall be designed to accommodate bicycles, horses, and people where possible.
- T-2.7 To minimize traffic safety hazards, creation of new direct access points should be prohibited from single-family residences onto Highway 68 and discouraged onto Laureles Grade, River Road, Corral de Tierra Road, and San Benancio Road.
- T-2.8 To enhance and promote sensitive visual resources, the County shall pursue measures to obtain official County Scenic Route designation from the state for Corral de Tierra, San Benancio, Corral de Cielo, River, and Underwood Roads (see *Policy T-3.1*).
- T-2.9 If new sites for office, employment, services, and local conveniences are found to be appropriate, such sites should incorporate designs to allow use of alternate modes of transportation.
- T-2.10 Increasing the accessibility of Toro residents to mass transit, either through maintenance of existing park and ride lots or new bus service, particularly in the Corral de Tierra, San Benancio, and River Road areas, should be studied and implemented.

3.0 - Conservation/Open Space

- T-3.1 Within areas designated as “visually sensitive” on the Toro Scenic Highway Corridors and Visual Sensitivity Map (*Figure 16*), landscaping or new development may be permitted if the development is located and designed (building design, exterior lighting, and siting) in such a manner that will enhance the scenic value of the area. Architectural design consistent with the rural nature of the Plan area shall be encouraged.
- T-3.2 Land use, architectural, and landscaping controls shall be applied, and sensitive site design encouraged, to preserve Toro's visually sensitive areas and scenic entrances:
- a. River Road/Highway 68 intersection; and
 - b. Laureles Grade scenic vista overlooking the Planning Area (*Figure 16*).
- T-3.3 Portions of County and State designated scenic routes shall be designated as critical viewshed as shown on the Toro Scenic Highway Corridors and Visual Sensitivity Map. Except for driveways, pedestrian walkways, and paths, a 100-foot building setback shall be required on all lots adjacent to these routes to provide open space and landscape buffers. This setback may be reduced for

existing lots of record that have no developable area outside the setback and to accommodate additions to existing structures that become non-conforming due to this policy. New development shall dedicate open space easements over setback areas established by this policy.

- T-3.4 Placement of existing utility lines underground shall be encouraged, particularly along Laureles Grade Road, Corral de Tierra, San Benancio, River Road, and Highway 68.
- T-3.5 Exterior/outdoor lighting shall be located, designed, and enforced to minimize light sources and preserve the quality of darkness. Street lighting shall be as unobtrusive as practicable and shall be consistent in intensity throughout the Toro area.
- T-3.6 Large acreages in higher elevations and on steeper slopes shall be preserved and enhanced for grazing, where grazing is found to be a viable use.
- T-3.7 Removal of healthy, native oak trees in the Toro Planning Area shall be discouraged. An ordinance shall be developed to identify required procedures for removal of these trees. Said ordinance shall take into account fuel modification needed for fire prevention in the vicinity of structures and shall include:
- a. Permit requirements.
 - b. Replacement criteria
 - c. Exceptions for emergencies and governmental agencies

4.0 - Safety

- T-4.1 Land uses and practices that may contribute to significant increases of siltation, erosion, and flooding in the Toro area shall be prohibited.

5.0 - Public Services

- T-5.1 To ensure cost-effective and adequate levels of wastewater treatment, the County shall promote relatively higher densities in areas where wastewater treatment facilities can be made available.

6.0 - Agriculture

No supplemental Agricultural policies at this time.



California Department of Alcoholic Beverage Control

EXHIBIT E
 PREVIOUS OWNER/
 USER -
 PLN170336

More than one record was found to match your search criteria:

Rows Per Page: 2

Total Licenses: 5
 Page 1 of 1

Click on column header to sort

	License Number	Licensee Name	Doing Business As	Address	Status
1	20161	SCHERZER, EDWARD W		299 RIVER RD SALINAS, CA 93908	20-(CANCEL)
2	308061	MOHSIN, ADAM MOSLAH	MOS RIVER ROAD MARKET	299 RIVER RD SALINAS, CA 93908	20-(CANCEL)
3	342421	MOHSIN, ADAM MOSLAH	MOS RIVER ROAD MARKET	299 RIVER RD SALINAS, CA 93908	21-(CANCEL)
4	368687	LORONO, PAUL JAMES SR	RIVER ROAD MARKET	299 RIVER RD SALINAS, CA 93908	20-(DENIED)
5	561242	PARRA, LILIA	LA CASA DEL TEQUILA	299 RIVER RD SALINAS, CA 93908	47-(WTHDRN), 58-(WTHDRN)





California Department of Alcoholic Beverage Control
License Query System Summary as of 01/13/2019

License Information	
License Number:	20161
Primary Owner:	SCHERZER, EDWARD W.
ABC Office of Application:	26 - SALINAS

Business Name
. . . No Active DBA found . . .

Business Address	
299 RIVER RD	
SALINAS, CA. 93908	
County: MONTEREY	Census Tract: 0107.01

Licensee Information
Licensee: SCHERZER, EDWARD W

License Types			
1)	License Type:	20 - OFF-SALE BEER AND WINE	
	License Type Status:	CANCELED	
	Status Date:	13-JUN-1995	Term: 12 Month(s)
	Original Issue Date:	01-JUL-1969	Expiration Date: 31-JAN-1996
	Master: Y	Duplicate: 0	Fee Code: P0
	License Type was Transferred On:	From:	
	License Type was Transferred On:	13-JUN-1995	To: 20-308061

Operating Restrictions
. . . No Operating Restrictions found . . .

Disciplinary Action
. . . No Active Disciplinary Action found . . .

Disciplinary History
. . . No Disciplinary History found . . .

Hold
. . . No Active Holds found . . .

Escrows
. . . No Escrow found . . .

For a definition of codes, view our [glossary](#).



California Department of Alcoholic Beverage Control
License Query System Summary as of 01/13/2019

License Information	
License Number:	308061
Primary Owner:	MOHSIN, ADAM MOSLAH
ABC Office of Application:	26 - SALINAS

Business Name
MOS RIVER ROAD MARKET

Business Address	
299 RIVER RD	
SALINAS, CA. 93908	
County: MONTEREY	Census Tract: 0107.01

Licensee Information	
Licensee: MOHSIN, ADAM MOSLAH	
Licensee: MOHSIN, TERRY LYNN	

License Types					
1) License Type:	20 - OFF-SALE BEER AND WINE				
License Type Status:	CANCELED				
Status Date:	10-NOV-2003	Term:	12 Month(s)		
Original Issue Date:	13-JUN-1995	Expiration Date:	31-MAY-2004		
Master:	Y	Duplicate:	0	Fee Code:	P0
License Type was Transferred On:	13-JUN-1995	From:	20-20161		
License Type was Transferred On:	10-NOV-2003	To:	20-400803		
2) License Type:	TEMPORARY PERMIT -				
License Type Status:	EXPIRED				
Status Date:	28-APR-1995	Term:	4 Month(s)		
Original Issue Date:	28-APR-1995	Expiration Date:	25-AUG-1995		
Master:		Duplicate:		Fee Code:	
License Type was Transferred On:	13-JUN-1995	From:	20-20161		
License Type was Transferred On:	10-NOV-2003	To:	20-400803		

Operating Restrictions
... No Operating Restrictions found ...

Disciplinary Action
... No Active Disciplinary Action found ...

Disciplinary History			
Reg. Number:	03055166		
1) Section:	24200(a)		
2) Section:	CCR 65(d)		
Proceeding Status:	CLOSED	Decision:	REVOKED
Suspension Days:	Stayed Days:	180	POIC/Fine:
Suspension Start Date:	Suspension End Date:		

Holds
... No Active Holds found ...

Escrows
... No Escrow found ...

For a definition of codes, view our [glossary](#).



California Department of Alcoholic Beverage Control
License Query System Summary as of 01/13/2019

License Information	
License Number:	368687
Primary Owner:	LORONO, PAUL JAMES SR
ABC Office of Application:	26 - SALINAS

Business Name
RIVER ROAD MARKET

Business Address	
299 RIVER RD	
SALINAS, CA. 93908	
County: MONTEREY	Census Tract: 0107.01

Licensee Information	
Licensee: LORONO, PAUL JAMES SR	
Licensee: LORONO, ROSEMARY RIOS	

License Types	
1) License Type:	20 - OFF-SALE BEER AND WINE
License Type Status:	DENIED
Status Date:	Term: 12 Month(s)
Original Issue Date:	Expiration Date:
Master: Y Duplicate: 0 Fee Code: P0	
License Type was Transferred On:	From:
License Type was Transferred On:	To:

Operating Restrictions
... No Operating Restrictions found ...

Disciplinary Action
... No Active Disciplinary Action found ...

Disciplinary History
... No Disciplinary History found ...

Holds	
Hold Date: 14-MAY-2002 Type:	H & L DENIAL
Hold Date: 08-AUG-2000 Type:	FORM 220
Hold Date: 22-SEP-2000 Type:	SPECIAL HOLD

Escrows
... No Escrow found ...

For a definition of codes, view our glossary.



California Department of Alcoholic Beverage Control
License Query System Summary as of 01/13/2019

License Information	
License Number:	561242
Primary Owner:	PARRA, LILIA
ABC Office of Application:	26 - SALINAS

Business Name
LA CASA DEL TEQUILA

Business Address	
299 RIVER RD	
SALINAS, CA. 93908	
County: MONTEREY	Census Tract: 0107.01

Licensee Information
Licensee: PARRA, LILIA

License Types					
1) License Type:	47 - ON-SALE GENERAL EATING PLACE				
License Type Status:	WITHDRAWN				
Status Date:	02-MAR-2016	Term:	12 Month(s)		
Original Issue Date:		Expiration Date:			
Master:	Y	Duplicate:	1	Fee Code:	P0
License Type was Transferred On:		From:	47-501642	To:	
License Type was Transferred On:		To:			
2) License Type:	58 - CATERER PERMIT				
License Type Status:	WITHDRAWN				
Status Date:	02-MAR-2016	Term:	12 Month(s)		
Original Issue Date:		Expiration Date:			
Master:	N	Duplicate:	1	Fee Code:	P0
License Type was Transferred On:		From:	47-501642	To:	
License Type was Transferred On:		To:			

Operating Restrictions
... No Operating Restrictions found ...

Disciplinary Action
... No Active Disciplinary Action found ...

Disciplinary History
... No Disciplinary History found ...

Hold	
Hold Date: 09-SEP-2015	Type: FORM 220

Escrows
... No Escrow found ...

For a definition of codes, view our glossary.

EXHIBIT F
PLN 170336



From: **Michael Mueller** mm.agribusiness@gmail.com
Subject:
Date: January 10, 2019 at 8:05 PM
To: michaelweaver@mac.com

Mike

I will be out of the country and unable to make Monday's LUAC meeting. Having said that I did go by and take a look at the proposed project and I am concerned how close it is to the surrounding residential community.
Good Luck?

Thanks and take care,

Michael Mueller



EXHIBIT H

January 14, 2019



Dear Toro Land Use Advisory Committee:

We are against having a cannabis retail facility at 299 River Rd. We live on Enos Dr., just across the road from that site, and believe that place is already a traffic hazard. We avoid making left turns out of Enos Dr. onto River Road because we can't see whether anyone is coming over the hill, which is about less than an eighth of a mile to the south of the 299 building. If there were to be a cannabis dispensary at that site, it would be a popular place to go. It has limited parking, and only a two lane road. People would be parking on the side of the road, backing up to get into tight parking places, trying to make left turns from both sides of the road, making U turns, etc. Also, I'm pretty sure the school bus still stops there, letting students off in the afternoon, which would cause even more kinds of traffic hazards.

Please do not approve the plan to open a cannabis dispensary at that site.

Thank you,

Susan and David Courrejou

January 14, 2019

Toro Land Use Advisory Committee
19900 Portola Drive

Chairman and Members

We have concern with the Scheduled Item No. 1 Lawrence & Angela Mann dba Carmel Valley Original INC. Your File Number PLN170336.

We are a community of neighbors who support each other by letting one another know the needs of each in advance, so that we can support each other. Sadly, this has not occurred. We learned of Mr. & Mrs. Mann's Project only by the mailed notice of this meeting. We ask that the Committee critically review this Project for the following reasons.

- Subject Project is surrounded by single family residences.
- I wish to retain the security and wellbeing of my renters adjacent to the Project.
- Parking is, minimal or may be constrained. Previous business had customers parking and blocking my driveway and that of my renter.
- River Road is frequented by high speed traffic that ignores the posted speed limit, perhaps due to infrequent law enforcement.
- We do not want to be faced with trespassing by the proposed Project's clients.
- There are two school bus stops in close proximity.
- The Project, under federal Law, is a cash only business which raises the likely incidence of robbery in an area without frequent law enforcement.

Again, as immediate neighbors, we request your review of PLN170336 responds with a non-support recommendation to the Planning Commission.

Mary Lou and Richard Zechentmayer



TORO LVAC

EXHIBIT J



Attendees

1-14-19

1. Jason Giles 22507 BLACK MOUNTAIN RD. 831-809-6411
2. Nancy Montana 21056 Country Park Rd 831-235-2428
3. Grant + Gina Cremers 200 Pine Cyn Rd. 8
4. Ronda + Claudio Valenzuela 118 ENOS DR 831-206-5874
5. Daniel Bemberger 291 River Rd 831-229-4457
6. Deirdre O'Grady 23425 Redding Cir. 455-9446
7. Richard + Mary Lou Zechentmayer ~~323~~ 323 River Rd. 385-3652 -
8. CHARLES CAMY (831) 455-9507 268 Rio Vista
King City 93930
9. Carla Caballo 19590 Redding Dr. 214-8500
10. Marti + Dennis Clinton 101 ENOS DR 831 455-8202
11. Andrea Sayas 18810 Tiburcio Court Ind. Sp. 831-809-9597
12. PAUL JENSEN 2135 ABBOTT ROAD jensenco8707@gmail.com
17563 winding creek 831-262-8699
13. Françoise Requiro Salinas, 93908 Rd. mcavincherf@gmail.com.
14. Christina Bianco 19607 Longview Ter doebianco@yahoo.com
15. Chris Bunn Jr. PO Box 7011 Sprinkels tunescribble@mac.com
16. FRED + LORIE SAUNDERS 19015 BUENA LANE SALINAS SCULPTUREWORKS
@S&C GLOBAL.NET
17. Genevieve Marquez 27147 Prestancia Way NickiMarquez@comcast.net
18. ANDREA KOWATZCH 297 RIVER RD, SALINAS 93908 831-809-0318
19. NANCY MAJEWSKI 18820 RANCHITO DEL RIO 93908 831-455-2885
20. PAUL SCHEID 428 RIVER ROAD, SALINAS 93908 831-770-6535
21. Neva Peterben 19620 Redding Dr Salinas 93908 831-261-4708
22. Felisa Hoogendyk 16030 Enos Dr. Salinas, CA 93908 - 455-1964
23. Karen Frick 22228 ENOS DR, Salinas, CA 93908 831 455 233
24. Nick Montemurro 60 Enos Dr Salinas 93908 831 975-6448

TORO LUAC
ATTENDEES

1-14-19

EXHIBIT K

- 25 Bonnie Smith 65 ENOS DR. Salinas 455-2259
26 Grant Gomez 200 Pine Canyon Salinas 717-7325
27 Ricardo Colon 831-794-8800
28 DAVID Pozzi 327 RIVER RD 93908 831 455-1929
29 DORIS Gulark 430 RIVER Rd 93908
30 David Brown 22300 Violini Rd 93908 554-696-8600
31 Larry Lykes 2911 River Rd 831 919 3088
32 MICHAEL MARTIN 400 FARM ST
MONTREY 831 601 9818
33 Michael Rodriguez 22581 Murieta Rd 93908 831-229-1116
34 CHARLIE SAMMUT 400 RIVER ROAD 93908 831-809-2919
35 Katie Balesteri 119 ENOS DR. 93908
36 Hector MARQUEZ 27147 PRESTANCIA WAY - 831-901-7048
37 HEATHER BRODEHL 80 ENOS DRIVE (831) 594-4148

