



# City of Fort Bragg

416 N Franklin Street  
Fort Bragg, CA 95437  
Phone: (707) 961-2823  
Fax: (707) 961-2802

## Meeting Agenda Special Meetings

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Tuesday, May 18, 2021

3:00 PM

416 N. Franklin Street, Fort Bragg, CA 95437

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### CDD Public Hearing

#### MEETING CALLED TO ORDER

#### PLEASE TAKE NOTICE

*This meeting is presented virtually via Zoom. The meeting will be live-streamed on the City's website at <https://city.fortbragg.com/> and on Channel 3. Public comments regarding matters on the agenda may be made in any of the following ways: (1) By joining the Zoom video conference and using the Raise Hand feature, (2) Emailed to Administrative Assistant Sarah Peters, [speters@fortbragg.com](mailto:speters@fortbragg.com), or (3) Written comments delivered to City Hall, located at 416 N. Franklin Street. We appreciate your patience and willingness to protect the health and wellness of our community and staff. Any written public comments received after agenda publication will be forwarded to the Community Development Director as soon as possible after receipt. All comments on agenda matters will become a permanent part of the agenda packet on the day after the meeting or as soon thereafter as possible. If you have any questions regarding this meeting, please contact Administrative Assistant Sarah Peters at [speters@fortbragg.com](mailto:speters@fortbragg.com) or (707) 961-2827 ext 111.*

#### ZOOM INVITATION

You are invited to a Zoom webinar.  
When: May 18, 2021 03:00 PM Pacific Time (US and Canada)  
Topic: Public Hearing for MUP 1-21

Please click the link below to join the webinar:  
<https://zoom.us/j/94284450154>

Or One tap mobile :

US: +16699009128,,94284450154# or +12532158782,,94284450154#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799 or +1 646 558 8656 or +1 301 715 8592  
or +1 312 626 6799

Webinar ID: 942 8445 0154

International numbers available: <https://zoom.us/j/94284450154>

#### 1. PUBLIC HEARING

- 1a. [21-244](#) Public Hearing for Minor Use Permit 1-21 to Operate a Cannabis Dispensary at 144 N. Franklin St.

**Attachments:** [MUP 1-21 Staff Report](#)

[ATT 1 - Application](#)

[Public Comment](#)

**ADJOURNMENT**

STATE OF CALIFORNIA     )  
  )ss.  
COUNTY OF MENDOCINO    )

I declare, under penalty of perjury, that I am employed by the City of Fort Bragg and that I caused this agenda to be posted in the City Hall notice case on May 15, 2021.

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Chantell O'Neal  
Assistant Director  
Community Development

**NOTICE TO THE PUBLIC****DISTRIBUTION OF ADDITIONAL INFORMATION FOLLOWING AGENDA PACKET DISTRIBUTION:**

- *Materials related to an item on this Agenda submitted to the Council/District/Agency after distribution of the agenda packet are available for public inspection in the lobby of City Hall at 416 N. Franklin Street during normal business hours.*
- *Such documents are also available on the City of Fort Bragg's website at <http://city.fortbragg.com> subject to staff's ability to post the documents before the meeting*

**ADA NOTICE AND HEARING IMPAIRED PROVISIONS:**

*It is the policy of the City of Fort Bragg to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities.*

*If you need assistance to ensure your full participation, please contact the City Clerk at (707) 961-2823. Notification 48 hours in advance of any need for assistance will enable the City to make reasonable arrangements to ensure accessibility.*

*This notice is in compliance with the Americans with Disabilities Act (28 CFR, 35.102-35.104 ADA Title II).*



# City of Fort Bragg

416 N Franklin Street  
Fort Bragg, CA 95437  
Phone: (707) 961-2823  
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## Text File

File Number: 21-244

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**Agenda Date:** 5/18/2021

**Version:** 1

**Status:** Public Hearing

**In Control:** Special Meetings

**File Type:** Staff Report

**Agenda Number:** 1a.

Public Hearing for Minor Use Permit 1-21 to Operate a Cannabis Dispensary at 144 N. Franklin St.

AGENCY: City of Fort Bragg  
MEETING DATE: May 18, 2021  
PREPARED BY: H. Gurewitz  
PRESENTED BY: H. Gurewitz

## AGENDA ITEM SUMMARY REPORT

**APPLICATION NO.:** Minor Use Permit (MUP) 1-21

**OWNER:** Brandy Moulton

**APPLICANT:** Brandy Moulton

**AGENT:** N/A

**PROJECT:** Retail Cannabis Dispensary

**LOCATION:** 144 N. Franklin St.

**APN:** 008-164-39

**LOT SIZE:** 0.37 Acres

**ZONING:** Central Business District (Inland)

**ENVIRONMENTAL DETERMINATION:** Exempt from CEQA under 15301 Class 1 Existing Facilities

**SURROUNDING LAND USES:**  
NORTH: CBD – Grocery Store  
EAST: CBD - Commercial  
SOUTH: CBD - Housing  
WEST: CBD - Bank

**APPEALABLE PROJECT:**  Can be appealed to Planning Commission  
 Can be appealed to City Council

### RECOMMENDED ACTION

Approve Minor Use Permit 1-21 with standard conditions.

### ALTERNATIVE PLANNING COMMISSION ACTIONS

Deny Minor Use Permit 1-21 and provide findings for denial.

## BACKGROUND

The building located at 144 S. Franklin St. was previously used as a restaurant, candy store, and most recently a retail flooring/carpet store. In 2020, the applicant applied for a Minor Use Permit (MUP) to create a retail dispensary with accessory cultivation, manufacturing, and distribution. The project was denied because the accessory uses were determined to be not allowable and were not accessory to the primary use of retail. The decision of the Planning Commission was appealed to the City Council and the project denial was not overturned.

The City of Fort Bragg received a complete application for a Minor Use Permit and Cannabis Business Permit on March 22, 2021. The Cannabis Business Permit Application was sent for review by the Fort Bragg Police Department. They concluded that the cannabis business permit was approvable with no conditions. The Community Development Department reviewed the Minor Use Permit Application and determined that the project was approvable.

## PROJECT DESCRIPTION

The proposed project is a retail cannabis dispensary with retail delivery. Proposed hours of service are 9:00 am to 9:00 pm with accessory retail delivery.

## CONSISTENCY WITH PLANNING POLICIES

The project was reviewed for consistency with the General Plan. It is consistent with the following relevant General Plan Goals and Policies. It was not found to be inconsistent with any General Plan Goals, Policies or Programs.

General Plan Goal/Policy/Program	Project	Consistency?
Goal LU-3 - Ensure that the Central Business District remains the historic, civic, cultural, and commercial core of the community.	Retail sales would be consistent with the goal to support the commercial core.	Yes
Policy LU-3.1 Central Business District: Retain and enhance the small-scale, pedestrian friendly, and historic character of	This will be a pedestrian oriented retail business.	Yes

the Central Business District (CBD).		
Policy LU-3.6 Re-Use of Existing Buildings: Encourage the adaptive re-use and more complete utilization of buildings in the Central Business District and other commercial districts.	This is an existing building that has historically held a restaurant/candy store and retail flooring/carpet store. The building would be reused to retail cannabis.	Yes

### Inland Land Use and Development Code (ILUDC) Consistency

The project was evaluated for consistency with the ILUDC. The project was found to be consistent with the Central Business District Zoning as noted in the table below:

Zoning Designation	Project	Consistency?
The CBD zoning district is applied to the core of the downtown, which is the civic, cultural, and commercial center of the City. The CBD zone is intended to accommodate retail stores, government and professional offices, theaters, and other similar and related uses in the context of pedestrian-oriented development.	This project will create a new retail store that is allowable with a minor use permit.	Yes

Additionally, the project was evaluated for consistency with the Specific Land Use Standards in 18.42.057 Cannabis Retail:

Requirements	Project	Consistency?
<b>A.</b> Minor Use Permit Required.	Approval of this application would fulfill this requirement.	Yes
<b>B.</b> The primary use of a cannabis retail use shall be to sell products directly to on-site customers. Sales may also be conducted by delivery.	There is no delivery service proposed as part of this business and no other accessory uses proposed.	Yes
<b>C.</b> Drive-through or walk-up window services in	No drive-through nor walk-up window services are proposed.	Yes

conjunction with cannabis retail are prohibited.		
<b>D1.</b> The cannabis operator shall maintain a current register of the names of all employees employed by the cannabis retailer, and shall disclose such register for inspection by any City officer or official for purposes of determining compliance with the requirements of this Section and/or any project specific conditions of approval prescribed in the Minor Use Permit.	The applicant indicates in their plan that they will keep a register of all employees and shall disclose such register for inspection.	Yes
<b>D2.</b> The cannabis operator shall maintain patient and sales records in accordance with State law.	The applicant has indicated in their operations plan that they will have a recordkeeping plan that meets the requirements of state law, which tracks each piece of inventory from seed to sale or disposal.	Yes
<b>D3.</b> No person shall be permitted to enter a cannabis retail facility without government issued photo identification. Cannabis businesses shall not provide cannabis or cannabis products to any person, whether by purchase, trade, gift or otherwise, who does not possess a valid government issued photo identification card.	Applicant's plan includes requiring valid proof of identification which includes a document issued by a federal, state, county, or municipal government, or a political subdivision or agency thereof.  A valid identification card issued to a member of the armed forces that includes date of birth and a picture of the person.  A valid passport issued by the United States or by a foreign government that clearly indicates the age or birthdate of the individual.	Yes
<b>D4.</b> Cannabis retail may operate between the hours of 9:00 a.m. to 9:00 p.m. up to 7	Proposed hours are 9:00 am – 9:00 pm	Yes

days per week unless the review authority imposes more restrictive hours due to the particular circumstances of the application. The basis for any restriction on hours shall be specified in the permit. Cannabis retail uses shall only be permitted to engage in delivery services during hours that the storefront is open to the public, unless the review authority permits delivery outside these hours.		
<b>E. Accessory Uses...</b>	No accessory uses are planned	Yes

The ILUDC Section 18.42.057 also states that, “In addition to the operating requirements set forth in Chapter 9.30, this Section provides location and operating requirements for cannabis retail.” Staff analyzed the project to determine if it was consistent with Municipal Code 9.30 Cannabis Business.

Section 9.30.130 provides both operating requirements and grounds for rejection of a Cannabis Business Permit.

The project was evaluated to determine if it met the operating requirements in 9.30.100:

Code Section	Project	Consistent?
A. The design, location, size and operating characteristics of the cannabis business shall comply with the findings and conditions of any applicable discretionary permit obtained for its operation.	The proposed plan is consistent with the requirements for a cannabis dispensary. There were no additional special conditions for this application.	Yes.
B. A cannabis business use shall maintain a current register of the names of all employees currently employed by the use.	The applicant indicates in their plan that they will keep a register of all employees.	Yes



<p>C. The building entrance to a cannabis business shall be clearly and legibly posted with a notice indicating that persons under the age of 21 are precluded from entering the premises unless they are a qualified patient or a primary caregiver and they are in the presence of their parent or legal guardian.</p>	<p>The applicant indicates in their plan that they will post the required notice.</p>	<p>Yes</p>
<p>D. No cannabis business shall hold or maintain a license from the State Department of Alcoholic Beverage Control to sell alcoholic beverages, or operate a business that sells alcoholic beverages. In addition, alcohol shall not be provided, stored, kept, located, sold, dispensed, or used on the premises of the cannabis business use.</p>	<p>The business does not have a license from the ABC and has not expressed any intention of selling alcoholic beverages.</p>	<p>Yes</p>
<p>E. A cannabis business shall provide adequate security on the premises, including lighting and alarms, to ensure the safety of employees and visitors from criminal activity, including theft and unauthorized entry.</p>	<p>The security plan was reviewed by the Fort Bragg Police Department and the project was recommended for approval.</p>	<p>Yes</p>
<p>F. A cannabis business shall provide the Chief of Police and Fire Chief with the name, phone number, and facsimile number of an on-site community relations staff person to whom one can provide notice if there is an emergency or there are operating problems associated with the</p>	<p>The business owner has provided their contact information to resolve any concerns with the business.</p>	<p>Yes</p>

<p>cannabis business. The cannabis business management shall make every good faith effort to encourage residents to call this person to try to solve operating problems, if any, before any calls or complaints are made to the Police or Planning Department.</p>		
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The project was evaluated to determine if it met any grounds for **rejection** described in Section 9.30.100:

Municipal Code Rejection	Project	Rejection
<p>The business or conduct of the business at a particular location is prohibited by any local or state law, statute, rule, or regulation;</p>	<p>Location is allowable.</p>	<p>No</p>
<p>The applicant has violated any local or state law, statute, rule, or regulation respecting a cannabis business;</p>	<p>Not to our knowledge.</p>	<p>No</p>
<p>The applicant has knowingly made a false statement of material fact or has knowingly omitted to state a material fact in the application for a permit;</p>	<p>There is no material evidence to suggest this.</p>	<p>No</p>
<p>the applicant, his or her agent, or any person who is exercising managerial authority on behalf of the applicant has been convicted of a felony, or of a misdemeanor involving moral turpitude, or the illegal use, possession, transportation, distribution, or similar activities related to controlled substances, with the exception of cannabis related offenses for which the</p>	<p>No convictions were found on the applicant's background check.</p>	<p>No</p>

conviction occurred prior to passage of Proposition 215. A conviction within the meaning of this section means a guilty plea or verdict or a conviction following a plea of nolo contendere.		
The applicant has engaged in unlawful, fraudulent, unfair, or deceptive business acts or practices;	We have received no written reports of such and there are no convictions of such.	No
The applicant is under 21 years of age;	The applicant is over 21.	No
The cannabis business does not comply with Title 18 (Inland Land Use and Development Code).	The project is in the CBD and this is allowable with a minor use permit.	No
The required application or renewal fees have not been paid.	All fees have been paid.	No

In order to approve the project, the finding must be made that, “The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle access... and public services... and utilities... to ensure that the type, density, and intensity of use being proposed would not endanger, jeopardize, or otherwise constitute a hazard to the public interest, health, safety, convenience, or welfare, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zoning district in which the property is located.”

The applicant’s plan addressed the following aspects of the business that related to this finding:

Potential Impact	Applicant’s plan
Security	Applicant has provided a security plan to prevent theft and to discourage loitering, crime, and illegal or nuisance activities. These include surveillance cameras, an alarm system, access controls, and inventory controls.
Storage and Waste	Applicant has provided a plan for the removal of waste and a plan to store all cannabis products and any cannabis waste in a secured area with commercial-grade non-residential locks and not visible to the public.

Odor Control	The applicant's plan states that, "Sunshine Holistic shall incorporate and maintain adequate odor control measures such that the odors of cannabis cannot be detected from outside of the structure in which the business operates... This will include staff training procedures and engineering controls, which may include carbon filtration or other methods of air cleaning...All odor mitigation systems and plans submitted pursuant to this subsection shall be consistent with accepted and best available industry-specific technologies designed to effectively mitigate cannabis odors.
Lighting	The applicant's plan identifies that exterior lighting will be provided for security purposes but will use best practices and technologies for reducing glare, light pollution, and light trespass onto adjacent properties.
Noise	The applicant's plan states that, "The use of air conditioning and ventilation equipment shall comply with the noise regulations of the City of Fort Bragg."
Parking	The plan indicates that the project has six dedicated parking spaces including one ADA space.

The project was reviewed by the Fort Bragg Police Department and prior to issuance of a business license, the business will be inspected by the Fire Marshal.

Additionally, ILUDC requires that the finding be made that the project comply with section 18.22.030(C)3:

*"CBD (Central Business District) district. The use complements the local, regional and tourist-serving retail, office and services functions of the CBD, and will not detract from this basic purpose of the CBD. Uses proposed for the intense pedestrian-oriented retail shopping areas of the CBD, which include the 100 blocks of East and West Laurel Street, the 300 block of North Franklin Street\*, and the 100 and 200 blocks of Redwood Avenue, shall be limited to pedestrian-oriented uses on the street-fronting portion of the building."*

The project is a pedestrian-oriented retail dispensary and the finding can be made that it is consistent with Section 18.22.030(C)3.

## DESIGN REVIEW

There are no exterior modifications for this project and therefore, no design review required. If the project is approved, the applicant will have to apply for a sign permit.

## ENVIRONMENTAL DETERMINATION

This project is exempt from CEQA under section 15301 Existing Facilities because there will be no substantial changes to the structure and the use is similar to the previous use as a retail space.

## SUMMARY OF FINDINGS

1) On the basis of the evidence presented, both oral and documentary, the Community Development Director finds that the following required findings regarding the Minor Use Permit are made for each of the following reasons:

- a. The proposed use is consistent with the General Plan and any applicable specific plan;

*The proposed use of cannabis retail dispensary is consistent with the applicable elements of the City of Fort Bragg's Inland General Plan.*

- b. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Development Code and the Municipal Code;

*This project for a cannabis retail store is allowable under the Inland Land Use Development Code Section 18.22.020 Table 2-6 with a minor use permit.*

- c. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity;

*The proposed use is compatible with the existing and future land uses because it is a retail business located in the downtown retail area of the Central Business District.*

- d. The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the type, density, and intensity of use being proposed would not endanger, jeopardize, or otherwise constitute a hazard to the public interest, health, safety, convenience, or welfare, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zoning district in which the property is located.

*There will be no changes to the design shape, or size of the building and the applicants plan addresses the operating characteristics and operating plan to ensure that the business will not endanger, jeopardize, or otherwise constitute a*

*hazard to the public interest, health, safety, convenience, or welfare, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zoning district.*

- e. The proposed use complies with any findings required by § 18.22.030 (Commercial District Land Uses and Permit Requirements).

*A cannabis retail dispensary does not detract from the basic purpose of the CBD because it is a pedestrian-oriented retail store.*

- f. The proposed use complies with the Specific Land Use Standards for Cannabis Retail Business in Section 18.42.057

*The applicant's plan complies with the Specific Land Use Standards listed in section 18.42.057.*

- g. The proposed use complies with Municipal Code Section 9.30 Cannabis Businesses.

*The proposed Cannabis Retail Dispensary has been reviewed by the Fort Bragg Police Department and the Community Development Department and it has been determined that the proposed project complies with Municipal Code Section 9.30 Cannabis Businesses.*

## **STANDARD CONDITIONS**

1. This action shall become final on the 11th day following the decision unless an appeal to the Planning Commission is filed pursuant to ILUDC Chapter 18.92 - Appeals.
2. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and compliance therewith is mandatory, unless an amendment has been approved by the City. Any condition directly addressing an element incorporated into the application exhibits shall be controlling and shall modify the application. All other plans, specifications, details, and information contained within application shall be specifically applicable to the project and shall be construed as if directly stated within the condition for approval. Unless expressly stated otherwise, the applicant is solely responsible for satisfying each condition prior to issuance of the building permit.
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and compliance therewith is mandatory, unless an amendment has been approved by the City.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from City, County, State, and Federal agencies having jurisdiction. All plans submitted with the required permit applications shall be consistent with this approval. All construction shall be consistent with all Building, Fire, and Health code considerations as well as other applicable agency codes.

5. The applicant shall secure all required building permits for the proposed project as required by the Mendocino County Building Department.
6. If any person excavating or otherwise disturbing the earth discovers any archaeological site during project construction, the following actions shall be taken: 1) cease and desist from all further excavation and disturbances within 100 feet of the discovery; and 2) notify the Director of Public Works within 24 hours of the discovery. Evidence of an archaeological site may include, but is not necessarily limited to shellfish, bones, flaked and ground stone tools, stone flakes produced during tool production, historic artifacts, and historic features such as trash-filled pits and buried foundations. A professional archaeologist on the list maintained by the Northwest Information Center of the California Historical Resources Information System or Listed by the Register of Professional Archaeologists shall be consulted to determine necessary actions.
7. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
  - a. That such permit was obtained or extended by fraud.
  - b. That one or more of the conditions upon which such permit was granted have been violated.
  - c. That the use for which the permit was granted is so conducted as to be detrimental to the public health, welfare, or safety or as to be a nuisance.
  - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more conditions.
8. Unless a condition of approval or other provision of the Inland Land Use and Development Code establishes a different time limit, any permit or approval not exercised within 24 months of approval shall expire and become void, except where an extension of time is approved in compliance with ILUDC Subsection 18.76.070 (B).

## **ATTACHMENTS**

1. Application MUP 1-21

**CITY OF FORT BRAGG**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
 416 North Franklin Street  
 Fort Bragg, CA 95437  
 Tel: (707) 961-2827  
 Fax: (707) 961-2802  
 http://city.fortbragg.com



Case No(s) MUP 1-21  
 Date Filed 2/11/2021  
 Fee 1901.00  
 Receipt No. 00424941  
 Received by J Gonzalez

Office Use Only - December 2011

## PLANNING APPLICATION FORM

Please complete this application thoroughly and accurately, and attach the required exhibits as indicated in the applicable brochure available from the Community Development Department. An incomplete application will not be accepted for processing. Please note that administrative permits may require additional fees if an interested party requests a public hearing. Public hearing expenses are borne by the applicant, owner, or agent.

**PAID**  
**FEB 11 2021**  
**CITY OF FORT BRAGG**  
**FINANCE DEPARTMENT**

### APPLICANT

Name: Sunshine Holistic  
 Mailing Address: [REDACTED] Phone: [REDACTED]  
 City: Fort Bragg State: CA Zip Code: 95437 Email: [REDACTED]

### PROPERTY OWNER

Name: Lyndia Pyeatt  
 Mailing Address: 144 N Franklin St Phone: [REDACTED]  
 City: Fort Bragg State: CA Zip Code: 95437 Email: [REDACTED]

### AGENT

Name: Brandy Moulton  
 Mailing Address: [REDACTED] Phone: [REDACTED]  
 City: Fort Bragg State: CA Zip Code: 95437 Email: [REDACTED]

STREET ADDRESS OF PROJECT 144 N. Franklin St. Fort Bragg CA

ASSESSOR'S PARCEL NUMBER(S) 0081643900

PROPERTY SIZE [ ] Square Feet or 0.35 Acres

### TYPE OF APPLICATION (Check all applicable boxes)

- |  |  |
|--|--|
| <input type="checkbox"/> Design Review/Site & Architectural Review | <input type="checkbox"/> Certificate of Compliance           |
| <input checked="" type="checkbox"/> Use Permit/Minor Use Permit    | <input type="checkbox"/> General Plan Amendment              |
| <input type="checkbox"/> Coastal Development Permit                | <input type="checkbox"/> Local Coastal Program Amendment     |
| <input type="checkbox"/> Variance/Administrative Variance          | <input type="checkbox"/> Rezoning                            |
| <input type="checkbox"/> Lot Line Adjustment                       | <input type="checkbox"/> Annexation                          |
| <input type="checkbox"/> Subdivision (no. of parcels) [ ]          | <input type="checkbox"/> Preapplication Conference           |
| <input type="checkbox"/> Certificate of Appropriateness (COA)      | <input type="checkbox"/> Limited Term Permit                 |
| <input type="checkbox"/> Planned Development Permit                | <input type="checkbox"/> Permit Amendment (list permits) [ ] |

### PROJECT DESCRIPTION (Briefly describe project as shown on proposed plans.)

Convert existing retail building into cannabis retail dispensary



### CERTIFICATION

I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application and all attachments is complete and accurate. I understand that failure to provide requested information or misstatements submitted in support of the application shall be grounds for either refusing to accept the application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the City.

Brandy Moulton  
Signature of Applicant/Agent

11/17/19  
Date

Lynnda Pyeatt  
Signature of Property Owner

12-11-2019  
Date

### INDEMNIFICATION AND HOLD HARMLESS AGREEMENT

ORDINANCE No. 771, adopted by the Fort Bragg City Council on September 26, 1994, requires applicants for discretionary land use approvals to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

As part of this application, the applicant agrees to defend, indemnify, release and hold harmless the City of Fort Bragg, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Fort Bragg Municipal Code Chapter 18.77, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attach, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, its agents, officers, attorneys, employees, boards and commissions.

Brandy Moulton  
Signature of Applicant

11/17/19  
Date

### SITE VIEW AUTHORIZATION

I hereby grant permission for City staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

Brandy Moulton  
Property Owner/Authorized Agent

11/17/19  
Date

NOTE: If signed by agent, owner must sign "Authorization of Agent" below.

### DECLARATION OF POSTING

At the time the application is submitted for filing, the applicant must complete and post the "Notice of Pending Permit" form at a conspicuous place, easily read by the public and as close as possible to the project site. If the applicant fails to post the completed notice form and sign the Declaration of Posting, the Community Development Department cannot process the application.

I hereby certify that I or my authorized representative posted the "Notice of Pending Permit" form in a conspicuous place, easily seen by the public and as close as possible to the project site for:

front window next to main entry  
(Describe location where notice is posted)

Brandy Moulton  
Property Owner/Authorized Agent

11/17/19  
Date

NOTE: If signed by agent, owner must sign "Authorization of Agent" below.

### AUTHORIZATION OF AGENT

I hereby authorize Brandy Moulton to act as my representative and to bind me in all matters concerning this application.

Lynnda Pyeatt  
Property Owner

12-11-2019  
Date

CITY OF FORT BRAGG  
416 North Franklin Street  
Fort Bragg, CA 95437  
Tel: (707) 961-2827  
Fax: (707) 961-2802  
http://city.fortbragg.com



Case No(s)	_____
Date Filed	_____
Fee	_____
Receipt No.	_____
Received by	_____

Office Use Only - August 2016

## CANNABIS BUSINESS PERMIT APPLICATION FORM

Please complete this application thoroughly and accurately as possible using the application checklist. Incomplete applications cannot be processed until they are complete. This application will be processed along with a City Business License and will remain pending until all required licenses and permits are approved. Public hearing expenses are borne by the applicant, owner, or agent.

### APPLICANT

Name: Sunshine Holistic / Brandy Moulton  
Mailing Address: \_\_\_\_\_  
City: Fort Bragg State: CA Zip Code: 95437 Email: \_\_\_\_\_

### PROPERTY OWNER

Name: Lyndia Pyrott  
Mailing Address: \_\_\_\_\_  
City: Fort Bragg State: CA Zip Code: 95437 Email: \_\_\_\_\_

### AGENT

Name: same as applicant.  
Mailing Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Email: \_\_\_\_\_

STREET ADDRESS OF PROJECT 144 N Franklin St Fort Bragg CA 95437

ASSESSOR'S PARCEL NUMBER(S) 0081643900

PROPERTY SIZE \_\_\_\_\_ Square Feet or 0.35 Acres

TOTAL SQUARE FOOTAGE OF ALL STRUCTURES AND BUILDINGS TO BE USED BY THE APPLICANT: 5600 Square Feet

PROPOSED HOURS OF OPERATION: 9am 9pm

### PROJECT DESCRIPTION

Briefly describe project as shown on proposed plans retail cannabis dispensary.

**TYPE OF CANNABIS BUSINESS ACTIVITIES TO BE CONDUCTED AT THE PROJECT ADDRESS** (Check all applicable boxes and indicate square footage of activity)

Type of Activity	CA State License Type/ Number	License Dates valid (MM/DD/YY – MM/DD/YY)	Total Sq. Footage for Use
PROCESSING			
MANUFACTURING Level 1 or 2 (circle)			
WHOLESALE/ DISTRIBUTION			
RETAIL	✓		1560 sq feet
RETAIL – DELIVERY ONLY			

Attach a copy of all current/pending licenses specific to the project site to this application.

If required to register for California Cannabis Track-and-Trace System, have you done so?  Yes  No

**CERTIFICATION**

I hereby certify, under penalty of perjury that all the information contained in this application is true and correct. I understand that failure to provide requested information or misstatements submitted in support of the application shall be grounds for either refusing to accept the application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the City.

	2-17-21		2/18/21
Signature of Applicant/Agent	Date	Signature of Property Owner	Date

**INDEMNIFICATION AND HOLD HARMLESS AGREEMENT**

As part of this application, the applicant agrees to defend, indemnify, release and hold harmless the City of Fort Bragg, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Fort Bragg Municipal Code Chapters 17.70.060 and 18.70.060 from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attach, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorneys fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive [or active], but not sole, negligence on the part of the City, its agents, officers, attorneys, employees, boards and commissions.

	2-17-21
Signature of Applicant	Date

**SITE VIEW AND INVESTIGATION AUTHORIZATION**

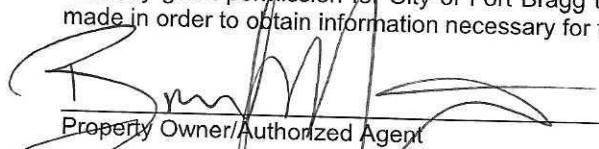
I hereby grant permission for City staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision. Additionally, I grant permission for City staff and hearing bodies to seek verification of the information contained within the application.

	2-17-21
Property Owner/Authorized Agent	Date

NOTE: If signed by agent, owner must sign "Authorization of Agent" below.

**PUBLIC SAFETY REVIEW AUTHORIZATION**

I hereby grant permission for City of Fort Bragg to review the application and premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

  
Property Owner/Authorized Agent

2-17-21  
Date

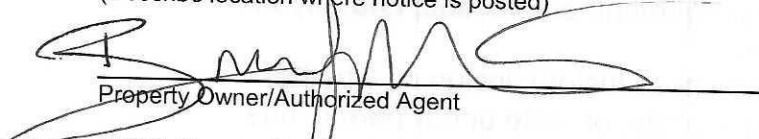
NOTE: If signed by agent, owner must sign "Authorization of Agent" below.

**DECLARATION OF POSTING**

At the time the application is submitted for filing, the applicant must complete and post the "Notice of Pending Permit" form at a conspicuous place, easily read by the public and as close as possible to the project site. If the applicant fails to post the completed notice form and sign the Declaration of Posting, the Community Development Department cannot process the application.

I hereby certify that my authorized representative or I posted the "Notice of Pending Permit" form in a conspicuous place, easily seen by the public and as close as possible to the project site for:

front windows  
(Describe location where notice is posted)

  
Property Owner/Authorized Agent

2-17-21  
Date

NOTE: If signed by agent, owner must sign "Authorization of Agent" below.

**AUTHORIZATION OF AGENT**

I hereby authorize Brandy Maulton to act as my representative and to bind me in all matters concerning this application.

  
Property Owner

2/18/21  
Date



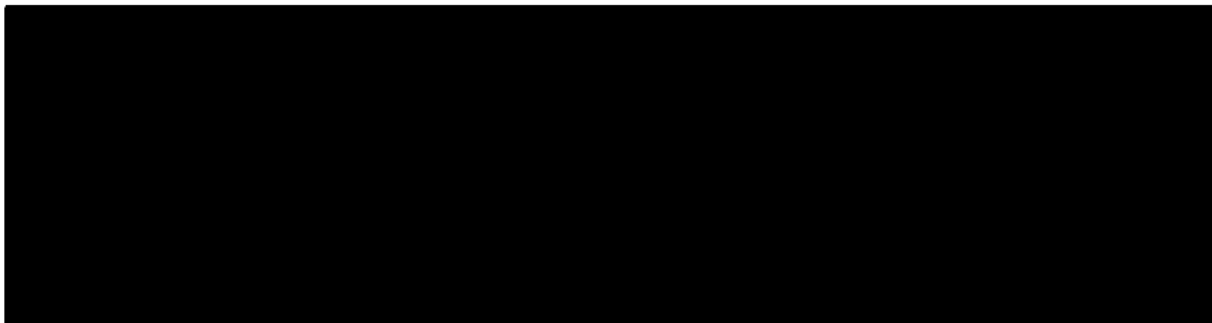
**CITY OF FORT BRAGG**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
416 North Franklin Street  
Fort Bragg, CA 95437  
Tel: (707) 961-2827  
Fax: (707) 961-2802  
<http://city.fortbragg.com>

## **Cannabis Business Application Checklist**

- City of Fort Bragg Cannabis Business Application, completed and signed
- Copy of all current/pending California State cannabis business licenses specific to the project site
- A list of the previous addresses for the past 5 years immediately prior to the present address of the applicant
- Copy of a valid California Drivers' License or Identification Card, US Passport, or birth certificate to verify the applicant is over 21 years of age.
- Photographs for identification purposes (will be taken at the Police Department)
- LiveScan and background check form for all management, employees, and anyone who will access non-public areas of the business
- A description of the applicant's prior cannabis business history, including whether the applicant, in previously operating in any city, county, or state under permit, has had a permit revoked or suspended and, if so, the reason therefor.
- All names of all persons having the management or supervision of the applicant's business
- Security plan ensuring the safety of employees and visitors from criminal activity, including theft and unauthorized entry;
- A sketch or diagram showing the interior configuration of the premises, including the area and proposed security of each room.
- A diagram illustrating the use and coverage of security cameras, security lighting, and necessary access restrictions; include public and non-public area designations
- Notarized statement by the property owner certifying under penalty of perjury that he or she has given consent to the applicant to operate a cannabis business at the location, or providing proof that the applicant owns the property.
- Operating procedures including the following:
  - Product safety and quality assurance
  - Record Keeping procedures
  - Product recall procedures
  - Solid waste disposal plan, with certification that waste transport entities and disposal facilities have agreed to haul and receive solid waste produced by the cannabis business
  - Product supply chain information (cultivation, testing, transport, manufacturing, packaging, and labeling, etc.)
  - Odor prevention plan which may include an odor absorbing ventilation and exhaust system or other measures to ensure the use does not produce odors which are disturbing to people of normal sensitivity
- If required, copy of CA Cannabis Track-and-Trace System Registration

Brandy Moulton, CEO  
Sunshine Holistic  
18601 N HWY 1 PMB 166  
Fort Bragg, CA 95437

Address History



Date Printed: 02/11/2021 18:30  
Receipt Date: 02/11/2021 6:30 PM  
Receipt No. 00424941

City of Fort Bragg  
416 N Franklin St  
Fort Bragg, Ca 95437  
(707)961-2825  
www.fortbragg.com

CR		1,901.00
Planning		
Planning Application - 144 N Frank		
lin - Exist Retail to Cannabis		1,901.00
-----		
Total		1,901.00
Cash		0.00
Check	1174	1,901.00

Change 0.00

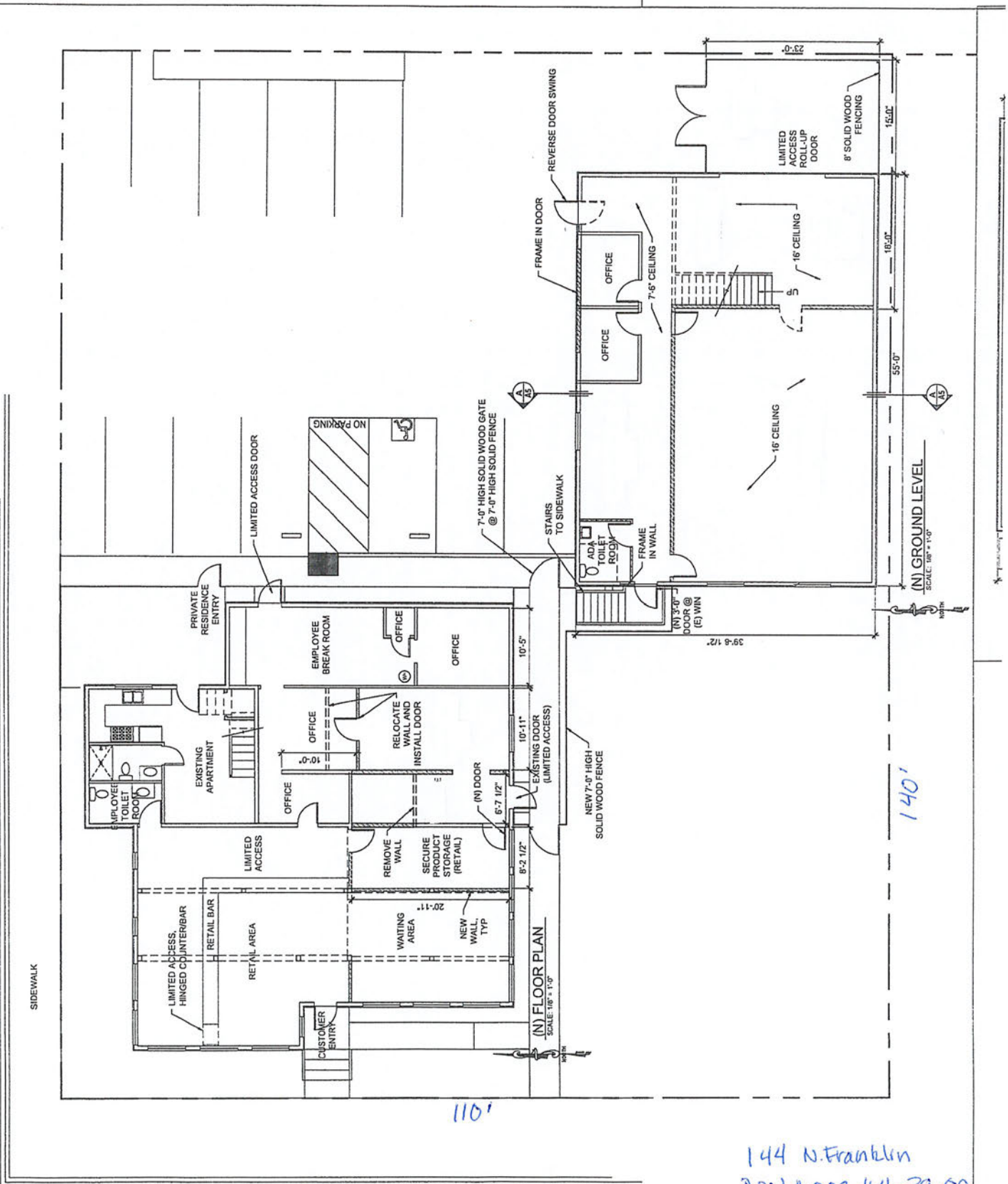
SEA



Alley



FRANKLIN ST.



Franklin St.

144 N. Franklin  
 APN #008-164-39-00  
 Mup 1-21  
 Sunshine Holistic Dispensary  
 Brandy Moulton



Cannabis Facility Application  
Applicant: Sunshine Holistic  
Address : 144 N Franklin St Fort Bragg, CA 95437  
APN: 008-164-39  
Building Size: 5600 square feet  
Lot Size : 0.35 Acres

Proposed Use : Cannabis Retail facility  
PROJECT NARRATIVE

#### SUMMARY

Sunshine Holistic proposes to operate a Commercial Cannabis Micro-business facility within the site at 144 N Franklin Rd in Fort Bragg. The entire facility is approximately 5000 square feet, and the division of space will be:

Retail Space will occupy approximately 1560 square feet, with large well-lit display cabinets.

Office, employee, and administration space will approximately occupy approximately 2000 square feet.

Vacant or overflow storage space will occupy 1439 square feet.

The proposed project will include activities permitted by a retail dispensary licensed for Medicinal & Adult use, which allows retail sales of cannabis and cannabis products to consumers, either at a brick-and-mortar dispensary or via delivery. The new dispensary planned for 144 N Franklin St will offer a unique combination of retail and delivery as customers will be able to shop in store and then have the products delivered on a daily, weekly or monthly basis. Sunshine Holistic will work diligently to provide unmatched service to each person that walks through their doors and ensure that a sense of community is built within their customer base and neighborhood.

#### LOCATION REQUIREMENT

##### Distance to sensitive sites

Sunshine Holistic complies with all applicable provisions of the Zoning Code and the City Code. Sunshine Holistic is not located within 600 feet of a school. "School" means any public or private school providing instruction in kindergarten or grades 1 to 12.

##### Storefront Entrance

Storefront entrance will be in a visible location with an unobstructed view from the public right of way

#### EMPLOYEE REGISTER

Sunshine Holistic will maintain employee files on site, whether in physical form or digital.

Required by law to report the following:

Employers:

California employer payroll tax account number

Federal employer identification number

Business name and address

Contact person and phone number

Employees:

First name, middle initial, and last name.

Social Security number

Livescan

Start-of-work date

## RECORDKEEPING

Sunshine Holistic has a record-keeping plan in place to maintain, update, and store records related to its operations. The record-keeping plan will allow Sunshine Holistic to comply with the City of Fort Bragg audits and inspections.

Sunshine Holistic will monitor and track inventory. Inventory will be monitored with a real-time, web-based inventory control system, which will track information for each piece of inventory from seed to sale or disposal.

The general manager will implement and strictly oversee the real-time, web-based inventory control system, which will be accessible by the City of Fort Bragg during business hours, seven days per week, unless an emergency is identified. This system will keep meticulous track of every bit of cannabis onsite until the product is either purchased or Sunshine Holistic disposes of it. All cannabis will be entered into the inventory system immediately with all identifying information. This includes the registration number of the agent making the entry, date/time, quantity, strain, and batch number.

## ACCESS PROTOCOL

### Patient Verification System

Sunshine Holistic will use a Web Based Patient Registration system to verify that a patient is properly registered. This verification will be checked twice: once before a patient is allowed into the dispensing room, and again when the patient is purchasing medical cannabis and MCIPs. The first check will ensure that only currently registered patients and caregivers are allowed into the dispensing room. The verification that occurs during the purchasing period will track the patient's purchases.

## PURCHASES AND DENIALS OF SALES

Purchases will be recorded in Sunshine Holistic's inventory tracking system. The system will document the date a Dispensing Associate makes a sale of medical cannabis or MCIP, how much product was sold, the strain, the identity of the patient, and which Associate sold the product. Associates will also document in the event a patient is denied the sale of medical cannabis. Documentation will include the date of the denial, the identity of the patient, the Associate who denied the sale, and the reason for the denial. Sunshine Holistic anticipates that denials will typically occur when the product requested is not available or medical cards

are deemed expired. The manager will review denials of sale to confirm that the dispensary has an adequate supply to meet patient requests.

#### CONFIDENTIALITY

Sunshine Holistic's associates will be trained to meet California state regulations and HIPAA requirements regarding patient confidentiality. Sunshine Holistic's inventory information and all other records are subject to strict confidentiality requirements. Upon employment, associates are required to complete training and to sign a non-disclosure agreement. Associates who violate confidentiality or allow unqualified persons to view records will be terminated immediately.

#### ACCESS CONTROLS

Sunshine Holistic will provide and install a variety of security devices to ensure that only authorized personnel have access to any location where cannabis is stored, so that employees are safe and secure inside the facility.

All access points from outside of the facility will have both locks and alarms. All perimeter windows and hatches will remain closed and locked with tamper-proof security devices. They will be equipped with perimeter alarms that will sound if there is any breach of these apparatuses. All external doors will require two (2) levels of security verification to open—something known and something held. This security process means that employees will need a key along with a unique access code to unlock the front as well as back external doors. In the event of any theft or loss of cannabis, these devices will also provide a security log of who accessed the doors for any ensuing investigations.

All doors will also be equipped with an alarm that will sound if they are opened without code and key or if they are damaged. Arming and disarming the security system will require an access code. Both the entry alarm and surveillance alarm will notify the monitoring service if a failure is detected in the system, which will be corrected as soon as possible. If the failure prevents security systems from operating, the facility will take additional security measures until it is fixed.

Alarm systems can also be triggered if an employee presses a panic or duress button. These buttons will be installed in strategic locations only accessible to employees. The panic button should be pressed when there is a theft or breach and the employee or other people would not be placed in danger by a loud alarm. The duress button will still notify authorities just like a typical alarm, but not make any sound. These security devices will allow employees who are threatened to signal an alarm without escalating the situation.

Access to Retail Area will be limited pursuant to Cal. Code Regs. tit. 16 § 5400. Access to the retail area will be limited to individuals who are at least 21 years of age and have a bona fide business reason for entering the premises or to individuals who are at least 18 years of age and have a valid physician's recommendation. Authorized individuals include individuals employed by the retailer as well as any outside vendors, contractors, or other individuals conducting business that requires access to the limited access area. Sunshine Holistic's employees shall be physically present in the retail area at all times when individuals who are not employees of the retailer are in the retail area. An individual in the retailer limited-access area who is not employed by the retailer will be escorted by Sunshine Holistic's employees at

all times within the retailer limited-access area. Sunshine Holistic will keep a log of all authorized individuals who are not employees that enter the limited access area and will not receive consideration or compensation for permitting an individual to enter the retailer limited-access area.

Individuals shall be granted access to the retail area only to purchase cannabis goods after the retailer or an employee of the retailer has verified that the individual is at least 21 years of age and has a valid proof of identification, or that the individual is at least 18 years of age, has valid proof of identification and a valid physician's recommendation for his or her self or for a person for whom he or she is a primary caregiver. Acceptable forms of identification include the following:

A document issued by a federal, state, county, or municipal government, or a political subdivision or agency thereof, including, but not limited to, a valid motor vehicle operator's license, that contains the name, date of birth, physical description, and picture of the person;

A valid identification card issued to a member of the Armed Forces that includes a date of birth and a picture of the person; or

A valid passport issued by the United States or by a foreign government that clearly indicates the age or birthdate of the individual.

#### SECURITY SURVEILLANCE SYSTEM

Sunshine Holistic will provide a comprehensive surveillance system. All cameras will be located strategically throughout the facility and will have resolution to adequately capture images of people and movement throughout Sunshine Holistic. The extensive surveillance system will be run and monitored by an outside agency. There will be a computer and access center onsite with a video printer to allow local control and to produce a clear still photo from any live or recorded video on demand to provide to law enforcement, in the event of a security breach.

The video surveillance system is configured to allow for the exporting of still images in a variety of standard formats like .jpg or .bmp so that they can be digitally transferred. Digital images will also have data protection that prevents digital alteration and allows for a date/time stamp of both the image and the file creation to be authenticated. Video or still images exported from the system can be viewed on any standard computer operating system, such as Windows or Mac. The onsite system will be located in a secure office area that only the managers and security personnel will be able to access. The images from all cameras will have a date/time stamp to allow verification of video integrity during the life of Sunshine Holistic.

#### ELECTRONIC SECURITY SYSTEM

In addition to the surveillance system, Sunshine Holistic will implement a comprehensive electronic security system, including third party monitoring of all surveillance and alarms, intrusion detection electronic alarms, and panic/duress buttons at strategic locations within the facility. The intrusion detection system will use appropriate methods (such as pressure sensitivity, lasers, etc.) to determine if any entrance, exit, or window has been breached without authorization. The duress and panic buttons will be placed in several locations throughout the building.

#### FAILURE NOTIFICATION SYSTEM

The security system will include a failure notification system to provide an audible, visual and text notification of any failure in the surveillance or alarm system. The audible and visual notifications will be onsite at the equipment monitoring station. A text alert will go out to designated associates within five minutes after the failure, including the Principal Officers, General Manager, and any shift leaders. These notifications will be in both text message and email form. The message will include the time of failure, type of failure, cause of failure (if identified), extent of systems malfunctioning, and contact information for the security Company.

#### ELECTRICAL BACKUP SYSTEMS

Sunshine Holistic will use a battery with sufficient power to supply a minimum of twenty (20) minutes of backup power to video cameras, alarms, sensors, panic buttons and computers in the event of a total power outage. This power backup system will deter theft or diversion by individuals who want to create or take advantage of a power outage.

#### SURVEILLANCE RECORDING ACCESS CONTROLS

Only authorized security and appropriate management personnel will be allowed to access the surveillance monitoring and recording area. This secured area contains a terminal at which all of the security devices in the facility can be monitored and adjusted, and the surveillance archive can be viewed and printed. The terminal will be in an isolated area with a locked door that only the Principal Officers, general manager and Security Agents will have access to. Law Enforcement and the City of Fort Bragg will be provided access by authorized personnel, upon request and verification of appropriate organization credentials.

#### STATE LICENSE

A copy of issued State License will be displayed per state regulations.

#### DELIVERY

Sunshine Holistic plans to deliver Cannabis and Cannabis Products to patients located outside the Cannabis Retail facility in Mendocino County pursuant to Cal. Code Regs. Tit. 16 § 5415. All deliveries of cannabis goods will be performed by a delivery employee (over the age of 21) of a retailer in a new model hybrid vehicle, as to minimize noise and pollution from delivery operations. All deliveries of cannabis goods shall be made in between the operating hours of 9am-9pm and will not be made using an unmanned vehicle. Employees delivering cannabis will carry a copy of the retailer's current license, the employee's government-issued identification, and an identification badge provided by the employer and maintain an accurate list of the retailer's delivery employees. Delivery will only be offered to a physical address in California, not to an address located on publicly owned land or any address on land or in a building leased by a public agency. Delivery employees, carrying cannabis goods for delivery, shall only travel in an enclosed motor vehicle operated by a delivery employee of the licensee and ensure the cannabis goods are not visible to the public.

The vehicle(s) used for the delivery of cannabis goods will be outfitted with a dedicated Global

Positioning System (GPS) device for identifying the geographic location of the delivery vehicle. The device shall be either permanently or temporarily affixed to the delivery vehicle and shall remain active and inside of the delivery vehicle at all times during delivery. At all times, the retailer shall be able to identify the geographic location of all delivery vehicles that are making deliveries for the retailer and shall provide that information to the Bureau upon request. Upon request, the retailer will provide the California Cannabis Control Bureau with information regarding any motor vehicles used for the delivery of cannabis goods, while making deliveries, Sunshine Holistic's delivery employee shall not carry cannabis goods worth in excess of \$3,000 at any time. This value shall be determined using the current retail price of all cannabis goods. All pertinent info will be recorded including the vehicle's make, model, color, Vehicle Identification Number, license plate number and Department of Motor Vehicles registration.

The delivery service will have a menu available on their website and customers can either place their orders over the phone or online if they are already an established customer of theirs. In order to set up a delivery they will require a photo or scan of the customer's Government issued ID be sent to us prior to the ordering process. The customer will send over all necessary information and will have a profile created within the point of sale system. The order will go into the system and be pulled by an employee at the retail facility. Once the order is filled it will be placed in an exit bag with a receipt affixed to the bag. The receipt will include, the name of the customer, their assigned ID number, delivery address, description of the cannabis items, total amount paid by the customer including all taxes, name and address of the facility making the delivery, the name and id number of the employee making the delivery, and the name and id number of the employee who prepared the delivery. The driver will retain an additional copy of the receipt to be signed by the customer upon receipt of the delivery. There will be space provided to have the date and time written in of when the delivery was made.

While Making deliveries of cannabis goods, Sunshine Holistic's employees shall only travel from the licensed premises to the delivery address; from one delivery address to another delivery address; or from a delivery address back to Sunshine Holistic's licensed premises. Sunshine Holistic's delivery employee will not deviate from the delivery paths described in this section, except for necessary rest, fuel, or vehicle repair stops, or because road conditions make continued use of the route unsafe, impossible, or impracticable.

#### ON-SITE CONSUMPTION:

No On-site Consumption activities proposed at this time.

#### SPECIAL EVENTS:

Special events will not be held on-site.

#### SITE MANAGEMENT PLAN/OPERATOR QUALIFICATIONS

CEO, CFO, COO Brandy Moulton:

Military Veteran,

Prior EMT and Paramedic certification,

Accounting experience,

Holds 9 State Issued Cannabis Facilities Licenses,  
Proprietary Patrol Operator certified  
Valid Guard card  
10 years of Cannabis experience.

#### SECURITY PLAN

Sunshine Holistic's security plan is intended to prevent theft or diversion of any cannabis or currency, as well as to discourage loitering, crime, and illegal or nuisance activities. The site security plan consists of several layers of systems and protocols, which are discussed in detail below. All the security systems will be capable of remaining fully operational during a power outage. No weapons or firearms will be permitted on the property. All security measures are designed to ensure emergency access is available in compliance with California Fire Code and Fort Bragg Fire Department standards.

A generator will be used in the event of a power outage to ensure the security systems remain operational. Should there be additional power failures, Sunshine Holistic will initiate emergency security patrols 24 hours a day until power is restored.

Sunshine Holistic possesses a Proprietary Patrol Operator's License and will put relevant employees through the 40 hour guard training course. The detached residence will also serve as quarter's for an employee with a valid guard card.

#### SURVEILLANCE

Security surveillance video cameras shall be installed and maintained in good working order to provide coverage on a twenty-four-hour basis of all internal and exterior areas where Cannabis is stored and dispensed. The security surveillance cameras shall be oriented in a manner that provides clear and certain identification of all individuals within those areas. Cameras shall remain active at all times and shall operate under any lighting condition. Security video will use standard industry format to support criminal investigations and shall be maintained for ninety (90) days. All recordings will be easily accessed for viewing, and Sunshine Holistic will cooperate with all law enforcement investigations, providing video footage upon request. Sunshine Holistic will be able to view the surveillance remotely at any Time.

#### ALARM SYSTEM

Sunshine Holistic shall install a professionally monitored alarm system, which provides Sunshine Holistic with instant notification of any triggering event. The alarm system will be equipped with a failure notification feature that provides prompt notification to the Applicant of any prolonged surveillance interruption or system failure. Additionally, Sunshine Holistic is able to access the alarm system remotely.

#### ACCESS CONTROLS

The proposed floor plan includes commercial security doors at all entrances, exits, and access points to restricted areas. The entrances will remain locked at all times with commercial grade 1 security locks and will be equipped with a buzz-in electronic entry system to control access during business hours. We will be defining the reception lobby and securing

it with walls to allow customers to be checked and age verified in at the counter and wait comfortably for access to the retail floor. Once a staff member is ready to serve and advise a qualified customer, they will be granted access through a second buzz-in door between the lobby and the retail area.

#### INVENTORY CONTROLS

Sunshine Holistic will at all times operate in a manner to prevent diversion of Cannabis and shall promptly comply with any track and trace program established by the state to ensure that no diversion or loss occurs. In the event of any inventory discrepancies, Sunshine Holistic will immediately notify regulators and law enforcement within the required time periods. In addition, Sunshine Holistic will perform a reconciliation of its inventory at least once every 14 days and shall be made available to the California Cannabis Bureau upon request.

In addition, Sunshine Holistic proposes to maintain an accurate record of sale for every sale made to a customer and include the information required. Sunshine Holistic will only display cannabis goods for inspection and sale in the retail area, and not be visible from outside the licensed premises. Sunshine Holistic will not make any cannabis goods available for sale or delivery to a customer unless: The cannabis goods were received from a licensed distributor, the retailer has verified that the cannabis goods have not exceeded their expiration or sell-by date if one is provided; and In the case of manufactured cannabis products, the product complies with all requirements of Business and Professions Code section 26130 and all other relevant laws.

Sunshine Holistic will operate according to CAL. CODE REGS. tit. 16 § 5408, and only sell, only live, immature cannabis that are not flowering, and purchased from a nursery that holds a valid Type-4 license under the Act, and a label is affixed to the plant or package containing any seeds which states “This product has not been tested pursuant to Medicinal and Adult-Use Cannabis Regulation and Safety Act.” Sunshine Holistic will also strictly follow the daily limits pursuant to (CAL. CODE REGS. tit. 16 § 5409).

#### STORAGE AND WASTE

Solid waste will be separated into Compost, Recycling and Household Waste. A representative from Waste Management has confirmed that waste produced by this cannabis facility will be accepted in the weekly collection routes. All hazardous materials will be stored on site and transported to a hazardous materials collection event. All cannabis products and any cannabis waste will be stored in an area secured with commercial-grade non-residential locks, that is not visible to the public and that prevents diversion, theft, loss, hazards and nuisance. All storage and handling of hazardous materials will occur in code compliant control areas. All vendors will be pre-scheduled in advance and must present valid identification. Vendors will only be granted access to the areas required for removal of waste. All waste removal vendors will be required to document and track all waste materials removed from the Site.

#### TRAINING AND RECORDS

Management will require that employees follow necessary procedures to ensure that cannabis and any related by-products from the project site are not visible or accessible to the



public. Every employee will be required to participate in training to learn Sunshine Holistic's security and safety protocols required for continuous employment. Sunshine Holistic will mandate that all employees be well versed in all security procedures and provide the means to obtain a Guard Card from the Bureau of Security and Investigative Services. As required by state rules, Sunshine Holistic will maintain up-to-date and current records related to the cannabis operation. Those records will be stored in a secure manner onsite and will include surveillance vendor contracts with schematics of the security zones, name of vendors and monitoring company, and a list of all currently authorized employees with access to the surveillance and/or alarm systems. All surveillance equipment, records and recordings will be stored in a secure area that is only accessible to Applicant's management. Finally, Sunshine Holistic will update the security plan to comply with any new local or state laws and regulations for cannabis licensing.

#### ODOR

Sunshine Holistic shall incorporate and maintain adequate odor control measures such that the odors of Cannabis cannot be detected from outside of the structure in which the Business operates. Operational processes and maintenance plan, including activities undertaken to ensure the odor mitigation system will be kept up to date and functional. This will include staff training procedures and engineering controls, which may include carbon filtration or other methods of air cleansing, and evidence that such controls are sufficient to effectively mitigate odors from all odor sources. All odor mitigation systems and plans submitted pursuant to this subsection shall be consistent with accepted and best available industry-specific technologies designed to effectively mitigate cannabis odors.

#### LIGHTING

Interior and exterior lighting shall utilize best management practices and technologies for reducing glare, light pollution, and light trespass onto adjacent properties and the following standards.

Exterior lighting systems shall be provided for security purposes in a manner sufficient to provide illumination and clear visibility to all outdoor areas of the premises, including all points of ingress and egress. Exterior lighting shall be stationary, fully shielded, directed away from adjacent properties and public rights of way, and of an intensity compatible with the neighborhood. All exterior lighting shall be Building Code compliant and comply with Section 20-30.080 (Outdoor Lighting.)

Interior light systems shall be fully shielded, including adequate coverings on windows, to confine light and glare to the interior of the structure.

#### NOISE

Use of air conditioning and ventilation equipment shall comply with the Noise regulations of the City of Fort Bragg.

#### PARKING

The proposed project has 6 dedicated parking spaces, including one ADA space. The current parking stalls provided are consistent with the City's requirements. Parking areas will be

regularly monitored by staff for safety and security. Employee shifts will be staggered to accommodate onsite parking, and employees will be encouraged to utilize biking and public transportation options.

#### MINORS

Sunshine Holistic will not allow any person who is under the age of 18 on the premises. All guests and visitors will be required to present identification for security and age determination Purposes.

#### OPERATIONAL PLAN

##### HOURS OF OPERATION

Storefront - Retail operations shall be open to the public between 9am and 9pm seven days a week.

Delivery - All deliveries within the City of Fort Bragg shall be done between 9am and 9pm.

##### STAFFING PLAN

All staff will receive thorough training on workplace safety, operations, track and trace, and security protocols. In addition to state licensing requirements related to staffing, Sunshine Holistic will diligently follow all applicable labor and employment laws. The employees will likely be full time and will work staggered shifts to accommodate customer flows. All employees hired by Sunshine Holistic will be over 21 years of age. Sunshine Holistic is committed to hiring employees locally. Mendocino County and Fort Bragg have a wealth of experienced and dedicated cannabis workforce. Sunshine Holistic plans to consider residency when making hiring decisions, will promote the job posting locally, and will use local connections in the cannabis industry to discover new local talent.

##### REGULATORY LAWS AND PROCEDURES

Sunshine Holistic will follow Cal. Code Regs. tit. 16 § 5410 & 5411 pertaining to allowing returns of purchased cannabis and giving away free under certain restrictions. Applicant will package or label cannabis goods and not accept, possess or sell cannabis goods that are not packaged as they will be sold at final sale. Cannabis goods purchased at applicants site by a customer shall not leave the retailer's premises unless goods are placed in an opaque exit package. Applicants will not have on-site or on-staff physicians to evaluate patients and provide a recommendation for Cannabis; the goods are placed in an opaque exit package. Applicants will not have on-site or on-staff physicians to evaluate patients and provide a recommendation for Cannabis packages. Applicants will not have on-site or on-staff physicians to evaluate patients and provide a recommendation for Cannabis. Applicant will not have on-site or on-staff physicians to evaluate patients and provide a recommendation for Cannabis. In addition to the retail operations established in this section, the consumption of Cannabis and Cannabis Products on-site shall not be permitted by patients or customers.

##### DUAL STATE LICENSING

Sunshine Holistic, prior to occupancy, will apply for and receive a Micro-business license from

the Bureau of Cannabis Control. Additionally, all software and staff training to comply with the Track and Trace system regulated by the California Department of Food and Agriculture will be implemented with ongoing training occurring to ensure up to date knowledge of the staff.

#### NEIGHBORHOOD COMPATIBILITY

The location provides an ideal setting for this type of land-use. This project will feature an understated storefront with no advertising that will ensure neighborhood integration and minimize disruptions. Pursuant to Health and Safety Code Section 11362.768 and the site is set back over 600 feet from any K-12 school, or other Cannabis retail operation. This site is discrete yet has plenty of square foot and dedicated parking to service customers without creating an impact on other business or traffic flow in the neighborhood.

The proposed facility is well-suited to house dispensary operations. The building will be upgraded where necessary to meet ADA compliance standards for persons with disabilities. The existing entrance is visible and there is no existing landscape or adjacent structure that would impact visibility, lighting, or security requirements.

#### NEIGHBORHOOD ENHANCEMENT

Sunshine Holistic will maintain the exterior building, replacing any damaged physical features of the building and keeping up with paint schedules. We will also maintain the existing rose bushes and incorporate more green, indigenous plants to the allotted garden space around the building. Employees will be allotted time every day to patrol the perimeter of the building and remove any waste that may have been dropped from all sidewalks, parking lots and streets, public and private. The use of remote monitored security cameras and the on site security guard provides a safer environment for all businesses, residents and consumers that may be in the area. The business is projected to create an additional 10 jobs at above minimum wage for our community. Sunshine Holistic will provide training to the projected employees at no cost to the individual. This is supported by the existing business model, no employee is paid less than 15 dollars an hour, all security and retail training is paid for by Sunshine Holistic.

#### COVID-19 Addendum

Accommodations will be made to ensure the safety of our employees and consumers. Personal protective equipment will be provided and required at all times, 6 foot diameter between employees will be provided. Sunshine Holistic will comply with any and all laws put forth by the City of Fort Bragg and the State of California.

Sunshine Holistic  
18601 N HWY 1 PMB 166  
Fort Bragg, CA 95437

## Non-Laboratory Quality Control Procedures

As a retailer, we only order from licensed distributors that have already lab tested and packaged the product. Retailers are not allowed to produce their own products and must source from other types of licensed cannabis businesses. All shipments are received by a manager and inspected for labeling mistakes, tampering, or delivery of the wrong product. Packaging, labeling, Certificates Of Analysis(COAs) and track and trace (METRC) enrollment are verified prior to signing acceptance of the delivery.

The manager on duty uses a checklist to verify the primary and information panel contains the necessary information to include, but not limited to, net weight, source and date of cultivation, type of cannabis, date of packaging, county of origin, allergen warning, and unique identifier. Once the labeling is verified as tamper evident, child proof, compliant and ready for sale, the manager on duty moves on to verify the COA information and track and trace. We do not accept items that are not delivered already in compliant packaging in accordance with the Bureau of Cannabis Control's (BCC) regulations.

Orders are placed 3-4 times a month to prevent product from deteriorating. Everything is stored in a way that the "older" products will be available for purchase prior to new batches. Pests are not an issue in our climate controlled room. In the event of an infestation, however, we would dispose of infected product as outlined by the BCC and sterilize/treat the building as necessary before resuming normal business operation. Surfaces, floors and bathrooms are cleaned on a daily basis by on shift employees. Deep cleaning is done once a week by local contractors under management supervision. Contractors do not have any access codes or keys.

Returns are handled at the time of delivery in the form of a refusal. We do not accept any products that are delivered in less than perfect and 100% compliant condition. Anything that happens after we've taken possession is our responsibility and is treated as such.

Customer returns are accepted only for defective items within 48 hours of purchase. A full refund is issued to the customer upon inspection of the item, and the item is returned to the distributor. Item will be noted on the daily summary as "returned defective" and stored in the cannabis waste area.

Sunshine Holistic Sign Plans

We plan to duplicate the existing signage located at 17555 E Kirtlan Way, Fort Bragg CA 95437 displaying the name "Sovereign" in black and a gold crown on a white back ground.

The sign will not contain images of cannabis nature nor will it indicate that we are a cannabis dispensary. I believe this will complement the existing colors of the neighborhood and will not offend the sensitivities of surrounding businesses.

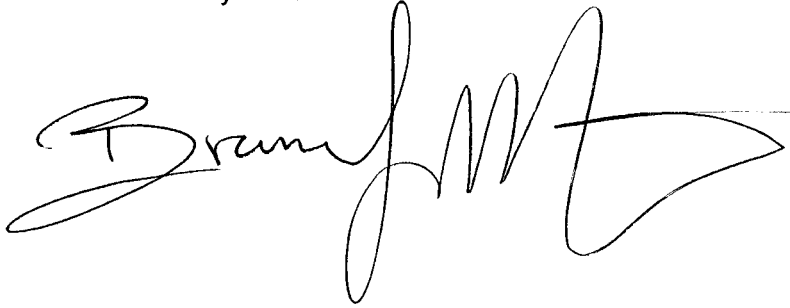
Here is a photo of the existing sign



A handwritten signature in black ink, appearing to read "Sunshine".

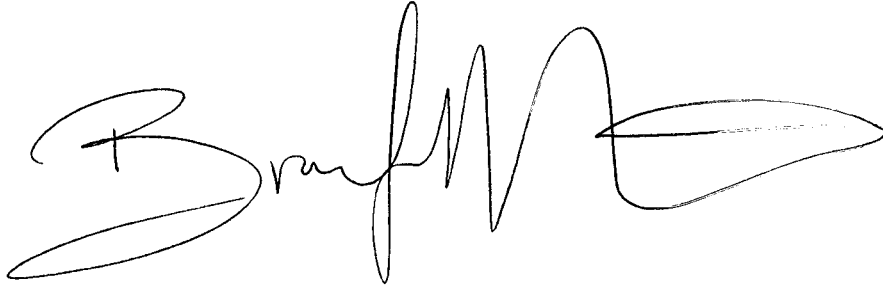
Criminal history

Sunshine Holistic's CEO and operations manager, Brandy Moulton, has not been convicted of a crime of any kind.

A handwritten signature in black ink, appearing to read "Brandy Moulton". The signature is written in a cursive style with large, sweeping letters. The first name "Brandy" is written in a more legible cursive, while the last name "Moulton" is more stylized and less legible.

Authorization for City

I, Brandy Moulton, on behalf of Sunshine Holistic hereby authorize the City of Fort Bragg, it's agents and employees to seek information and verification of the project located at 144 N Franklin St, Fort Bragg CA 95437.

A handwritten signature in black ink, appearing to read "Brandy Moulton". The signature is fluid and cursive, with a large initial "B" and a long, sweeping tail.

## Sunshine Holistic Permit Application

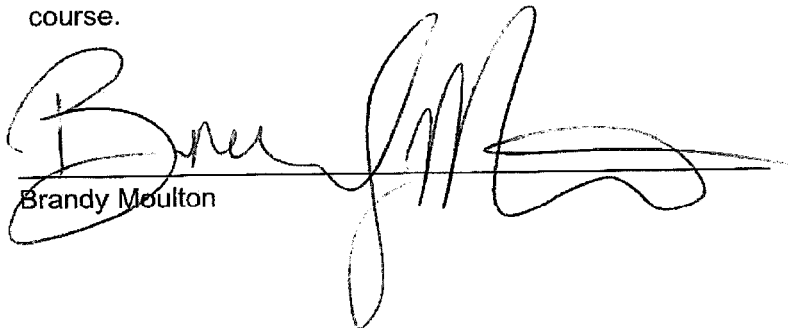
### Cannabis Business History

Currently Sunshine Holistic and Brandy Moulton owns and operates the following licenses:

- Retail: C10-0000271-LIC
  
- Distribution: C11-0000020-LIC
  
- Cultivation:
  - CCL19-0004425
  - CCL19-0000839
  - CCL18-0003417
  - CCL18-0003428
  - CCL18-0003435
  
- Non-storefront Retail: C9-0000130-LIC
  
- Microbusiness: C12-0000328-LIC

Sunshine Holistic and Brandy Moulton have had no licenses revoked or suspended and all of the above listed licenses are current.

Sunshine Holistic also holds a Proprietary Patrol Operator Licenses and puts all of it's employees through the Bureau of Security and Investigative Services 40 hour guard training course.

  
Brandy Moulton



I, Brandy Moulton, certify under penalty of perjury that all information submitted to the City of Fort Bragg regarding MUP 1-21 is true and correct.

A handwritten signature in black ink, appearing to read "Brandy Moulton". The signature is written in a cursive style with a large initial "B" and "M".

1

Sunshine Holistic  
18601 N HWY 1 PMB 166  
Fort Bragg, CA 95437

## Security Plan

1. Security Personnel- Individual guards licensed by the Bureau of Security and Investigative Services will remain on the premises during business hours. Security Guards will ensure all individuals entering the premises are 21 years of age or older and be the primary loss prevention agent.
2. Security cameras aimed at all points of entry and exit, sensitive areas such as product storage and cash registers, parking lots, employee and customer lounge areas. Video footage will be streamed off site and viewable remotely and on location view monitor located in limited access areas ie: manager's office and employee lounge. High resolution video footage is stored for a minimum of 90 days and is password protected to prevent tampering. Video storage is accessible to owners and managers ONLY.
3. Employee badges to be worn by all personnel. Visitors (vendors, law enforcement, compliance officers, etc) will be assigned a visitor badge upon entry. Each employee badge will have the information required by the State of California to include, but not limited to: the employee's name, employee number, license number, facial profile photo, and the business name. Visitor badges will have the business name, the license number, the word "VISITOR" printed in bold and no photo.
4. Security lighting will remain operational 24 hours a day. Outdoor security lighting will be motion sensitive and cast downwards to avoid disturbing neighboring businesses. Indoor security lighting will be yellow toned and dimmed..
5. All doors will be armed with a security code lock and an automatic door closing mechanisms. Each employee will have their own unique code that is necessary to arm and disarm the entry. All locking/unlocking of the door will send a text alert in real time to the owner with detailed information on which individual disarmed the building and at what time.
6. All sensitive areas and limited access areas, such as product storage areas, will have a separate code locking mechanism accessible only to authorized employees.
7. All cash is stored in a locked drop safe and the key is kept off site to prevent internal and external theft. Drop safes are accessible only by key which remains in the possession of the licensed owner, Brandy Moulton, or designated proxy in her absence.



# CITY OF FORT BRAGG

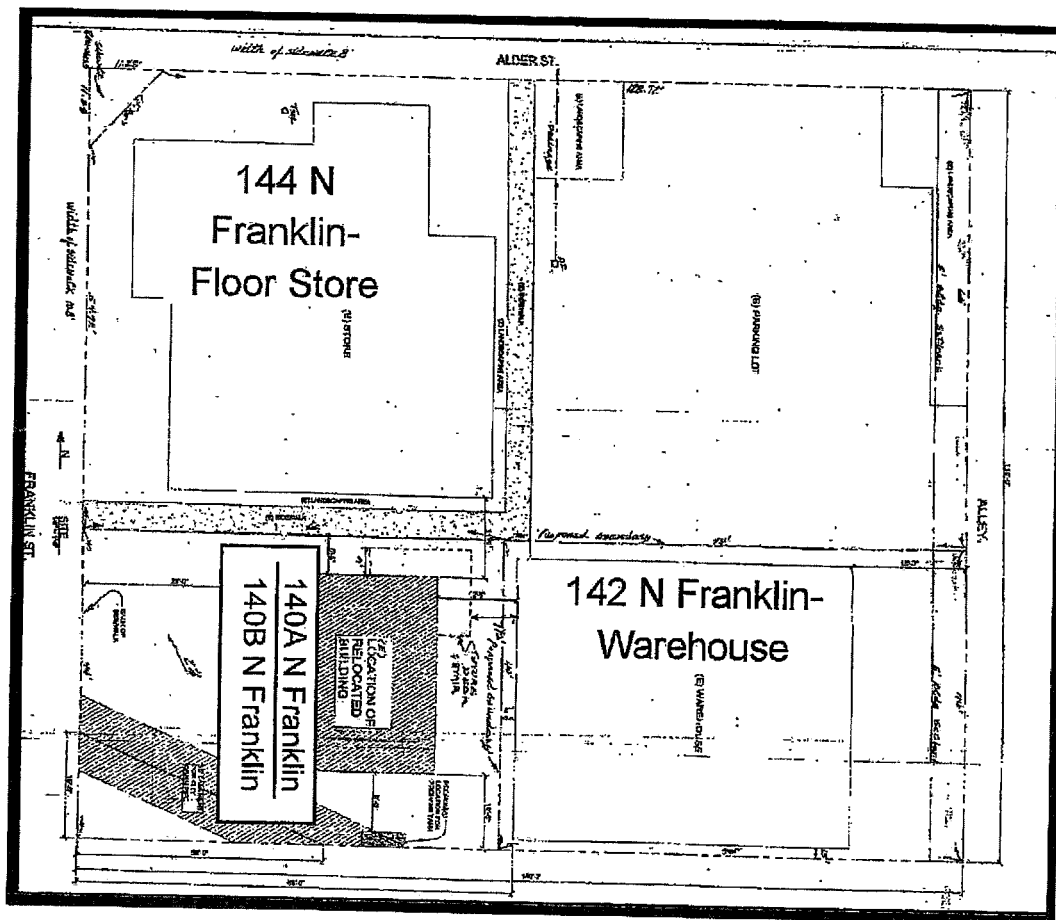
Incorporated August 5, 1889  
416 N. Franklin Street  
Fort Bragg, CA 95437  
Phone: (707) 961-2823  
Fax: (707) 961-2802

December 6, 2016

## RE: ADDRESS ASSIGNMENT FOR ASSESSOR PARCEL NO. 008-164-39

This letter is written to assign addresses to the commercial structures located on the Fort Bragg parcel of property known as Assessor Parcel No. 008-164-39, currently known as 144 N Franklin St. The Community Development Department has assigned the following addresses:

Parcel 008-164-39	
Existing Structure	Address Assigned
Floor Store-144 N Franklin St.	144 N Franklin Street
Warehouse-on alley	142 N Franklin Street
Relocated Building-Top Floor	140 A N Franklin Street
Relocated Building- Ground Floor	140 B N Franklin Street

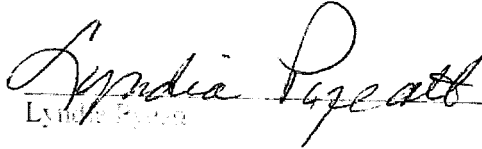


December 11, 2019

To Whom It May Concern,

I, Lyndia Pezatt, certify under penalty of perjury that I am the owner of the property located at 144 N Franklin St. Fort Bragg, CA, parcel number 00816439. I hereby give consent to Sunshine Holistic and all associated parties to engage in commercial cannabis operations as authorized by the city of Fort Bragg and the State of California.

Signed

  
Lyndia Pezatt

12-11-2019  
Date

# ACKNOWLEDGMENT

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 Mendocino

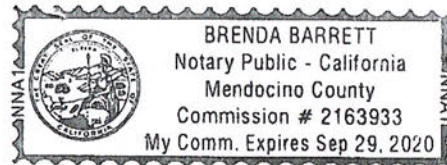
On Dec 11, 2019 before me, Brenda Barrett Notary Public  
(insert name and title of the officer)

personally appeared Lyndia P. Grant  
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 Brenda Barrett (Seal)



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## Marijuana Waste Disposal Guidance

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As of the date of this guidance document, 23 states have legalized medical marijuana production, processing, sale, and use, and a smaller number (Colorado, Washington, Oregon, and Alaska) have also legalized recreational marijuana. These numbers will likely increase. Nonetheless, marijuana is a controlled substance under federal law and its distribution and sale is a serious crime. The conflicting status of marijuana legalization has created uncertainty and concern among many businesses (e.g., banks) that might become directly or indirectly involved with state-legalized marijuana businesses. Waste Management, as a waste hauling and disposal company operating in most of these states, has customers who seek to use our services to properly handle and dispose of their marijuana wastes.

The U.S. Department of Justice (DOJ) has issued guidance to federal enforcement agencies explaining that DOJ does not intend to devote any enforcement resources to and will not prioritize enforcement of federal marijuana laws in states that have legalized marijuana if those states have implemented “strong and effective regulatory and enforcement systems” that will not threaten the federal government’s enforcement priorities, which includes implementing effective measures to prevent diversion of marijuana outside of the regulated system and to other states, prohibiting access to marijuana by minors, and replacing an illicit marijuana trade that funds criminal enterprises with a tightly regulated market in which revenues are tracked and accounted for. See J. Cole, Deputy U.S. Attorney General, *Guidance Regarding Marijuana Enforcement* (Aug. 29, 2013).

Waste Management believes that the proper management and disposal of marijuana waste is an essential element of any “strong and effective” regulatory system required by the DOJ Guidance and therefore is distributing this *Marijuana Waste Disposal Guidance* to communicate the following WM required procedures for managing and disposing of marijuana wastes in those states that have legalized recreational and/or medical marijuana.

1. WM will provide hauling and disposal services to licensed marijuana producers, processors, and retailers in those states that have legalized medical or recreational marijuana.<sup>1</sup> WM shall conduct all such services in strict compliance with applicable state and local laws and regulations.
2. WM will handle, transport, and dispose of **only** those marijuana wastes that have been rendered **unusable or unrecoverable by the generator**. While the standards and procedures for rendering wastes “unusable” or “unrecoverable” have some differences under different state laws, most generally share the same requirement that the marijuana must be ground up and mixed with other solid wastes or compostable materials such that the resulting mixture is at least 50% non-marijuana waste. Accordingly, WM will manage only those marijuana wastes if

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<sup>1</sup> The procedures outlined in this document apply only to those businesses for which the state has legalized that particular marijuana operation. For example, if a state has legalized only **medical** marijuana dispensaries, WM will not provide disposal services to an **illegal recreational** marijuana retailer.

the generator has ground up and mixed the marijuana wastes with other wastes materials such that the resulting mixture is at least 50% non-marijuana waste. Unless a state imposes stricter requirements or alternative procedures that are at least as strict, WM will not accept materials that do not meet this requirement, and WM will not perform the grinding and mixing operations itself. This standard applies in all states that have legalized marijuana, even if their regulations are not as strict. If there are any questions as to whether a state's alternative procedure meets these requirements, please contact the Corporate Legal or Environmental Protection Departments.

3. WM requires that all marijuana wastes must be profiled and approved for management through the WM Waste Approvals Process when WM transports, manages, or disposes of these wastes. WM's Waste Approvals Managers (WAMs) will ensure that all special handling conditions prescribed by state/local regulations (e.g., mixing marijuana wastes to render them unusable, issuance of certificate of destruction) are included in the profile approval instructions sent to the generator, hauler, and/or final disposal or management facility.
4. WM will only transport marijuana wastes within those states that have legalized marijuana. WM shall not provide transportation and disposal services for marijuana wastes if the on route or receiving state has not legalized marijuana, either recreational or medical. For example, WM may transport marijuana wastes within Washington State or to Oregon because both jurisdictions have legalized recreational marijuana. Conversely, WM should not transport medical marijuana wastes from New York to Virginia because Virginia has not legalized marijuana for any purpose.
5. If allowed by state and local law and by all applicable permits, WM may dispose of marijuana wastes through landfill disposal, incineration, and/or composting, whether at a WM owned/operated site or at a third party site.
6. The procedures outlined in this document do not apply to marijuana waste that WM is managing, transporting, and/or disposing under the direction of a state or federal agency. WM has assisted federal and state law enforcement agencies in the proper handling and disposal of marijuana wastes. WM will continue to provide these services when requested by federal or state law enforcement authorities. In providing these services, WM take all measures to ensure that WM's services strictly comply with federal, state and local law. For example, if the federal Drug Enforcement Agency (DEA) requests WM to provide disposal services for marijuana wastes recovered from a drug seizure, WM may accept these wastes even if they have not been rendered unusable or unrecoverable; provided, however, that WM shall strictly comply with the federal requirements and the directions of DEA.

If you have any questions, please contact either the WM Environmental Protection Group or the Legal Department.







# PROVISIONAL CANNABIS CULTIVATION LICENSE

**Legal Business Name:**

Sunshine Holistic

**Premises APN:**

Mendocino County - 1253401600

**Premises Address:**

27011 Albion Ridge Road  
Unincorporated, CA 95410

**Valid:**

11/28/2019 to 11/27/2020

**License Number:**

CCL19-0004425

**License Type:**

Medicinal-Small Mixed-Light Tier 2

---- NON-TRANSFERABLE ----

---- POST IN PUBLIC VIEW ----



# PROVISIONAL CANNABIS CULTIVATION LICENSE

**Legal Business Name:**

Sunshine Holistic

**Premises APN:**

Mendocino County - 1253401600

**Premises Address:**

29011 Albion Ridge Road  
Unincorporated, CA 95437

**Valid:**

11/28/2019 to 11/27/2020

**License Number:**

CCL19-0000839

**License Type:**

Medicinal-Small Outdoor

---- NON-TRANSFERABLE ----

---- POST IN PUBLIC VIEW ----



# PROVISIONAL CANNABIS CULTIVATION LICENSE

**Legal Business Name:**

Sunshine Holistic

**Main Premises APN:**

Mendocino County - 0194500800

**Main Premises Address:**

16730 Franklin Road  
Fort Bragg, CA 95437

**Valid:**

08/06/2020 to 08/05/2021

**License Number:**

CCL18-0003417

**License Type:**

Medicinal-Specialty Indoor

--- PROVISIONAL LICENSE PURSUANT TO BPC 26050.2 ---

**Additional Premises APN(s):**

**Additional Premises Address(es):**



**Adult-Use and Medicinal - Microbusiness License**

**Provisional**

**Distributor**

**Level 1 Manufacturer**

**Cultivator (less than 10K sq ft)**

**Cultivator Type Indoor**

**LICENSE NO:**

**C12-0000328-LIC**

**VALID:**

**8/25/2020**

**LEGAL BUSINESS NAME:**

**SUNSHINE HOLISTIC**

**EXPIRES:**

**8/25/2021**

**PREMISES:**

**17501 Jade CT**

**Fort Bragg, CA 95437**



*Non-Transferable*

*Prominently display this license  
as required by Title 16 CCR § 5039*



**Adult-Use and Medicinal - Distributor License  
Provisional**

**LICENSE NO:  
C11-0000020-LIC**

**VALID:  
4/27/2019**

**LEGAL BUSINESS NAME:  
SUNSHINE HOLISTIC**

**EXPIRES:  
4/26/2021**

**PREMISES:  
17555 KIRTLAN WAY E, BLDG A  
FORT BRAGG, CA 95437-8344**



*Non-Transferable*

*Prominently display this license  
as required by Title 16 CCR § 5039*



**BUREAU OF  
CANNABIS  
CONTROL**  
CALIFORNIA

Bureau of Cannabis Control  
(833) 768-5880

**Adult-Use and Medicinal - Retailer Nonstorefront License  
Provisional  
Delivery**

**LICENSE NO:  
C9-0000130-LIC**

**VALID:  
6/25/2019**

**LEGAL BUSINESS NAME:  
HOWLIND HOLDINGS LLC**

**EXPIRES:  
6/24/2021**

**PREMISES:  
7946 CARLTON RD, SUITE B Room  
1  
SACRAMENTO, CA 95826-4319**



*Non-Transferable*

*Prominently display this license  
as required by Title 16 CCR § 5039*



**BUREAU OF  
CANNABIS  
CONTROL**

Bureau of Cannabis Control  
(833) 768-5880

**Adult-Use and Medicinal - Retailer License  
Provisional  
Storefront**

**LICENSE NO:  
C10-0000271-LIC**

**VALID:  
6/24/2019**

**LEGAL BUSINESS NAME:  
SUNSHINE HOLISTIC**

**EXPIRES:  
6/23/2021**

**PREMISES:  
17555 KIRTLAN WY E, BLDG A  
FORT BRAGG, CA 95437**



*Non-Transferable*

*Prominently display this license  
as required by Title 16 CCR § 5039*

**From:** [jaye rose](#)  
**To:** [CDD User](#); [Gonzalez, Joanna](#)  
**Subject:** 144 N Franklin Project  
**Date:** Thursday, April 29, 2021 3:53:03 PM

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Hello,

I am writing to you to show my favor and support of this project. I have attended meetings in the past regarding this project, and witnessed roadblock after roadblock being thrown at the applicant. The applicant has been very flexible and willing to adjust her plans to accommodate your opinions, wants, and needs. Having a local dispensary fits in with our current town motto "shop local buy local". For the city to allow an outside corporation to open a dispensary in town, but not a locally established one which is owned and operated by members of our community is beyond me.

The dispensary will not only benefit our town's needs for a reputable and caring cannabis retailer, but from what I seen, benefit the town's finances and your paychecks as I have read and heard your meetings regarding the city's plans for use of the cannabis tax collected from the cannabis companies in our community.

In my opinion, the dispensary poses no threat to our community, only benefits, by providing jobs and filling space in what appears to be our empty downtown area.

There have been a lot of personal attacks and opinions as well showcased during these meetings. What bearing that has on the issue at hand is beyond me, but as a professional panel I hope you will disregard such in your decision making process and focus on the facts, not the personal opinions of those with personal vindictive motives.

The facts being, they have plans for smell mitigation, potential crime control, providing a service this community can use, water usage conservancy, and providing financial stability to members of this community by the jobs they provide. All are very positive factors in determining the approval of their application.

Thank you for your time,

Jen