



City of Fort Bragg

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

Meeting Agenda Planning Commission

Wednesday, April 28, 2021

6:00 PM

Via Video Conference

Via Webinar

MEETING CALLED TO ORDER

PLEASE TAKE NOTICE

Zoom Webinar Invite

You are invited to a Zoom webinar.

When: Apr 28, 2021 06:00 AM Pacific Time (US and Canada)

Topic: Planning Commission

Please click the link below to join the webinar:

<https://zoom.us/j/91226091897>

Or One tap mobile :

US: +16699009128,,91226091897# or +13462487799,,91226091897#

Or Telephone:

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

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

Webinar ID: 912 2609 1897

International numbers available: <https://zoom.us/u/abEeSjn4RZ>

ROLL CALL

1. PUBLIC COMMENTS ON: (1) NON-AGENDA & (2) CONSENT CALENDAR ITEMS

MANNER OF ADDRESSING THE PLANNING COMMISSION: Any member of the public desiring to address the Planning Commission may submit a Speaker Card to the Administrative Assistant and proceed to the podium after being recognized by the Presiding Officer. Speakers will be called up in the order the Speaker Cards are received. Those who have not filled out a Speaker Card will be given an opportunity to speak after all those who have filled out Speaker Cards have spoken. All remarks and questions shall be addressed to the City Council; no discussion or action will be taken pursuant to the Brown Act. No person shall speak without being recognized by the Mayor or acting Mayor. Written comments may be submitted to the Community Development Department, 416 N. Franklin Street, Fort Bragg, CA 95437, or emailed to cdd@fortbragg.com.

TIME ALLOTMENT FOR PUBLIC COMMENT ON NON-AGENDA ITEMS: Any citizen, after being recognized by the Chair or acting Chair, may speak on any topic that may be a proper subject for discussion before the Planning Commission for such period of time as the Chair or acting Chair may determine is appropriate under the circumstances of the particular meeting, including number of persons wishing to speak or the complexity of a particular topic. Time limitations shall be set without regard to a speaker's point of view or the content of the speech, as long as the speaker's comments are not disruptive of the meeting.

BROWN ACT REQUIREMENTS: The Brown Act does not allow action or discussion on items not on the agenda (subject to narrow exceptions). This will limit the Commissioners' response to questions and requests made during this comment period.

2. STAFF COMMENTS

3. MATTERS FROM COMMISSIONERS

4. CONSENT CALENDAR

All items under the Consent Calendar will be acted upon in one motion unless a Commissioner requests that an individual item be taken up under Conduct of Business.

4A. [21-185](#) Approve the Planning Commission Minutes of April 14, 2021

Attachments: [04142021 Planning Commission Minutes](#)

5. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

6. PUBLIC HEARINGS

6A. [21-181](#) Receive Report, Conduct Public Hearing on Minor Use Permit Application 1-21 for a Cannabis Dispensary at 144 N. Franklin St., and Consider Adoption of Resolution Approving the Permit.

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

[ATT 1 - Application](#)

[ATT 2 - Resolution](#)

[Att 3 - Public Comment](#)

7. CONDUCT OF BUSINESS

ADJOURNMENT

The adjournment time for all Planning Commission meetings is no later than 9:00 p.m. If the Commission is still in session at 9:00 p.m., the Commission may continue the meeting upon majority vote.

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 April 23, 2021.

Joanna Gonzalez
Administrative Assistant, Community Development Department



City of Fort Bragg

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

Text File

File Number: 21-185

Agenda Date: 4/28/2021

Version: 1

Status: Business

In Control: Planning Commission

File Type: Consent Calendar

Agenda Number: 4A.

Approve the Planning Commission Minutes of April 14, 2021



City of Fort Bragg

416 N Franklin Street
Fort Bragg, CA 95437
Phone: (707) 961-2823
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Meeting Minutes Planning Commission

Wednesday, April 14, 2021

6:00 PM

Via Video Conference

MEETING CALLED TO ORDER

Chair Logan called the meeting to order at 6:00 PM.

ROLL CALL

Present 4 - Commissioner Stan Miklose, Vice Chair Jay Andreis, Commissioner Michelle Roberts, and Chair Jeremy Logan
Absent 1 - Commissioner Nancy Rogers

1. PUBLIC COMMENTS ON: (1) NON-AGENDA & (2) CONSENT CALENDAR ITEMS

None.

2. STAFF COMMENTS

Assistant Director O'Neal informed the Commission that at the last City Council Meeting a moratorium on franchise business was passed for inland zoning and not passed in the coastal zones.

3. MATTERS FROM COMMISSIONERS

Commissioner Roberts states she would like to receive the agenda earlier than 72 hours when possible. The rest of the Commission agreed.

4. CONSENT CALENDAR

Moved by Commissioner Michelle Roberts, seconded by Commissioner Stan Miklose, that the minutes of March 24, 2021 be approved. The motion carried by the following vote:

Aye: 4 - Commissioner Miklose, Vice Chair Andreis, Commissioner Roberts and Chair Logan

Absent: 1 - Commissioner Rogers

4A. [21-155](#)

Approve the minutes of March 24, 2021

5. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

Commissioner Miklose states that he has spoken to staff regarding the project prior to the Public Hearing.

6. PUBLIC HEARINGS

6A. [21-120](#) Receive Report, Hold Public Hearing, and Consider Adoption of a Resolution to Approve Coastal Development Permit 3-20 (CDP 3-20) to upgrade a section of State Route 1 (SR 1) to current Americans with Disabilities Act (ADA) standards from the intersection of SR 1 at SR 20 north to Elm Street

Chair Logan opened the public hearing at 6:10 PM. Contract Planner Aggarwal presented the prepared report to the commission. The Commissioners asked clarifying questions and the applicants representatives were also present to answer questions.

Public Comments:

- * Annemarie Weibel
- * Tiffani
- * Jacob Patterson
- * Gabriel Quinn-Maroney

Chair Logan closed the Public Hearing at 7:33 PM.

Discussion:

Discussion included protective measures that should be taken to protect the root of the established trees in the tree wells in front of Rite Aid, creativity on the retaining wall and the importance of community involvement in the selection of the art on said retaining wall. The Commission requested special conditions to ensure the Rite Aid tress not be removed and the retaining walls have smooth brick to later be decorated with community input

A motion was made by Commissioner Miklose, seconded by Vice Chair Andreis, that this Planning Resolution be adopted as amended. The motion carried by the following vote:

Aye: 3 - Commissioner Miklose, Vice Chair Andreis and Chair Logan

No: 1 - Commissioner Roberts

Absent: 1 - Commissioner Rogers

Enactment No: RES PC04-2021

7. CONDUCT OF BUSINESS

None.

ADJOURNMENT

Chair Logan adjourned the meeting at 8:08 PM.

Jeremy Logan, Chair

Joanna Gonzalez, Administrative Assistant

IMAGED (_____)



City of Fort Bragg

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Phone: (707) 961-2823
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Text File

File Number: 21-181

Agenda Date: 4/28/2021

Version: 1

Status: Public Hearing

In Control: Planning Commission

File Type: Staff Report

Agenda Number: 6A.

Receive Report, Conduct Public Hearing on Minor Use Permit Application 1-21 for a Cannabis Dispensary at 144 N. Franklin St., and Consider Adoption of Resolution Approving the Permit.

AGENCY: City of Fort Bragg
MEETING DATE: April 28, 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 City Council

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.

A public hearing was scheduled for April 28, 2021 and a notice was sent to property owners within 300 feet, distributed to City of Fort Bragg lists, and published in the Advocate News on April 15, 2021.

PROJECT DESCRIPTION

The proposed project is a retail cannabis dispensary. Proposed hours of service are 9:00 am to 9:00 pm. No accessory uses are proposed as part of this project.

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 the Central Business District (CBD).	This will be a pedestrian oriented retail business.	Yes
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?
A. Minor Use Permit Required.	Approval of this application would fulfill this requirement.	Yes
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
C. Drive-through or walk-up window services in conjunction with cannabis retail are prohibited.	No drive-through nor walk-up window services are proposed.	Yes
D1. 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	The applicant indicates in their plan that they will keep a register of all employees and shall disclose such register for inspection.	Yes

<p>Section and/or any project specific conditions of approval prescribed in the Minor Use Permit.</p>		
<p>D2. The cannabis operator shall maintain patient and sales records in accordance with State law.</p>	<p>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.</p>	<p>Yes</p>
<p>D3. 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.</p>	<p>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.</p> <p>A valid identification card issued to a member of the armed forces that includes date of birth and a picture of the person.</p> <p>A valid passport issued by the United States or by a foreign government that clearly indicates the age or birthdate of the individual.</p>	<p>Yes</p>
<p>D4. Cannabis retail may operate between the hours of 9:00 a.m. to 9:00 p.m. up to 7 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</p>	<p>Proposed hours are 9:00 am – 9:00 pm</p>	<p>Yes</p>

authority permits delivery outside these hours.		
E. Accessory Uses...	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
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.	The applicant indicates in their plan that they will post the required notice.	Yes

<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 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>	<p>The business owner has provided their contact information to resolve any concerns with the business.</p>	<p>Yes</p>

The project was evaluated to determine if it met any grounds for **rejection** delineated in Section 9.30.100:

Municipal Code Rejection	Project	Rejection
The business or conduct of the business at a particular location is prohibited by any local or state law, statute, rule, or regulation;	Location is allowable	No
The applicant has violated any local or state law, statute, rule, or regulation respecting a cannabis business;	Not to our knowledge	No
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;	There is no material evidence to suggest this.	No
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 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;	No convictions were found on the applicant's background check.	No
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.

RECOMMENDED PLANNING COMMISSION ACTION

Adopt resolution approving Minor Use Permit 1-21 with standard conditions.

ALTERNATIVE PLANNING COMMISSION ACTIONS

Adopt resolution denying Minor Use Permit 1-21.

ATTACHMENTS

1. Application MUP 1-21
2. Draft Resolution to Approve Application

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: 18601 N HWY 1 #166 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 [REDACTED] 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) <u>[REDACTED]</u> | <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) <u>[REDACTED]</u> |

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

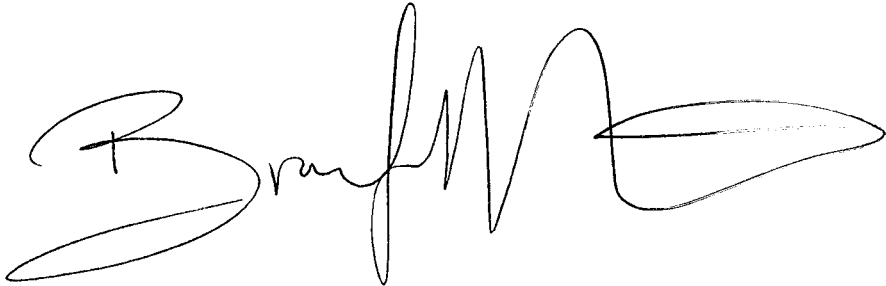
I hereby authorize Brandy Moulton to act as my representative and to bind me in all matters concerning this application.

Lynnda Pyeatt
Property Owner

12.11.2019
Date

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 "M".

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, stylized initial "B".

1



NOTICE OF PENDING PERMIT

THE CITY OF FORT BRAGG IS PROCESSING AN APPLICATION
FOR DEVELOPMENT ON THIS SITE

PROPOSED DEVELOPMENT:

cannabis retail facility

STREET ADDRESS: 144 N. Franklin

ASSESSOR PARCEL NUMBER(S): 0081643900

APPLICANT'S NAME: Sunshine Holistic

DATE NOTICE POSTED:

For further information, please contact:

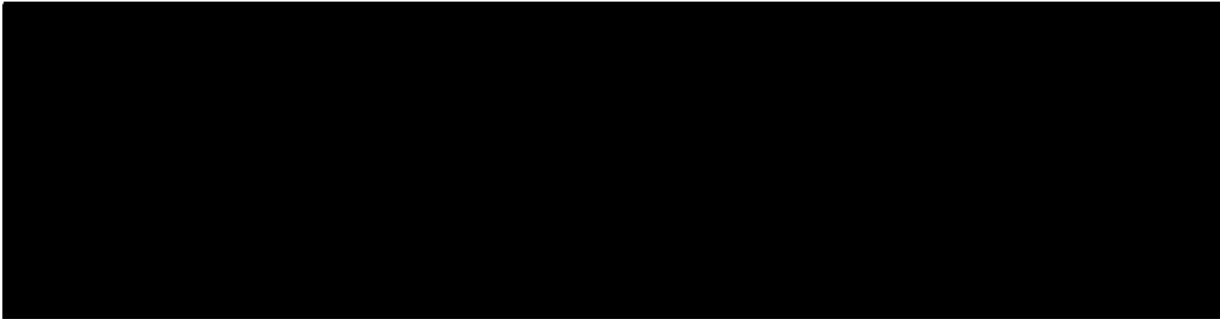
City of Fort Bragg
Community Development Department
416 North Franklin Street
Fort Bragg, CA 95437
Tel: 707-961-2827

NOTE: At the time an application is submitted for filing, the applicant must complete and post this notice in a conspicuous place, easily read by the public and as close as possible to the project site. A notice of the public hearing will be mailed 10 days prior to the public hearing to property owners within 300 feet of the project site and all other parties requesting notification.

Brandy Moulton, CEO
Sunshine Holistic

[REDACTED]
Fort Bragg, CA 95437

Address History



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: _____ Phone: _____
City: Fort Bragg State: CA Zip Code: 95437 Email: _____

PROPERTY OWNER

Name: Lyndia Pyrott
Mailing Address: 30600 Hwy 20, Fort Bragg, CA Phone: _____
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)

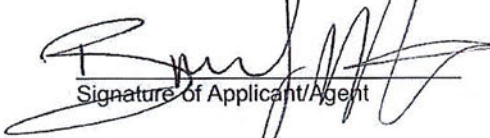
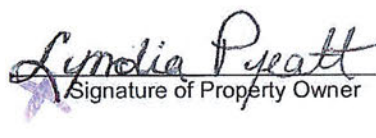
Type of Activity	CA State License Type/ Number	License Dates valid (MM/DD/YY – MM/DD/YY)	Total Sq. Footage for Use
PROCESSING			
MANUFACTURING Level 1 or 2 (circle)			
WHOLESALE/ DISTRIBUTION			
RETAIL	✓		1560 sq feet
RETAIL – DELIVERY ONLY			

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

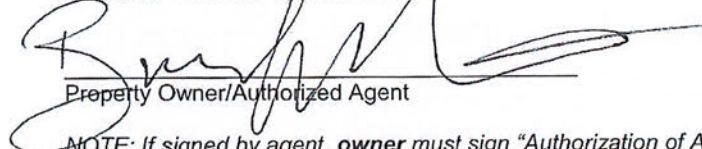
INDEMNIFICATION AND HOLD HARMLESS AGREEMENT

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

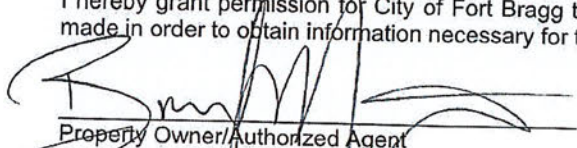
I hereby grant permission for City staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision. Additionally, I grant permission for City staff and hearing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

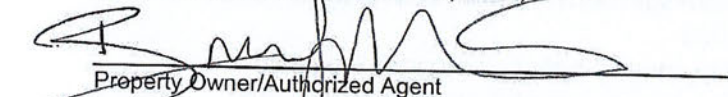
NOTE: If signed by agent, owner must sign "Authorization of Agent" below.

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)

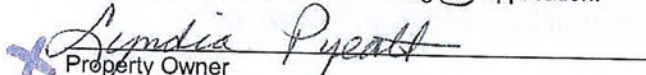

Property Owner/Authorized Agent

2-17-21
Date

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

AUTHORIZATION OF AGENT

I hereby authorize Brandy Moulton 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

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
Customer #: 017429

Cashier: JFerraiolo
Station: CH12175

cdfa

CALIFORNIA DEPARTMENT OF
FOOD & AGRICULTURE

California Department of Food and Agriculture
1220 N Street
Sacramento, CA 95814



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):



**BUREAU OF
CANNABIS
CONTROL**

Bureau of Cannabis Control
(833) 768-5880

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*



**BUREAU OF
CANNABIS
CONTROL**

Bureau of Cannabis Control
(833) 768-5880

**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*

cdfa

CALIFORNIA DEPARTMENT OF
FOOD & AGRICULTURE

California Department of Food and Agriculture

1220 N Street

Sacramento, CA 95814



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

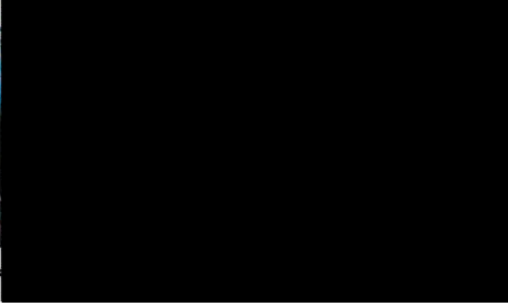
---- NON-TRANSFERABLE ----

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

California^{USA} DRIVER LICENSE



EMMA



REQUEST FOR LIVE SCAN SERVICE

BCII 8016 (3/07)

Applicant Submission

ORI: CA0230100 Type of Application: Cannabis LC 11105(b)(11)PC
Code assigned by DOJ

Job Title or Type of License, Certification or Permit: Cannabis License

Agency Address Set Contributing Agency:

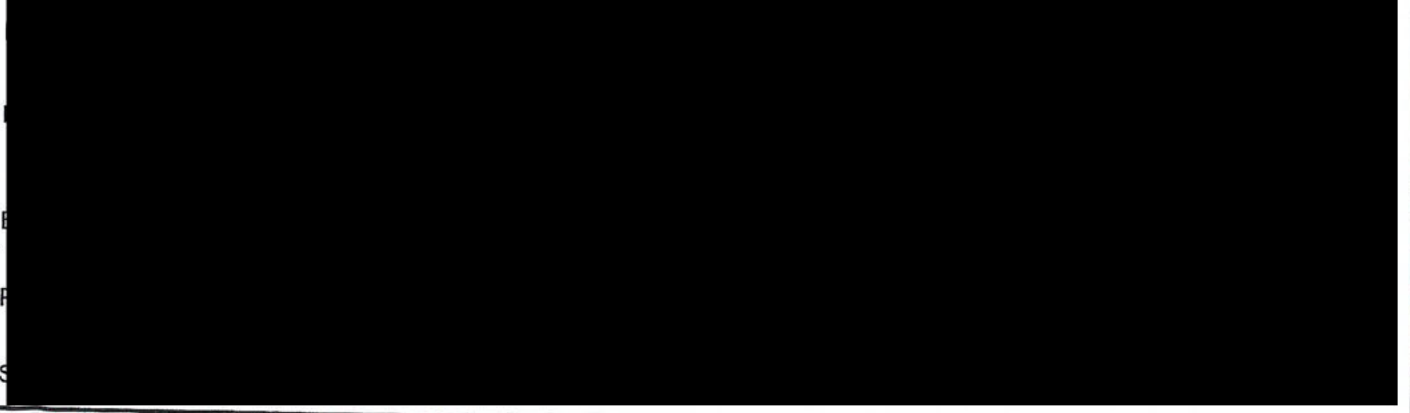
Fort Bragg Police Department 04867
Agency authorized to receive criminal history information Mail Code (five-digit code assigned by DOJ)

250 Cypress Street Lesley Bryant
Street No. Street or PO Box Contact Name (Mandatory for all school submissions)

Fort Bragg CA 95437 (707) 961-2800
City State Zip Code Contact Telephone No.

Name of Applicant: Moulton Brandy L
(Please print) Last First MI

Alias: _____ Driver's License No: _____
Last First



Your Number: _____
OCA No. (Agency Identifying No.)

If resubmission, list Original ATI Number: _____ Level of Service: DOJ FBI

Employer: (Additional response for agencies specified by statute)

Employer Name _____
Street No. Street or PO Box Mail Code (five digit code assigned by DOJ)
City State Zip Code () Agency Telephone No. (optional)

Live Scan Transaction Completed By: Jennifer 3.19.2021
Name of Operator Date
Certifix (FN8) F078MOB185 79.-
Transmitting Agency ATI No. Amount Collected/Billed

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

Address History



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

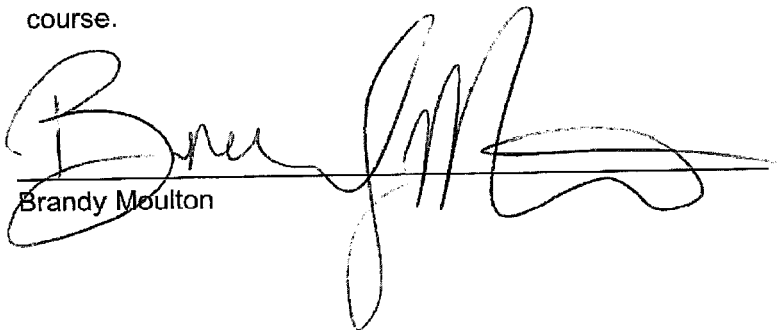
- Cultivation:
 - CCL19-0004425
 - CCL19-0000839
 - CCL18-0003417
 - CCL18-0003428
 - CCL18-0003435

- Non-storefront Retail: C9-0000130-LIC

- Microbusiness: C12-0000328-LIC

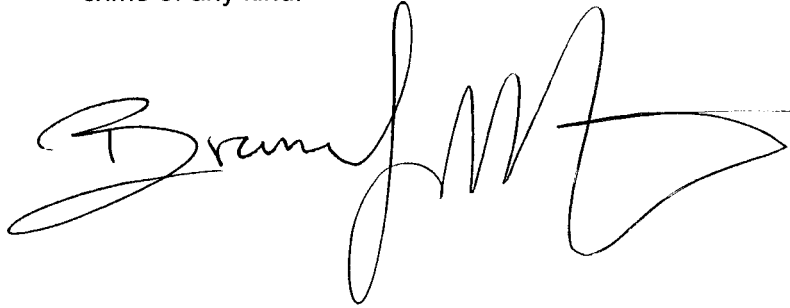
Sunshine Holistic and Brandy Moulton have had no licenses revoked or suspended and all of the above listed licenses are current.

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

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 stylized and cursive, with the first name "Brandy" written in a larger, more prominent script than the last name "Moulton".

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

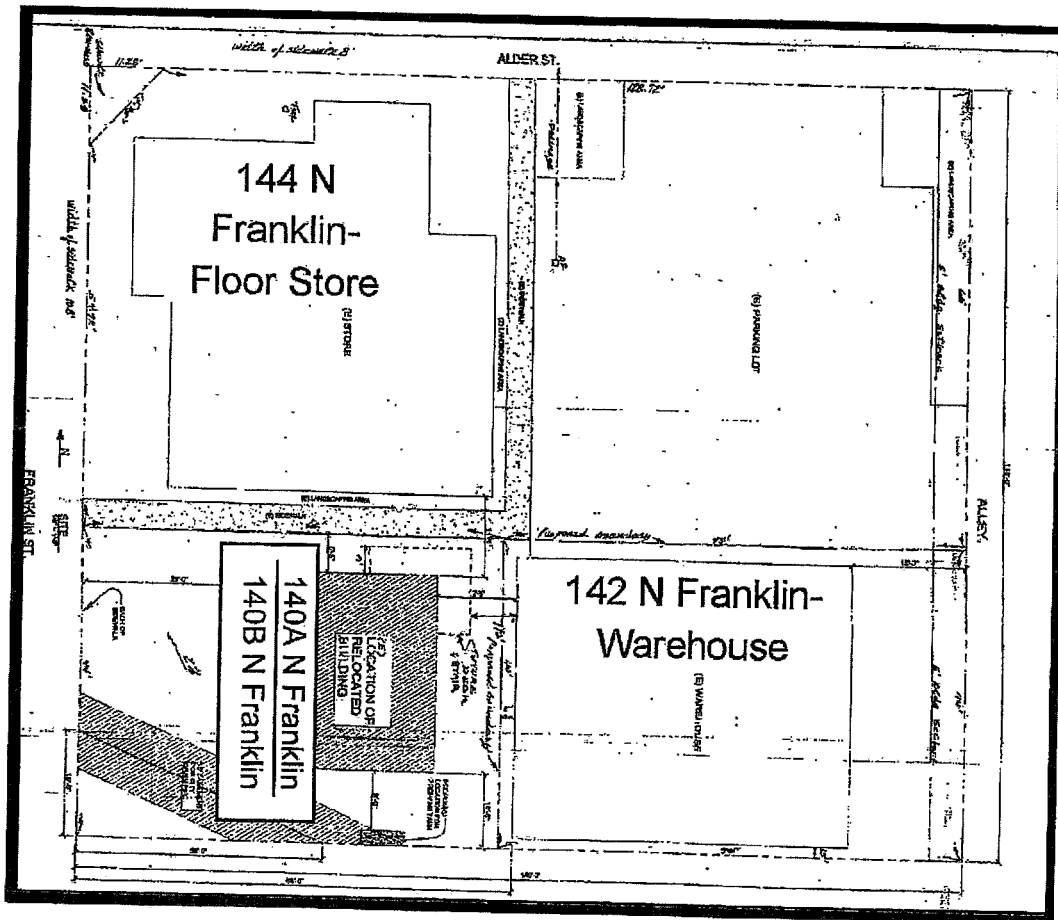
Incorporated August 5, 1889
416 N. Franklin Street
Fort Bragg, CA 95437
Phone: (707) 961-2823
Fax: (707) 961-2802

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:

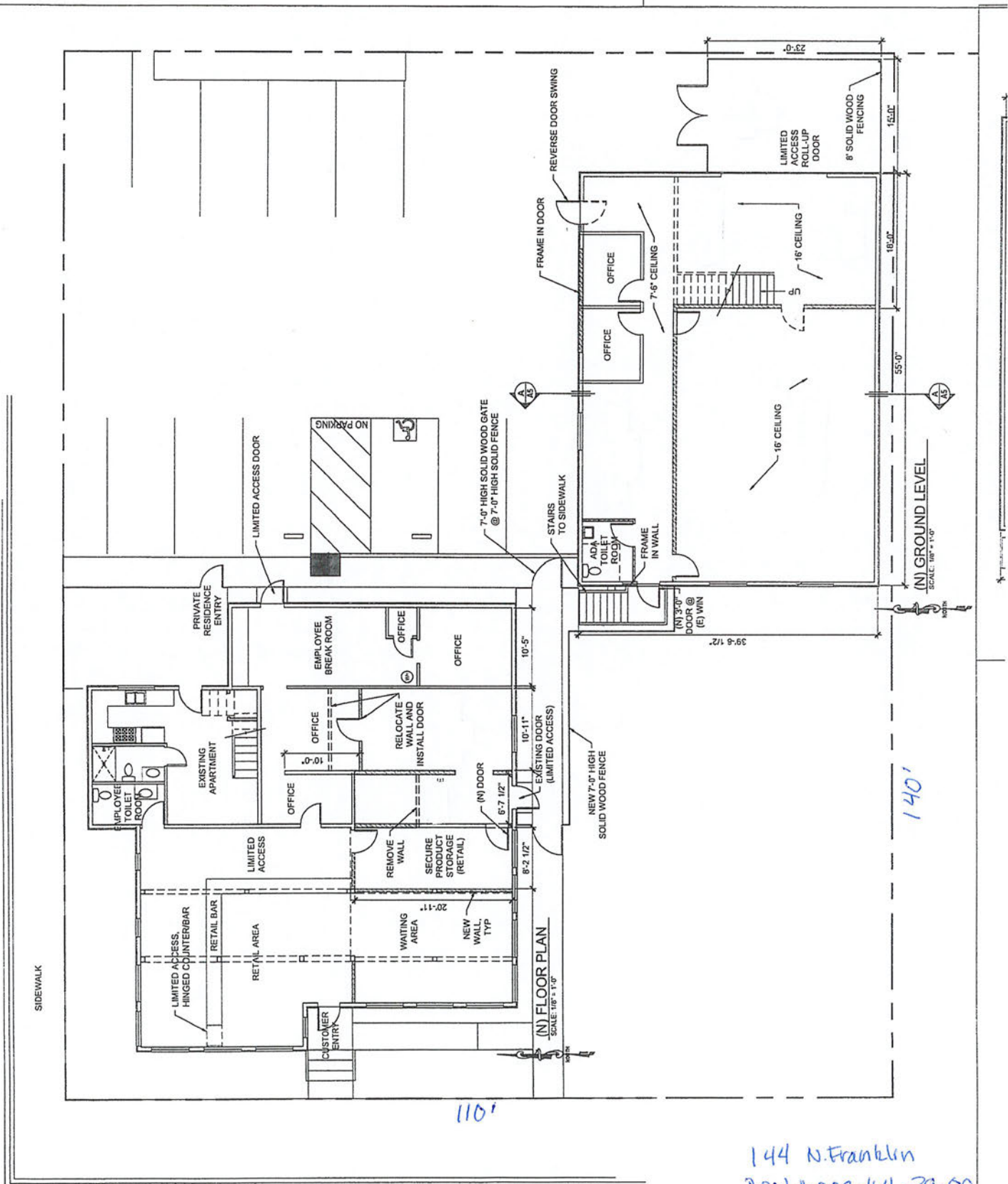
Parcel 008-164-39	
Existing Structure	Address Assigned
Floor Store-144 N Franklin St.	144 N Franklin Street
Warehouse-on alley	142 N Franklin Street
Relocated Building-Top Floor	140 A N Franklin Street
Relocated Building- Ground Floor	140 B N Franklin Street



Alley



nider st.



Franklin St.

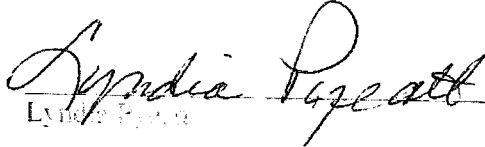
144 N. Franklin
 APN #008-164-39-00
 Map 1-21
 Sunshine Holistic Dispensary
 Brandy Moulton

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 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. Pratt
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)



Marijuana Waste Disposal Guidance

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.¹ 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

¹ 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.

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.

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 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" followed by a stylized monogram.

RESOLUTION NO. PC _-2021

RESOLUTION OF THE FORT BRAGG PLANNING COMMISSION APPROVING MINOR USE PERMIT 1-21 FOR THE ESTABLISHMENT OF A CANNABIS DISPENSARY AT 144 NORTH FRANKLIN STREET

WHEREAS, there was filed with this Commission a verified application on the forms prescribed by the Commission requesting approval of a Minor Use Permit under the provisions of Chapter 18 Article 7 of the Inland Land Use Development Code to permit the following Use:

Establish a cannabis dispensary

On that certain property described as follows:

Assessor's Parcel No. 008-164-39 as shown on the Fort Bragg Parcel Map and addressed as 144 N. Franklin Street.

WHEREAS, the Planning Commission upon giving the required notice did, on the 28th of April, 2021, conduct duly noticed public hearings as prescribed by law to consider said application; and

WHEREAS, the Project is exempt pursuant to the California Environmental Quality Act ("CEQA") and Title 14, the California Code of Regulations ("CEQA Guidelines"), Section 15301 Existing Structures because there will be no exterior modifications and no intensification of use of the existing structure; and

WHEREAS, the public hearing included evidence establishing the following:

1. The project consists of a request to establish a cannabis dispensary.
2. Appropriate findings for approval of a Minor Use Permit are as stated in the City of Fort Bragg Inland Land Use Development Code Section 18.71.060 (f).

NOW, THEREFORE, the Fort Bragg Planning Commission of the City of Fort Bragg resolves as follows:

- 1) On the basis of the evidence presented, both oral and documentary, the Planning Commission 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 goals and policies of the City of Fort Bragg's Inland General Plan:

Land Use Element Goal LU-3: Ensure that the Central Business District remains the historic, civic, cultural, and commercial core of the community.

Policy LU 3.1 Central Business District: Retain and enhance the small-scale, pedestrian friendly, and historic character of 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.

- 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 conforms to 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.

BE IT FURTHER RESOLVED that the Fort Bragg Planning Commission does hereby approve the Minor Use Permit for a Retail Cannabis Dispensary at 144 N. Franklin Street subject to the following conditions included below.

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).

NOW, THEREFORE, BE IT FURTHER RESOLVED that pursuant of all the evidence presented, both oral and documentary, and further based on the findings and conditions, Minor Use Permit 1-21 is approved subject to the provisions of the City of Fort Bragg Municipal Code Title 18 Inland Land Use Development Code.

The above and foregoing Resolution was introduced by Commissioner _____, seconded by Commissioner _____, and passed and adopted at a regular meeting of the Planning Commission of the City of Fort Bragg held on the 28th day of April 2021, by the following vote:

**AYES:
NOES:
ABSENT:
ABSTAIN:
RECUSED:**

Jeremy Logan, Chair

ATTEST:

Joanna Gonzalez, Administrative Assistant

From: [NormaLee Andres](#)
To: [Gonzalez, Joanna](#)
Subject: Minor Use Permit 1-21 (MUP 1-21) - Brandy Moulton / Sunshine Holistic
Date: Thursday, April 15, 2021 4:37:45 PM

To Fort Bragg City Planning Department

I believe this is not appropriate as to it's closeness to the Post Office
I ask that the city not allow this use

Norma Leah Andres
Fort Bragg, CA

From: [Stump Valerie](#)
To: [Gonzalez, Joanna](#)
Subject: Public Comment for MUP 1-21 Sunshine
Date: Thursday, April 22, 2021 10:40:12 AM

Hi Joanna,

Please add this public comment to the record:

“Gene Mertle is opposed to this project.”

Thank you,

Valerie Stump

Assistant Planner

City of Fort Bragg

416 N. Franklin St.

Fort Bragg, CA 95437

(707) 961-2827 ext. 112

From: [Jay Koski](#)
To: [Gonzalez, Joanna](#); [Gurewitz, Heather](#); [Lemos, June](#); [Miller, Tabatha](#); [Norvell, Bernie](#); [Rafanan, Marcia](#); [Peters, Lindy](#); [Albin-Smith, Tess](#); [Morsell-Haye, Jessica](#)
Subject: Please add to the Sunshine holistic agenda packet
Date: Tuesday, April 27, 2021 1:09:53 PM

Page 44 of the packet is completely unreadable and should be replaced. Also there is no explanation on what the warehouse is to be used for, or the other building located on the property. The permit clearly states that this is to be only a cannabis dispensary. If there's to be no growing, processing or manufacturing on the property why is there such a big portion of this agenda packet related to disposal of cannabis products and waste. The permits included in the agenda packet on page 29,j 32 and 35 are all expired or will be expired by time of this meeting. The post office obviously is still located too close for a project like this to be permitted according to the States cannabis laws. This project is butted directly right up against residential neighborhoods which is completely unethical. Marijuana is still considered a controlled substance and is illegal to distribute for recreational use according to our federal government who protects us 24 hours a day 365 days a year. My family and I along with the other people of the 100 block of North McPherson Street and the hundreds of of people who signed petitions still stand firmly apposed to this project invading our peaceful neighborhood and our historical central business district. So please consider all of the above reasons and imagine if this was happening in your neighborhood. There's only one way to vote on this project and that is NO. These type of businesses need to be either out of our city limits or in the business districts marked industrial. Thank you for your time.

Jay Koski

From: [Jay Koski](#)
To: [Gurewitz, Heather](#); [Gonzalez, Joanna](#); [Miller, Tabatha](#); [Lemos, June](#); [Norvell, Bernie](#); [Peters, Lindy](#); [Rafanan, Marcia](#); [Morsell-Haye, Jessica](#); [Albin-Smith, Tess](#)
Subject: Sunshine holistic meeting
Date: Tuesday, April 27, 2021 7:29:22 AM

There's a serious issue with this meeting being held on the 28th of April. Your notices to property owners within 300 ft of this project should have been received at least 10 days before the date of this meeting I believe. They are postdated the 19 and were not received until at least the 21. This is a serious violation and needs to be addressed quickly and this meeting needs to be moved to a different date and these notices need to be sent again ten days before the meeting with an apology and an explanation.

Jay Koski

Dear Joanna Gonzalez and the Fort Bragg Planning Commission:

I am a Fort Bragg resident writing in support of Sunshine Holistic's (DBA Sovereign) proposed plan for a cannabis business at 144 N. Franklin St. in Fort Bragg.

I am a lifetime resident of Fort Bragg.

I am in favor of the project that Sovereign is proposing for the 144 N Franklin St location for several reasons:

- Sovereign is following the City of Fort Bragg's guidelines
- Local jobs
- Revenue stays local
- Improving and occupying a commercial building on Franklin St with security

Sovereign is an established local business that will keep their dollars local.

I am part owner in The Floor Store, a neighboring business only one block away

I would like to see this project approved.

Anson Pyeatt

Dear Joanna Gonzalez and the Fort Bragg Planning Commission:

I am a Fort Bragg resident writing in support of Sunshine Holistic's (DBA Sovereign) proposed plan for a cannabis business at 144 N. Franklin St. in Fort Bragg.

I am a business owner of The Floor Store which is located only one block from the proposed new location for Sovereign (Sunshine Holistic)

The security that will be installed and the well lit building will be a positive addition to the neighborhood. It will scale down on the loitering and hanging out that often occurs on that block. With many of the commercial down town buildings empty it would be a shame to add another one to the list, especially when there is a viable business willing to invest in renovating and upgrading the space.

The city has guidelines that have been approved for dispensaries to relocate into the city limits.

Sovereign contributes to and supports local businesses, keeping the revenue local.

I have welcomed them by leasing them the building, just as I would any other retail business.

Thank you,

Lyndia Pyeatt

From: [Pat Bell](#)
To: [Gonzalez, Joanna](#)
Subject: Minor Use Permit 1-21
Date: Tuesday, April 27, 2021 4:20:35 PM

I remain opposed to a permit allowing a cannabis dispensary at 144 N Franklin Street. I live less than 30' from this property. I simply do not want a cannabis business in my neighborhood. Increased traffic and noise will have a negative impact on the quality of life for everyone in this neighborhood. The presence of a cannabis dispensary will have a negative impact on our property values. Parking is already difficult for some residents due to the population density of this area. An additional concern is the ultimate goals of the applicants. They want to use this facility as a grow site, something the neighborhood adamantly opposes. How many cannabis dispensaries does this small town need? It's a huge mistake for Ft Bragg to become known as a weed town when it has so much more to offer tourists. Please continue to prevent Sovereign from destroying this neighborhood and deny this minor use permit.

Patricia M. Bell

Sent from my iPad

From: [Jacob Patterson](#)
To: [Gonzalez, Joanna](#); [CDD User](#)
Subject: Public Comment -- 4/28/21 PC Meeting, Item No. 6A (MUP 1-21)
Date: Tuesday, April 27, 2021 10:22:30 AM
Attachments: [Sunshine Holistic Site Plan from Denied Application.pdf](#)

Planning Commission,

Please include the attached floor plans from Sunshine-Holistic's first MUP application for the project that was denied because the accessory uses were determined to be inconsistent with the ILUDC and General Plan and compare it to the site plans in the application materials. Please note that it is functionally identical to the first proposal but with the only changes being the removal or absence of a description of what the proposed uses are for the building areas that were formerly identified for the processing, manufacturing, and cultivation uses and their associated office space, and the addition of a new "mystery area" as a second floor interior space along the north side of the warehouse/garage building along with some exterior changes.

Although it is premature to do so, if this project is approved, I recommend that the Planning Commission include a special condition that none of the prior-requested additional uses (i.e., manufacturing, processing, or cultivation) are permitted at this location without an application and public hearing before the Planning Commission (not a staff-level administrative review) requesting an amendment to the Minor Use Permit to specifically allow those additional uses. Otherwise, the neighborhood may be subjected to the detrimental and incompatible accessory uses that were explicitly rejected for the prior Minor Use Permit application because those spaces are identical to the prior site plan without any indication of what the applicant might use those spaces for other than potential accessory uses for the proposed retail use. The applicant should have no objection to such a special condition since this application does not include an explicit request for the City to approve such uses but it ensures that the neighbors and other interested persons would have the opportunity to share their opinions and concerns about such uses should the business desire to expand at this location. I am specifically concerned about staff permitting future-requested accessory uses similar to their original application but without a public hearing, hence the need for an additional special condition. This is justified because the project plans do have a significant change from the first hand-drawn version: the addition of a space to the warehouse/garage building that has no clear connection to the proposed retail use. However, none of the spaces in Building #2 have any clear connection to the retail use that is proposed for Building #1 and the use permit should probably exclude any cannabis-related uses from Building #2 through a special condition.

Interestingly, that building has a separate address from Building #1 but this minor use permit application only identifies the address for Building #1 as the relevant address for the use permit. This and other inconsistencies in the application materials should be addressed because the applicant appears to intend to use Building #2 but has not identified any spaces for uses related to the retail in Building #1. The only identification is for the two offices they previously proposed to use as the manufacturing office and the distribution office. What is the proposed use now that they claim they are not intending to do any manufacturing or distribution under this new use permit? And why are they proposing uses in Building #2 when the permit address only includes Building #1? This seems a little odd and leaves open the distinct possibility of undesirable unpermitted uses that are incompatible with the surrounding land uses.

Contrary to the assertions in the staff report that the project does not involve any exterior

modifications, the project plans show exterior modifications that should be subjected to Design Review, which was improperly excluded from this application, including the closing in of existing roll-up doors to accommodate new construction on the interior for space that does not have an identified use as well as new fences, although fences are exempt from Design Review. This new space could be a location for future indoor cultivation space (or possibly unpermitted cultivation activities) and with no permitted uses proposed as part of this project, the City must determine what uses are proposed for these locations or disallow any use of these locations within the buildings under the MUP. Without such information, this project cannot be determined to be compatible with the surrounding neighborhood and the required findings cannot be made. This incomplete application should be rejected and a new, complete application, be brought forward for public review. The public has a right to full project information at the time of the permit review and decision and no significant details should be deferred into the future or delegated to staff even if you trust staff to take care of them on their own because this permit is being processed through a public hearing process and that is required prior to permit decisions. Items can only be delegated and deferred if, at the time of decision, the specific standards and requirements necessary to evaluate the adequacy of the deferred items are established such that the Planning Commission can determine that the findings can be made if those standards will be met by whatever will be submitted or determined.

Further, this project is not exempt from CEQA review under the Class 1 categorical exemption for existing facilities, because the unusual circumstances exception applies based on the uniquely sensitive nature of the project location at a very prominent intersection within the City's historic downtown Central Business District and there are potentially significant impacts, like traffic flow and safety concerns. This was briefly discussed by Councilmember Tess Albin-Smith in the context of the applicant's unsuccessful appeal of the Planning Commission's denial of their earlier use permit application. Why did all of the proposed special conditions of that use permit review get dropped from then staff recommendations of this subsequent very similar proposal? None of the special conditions addressed something specific to the then-requested allegedly accessory uses so the same conditions apply for this proposed permit and those special conditions should still be included. In particular, the traffic flow special condition concerning the alley to the east of the project site and Alder Street to the north.

This project involves significant neighborhood impacts not just from the dispensary but from the reasonably foreseeable additional accessory uses that will likely occupy the "mystery space" in the two buildings that was formerly proposed for manufacturing, processing, and cultivation activity. Just like last time, this MUP should be denied because of incomplete information in the application and agenda materials and incompatibility with the surrounding neighborhood and adjacent and nearby land uses. The incompatibility arises from the site layout and relationship of the existing buildings with the adjacent parcels and single-family residential homes to the east of the project and the civic institutions to the west, north and south of the project. Unlike the main commercial block of the CBD (Franklin and Main between Redwood and Laurel) where the buildings frontages are all oriented toward the adjacent street with connected or nearly connected facades that screen the commercial activity away from the adjacent residential uses, this parcel involves free-standing buildings that are oriented both toward the adjacent street frontages but also toward the alley and residential properties to the east. If this dispensary were proposed one or two blocks to the north where it would not be adjacent to the post office and not directing incompatible uses toward the residential uses to the east, none of these concerns would exist. As such, it is the building

orientations on this particular site, at this particular location within the CBD that is the issue with the proposal, which present the unusual circumstances that prevent reliance on the Class 1 categorical exemption that would otherwise apply. Cannabis retail business are fundamentally different from other retail uses, including remaining illegal under federal law, and their proximity to sensitive civic uses where families and children are present raises concerns that would not apply to other types of retail, like all of the prior uses at this location listed in the staff report.

Without proper CEQA analysis and a lack of substantial evidence in the record to support all of the findings that the Planning Commission is required to make before you approve the requested minor use permit, the Planning Commission would be abusing its discretion if it votes to approve this project without first clearly establishing the basis to make the findings. Please do not do that and create yet another Planning Commission agenda item that will have to go through an appeal process because the first-level review authority fail to establish all requirements for approval have been met.

Finally, the issues regarding this project's eligibility for a cannabis business license remain and the Planning Commission probably should not have even been presented with this item for review, let alone with a recommendation for approval. In this case, the responsibility for that apparent oversight is not within the Community Development Department because the Police Department is responsible for that review. However, the fact remains that the Municipal Code is clear that these applications shall be rejected and not even reviewed by CDD for processing when there is evidence that one of the enumerated reasons for mandatory denial are present, which appears might be the case for this application and as was discussed at the Planning Commission hearing for the denied Minor Use Permit last December. This permit should be denied or a special condition added to condition the approval (or automatically revoking the Minor Use Permit) if all people exercising management authority or serving as an agent of the applicant or its affiliated companies cannot pass the necessary background check that the applicant herself was able to clear. Please recall that the applicant testified last time that their intent was not to open a new retail location in Fort Bragg and maintain their existing retail store in unincorporated Mendocino County but to close their other location and consolidate their operations at this location in the City where they intend to operate. In fact, I have been informed that they have already been conducting interviews of prospective employees on the proposed site in the City prior to securing any permits.

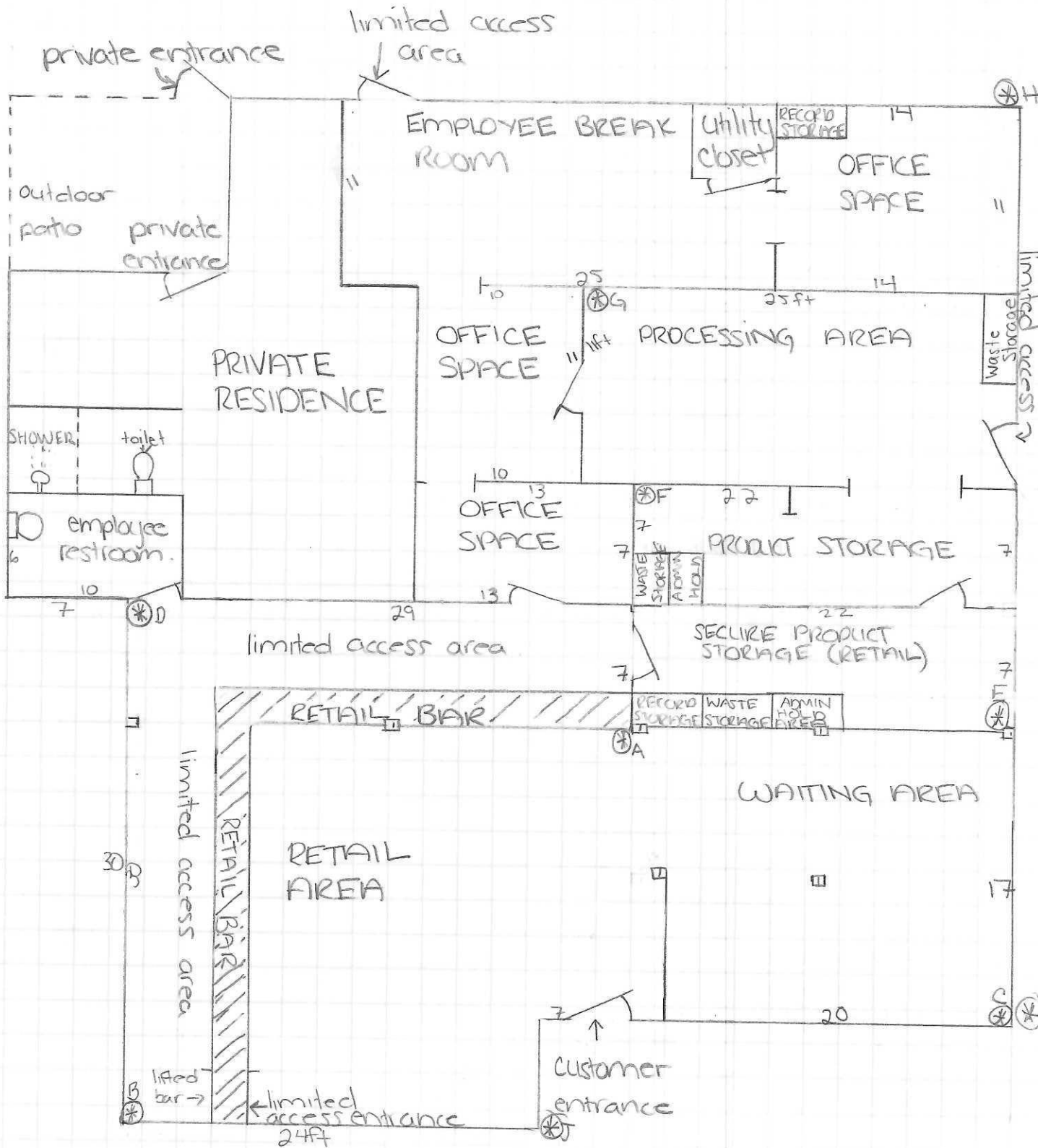
The City should investigate all relevant facts necessary for the evaluation of this application for a Minor use Permit and Cannabis Business License and has failed to do so based on errors, omissions, and unresolved discrepancies in the application and project review materials. The Planning Commission should either reject this application due to incomplete, inconsistent, or inaccurate information because the findings cannot be made without accurate and complete information, or it should continue this item to a date uncertain and direct staff to investigate and resolve these issues prior to bringing it back for consideration.

Regards,

--Jacob



BUILDING 1

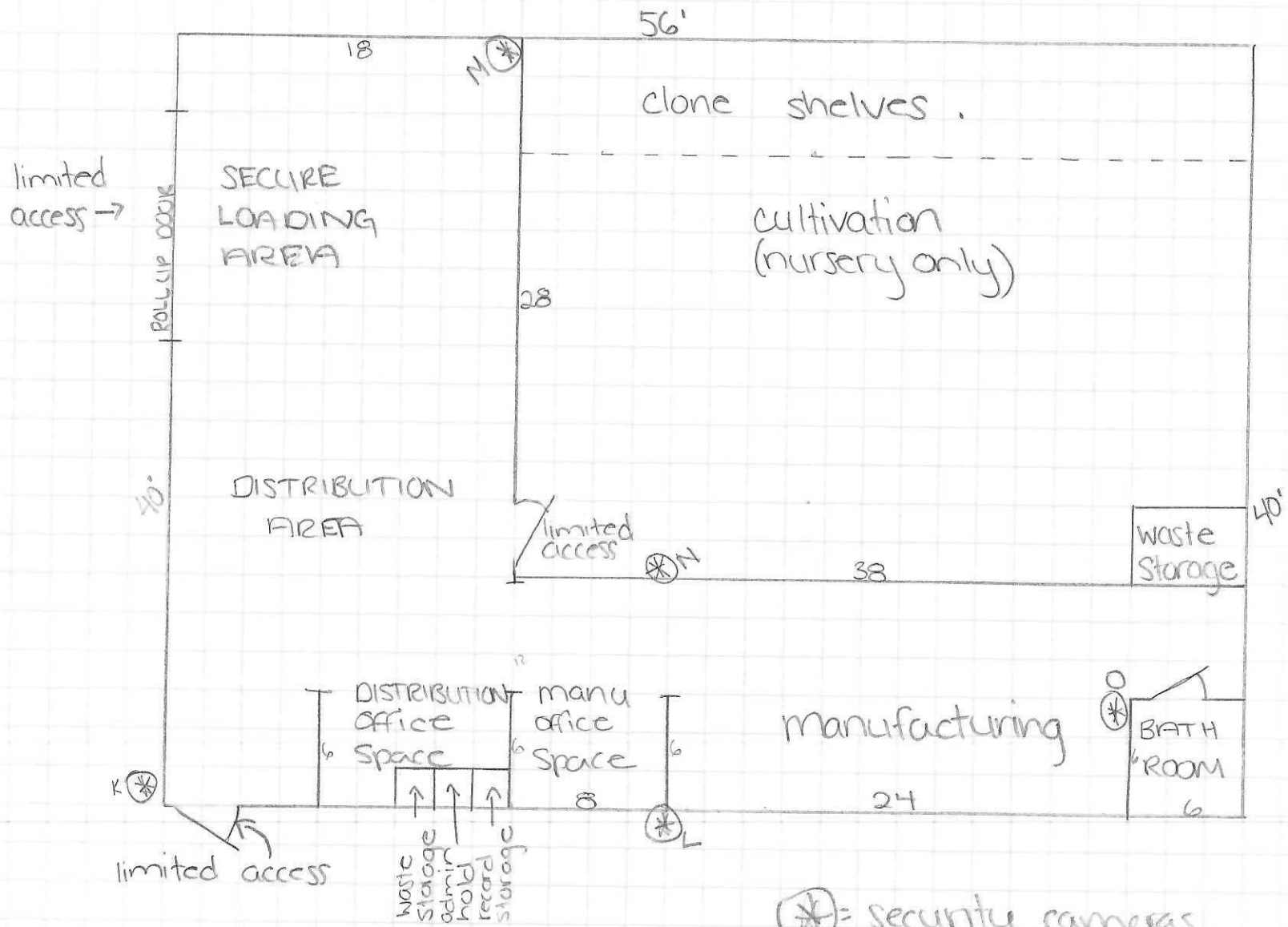


1 square = 2 feet

(* in circle) = Security cameras.



BUILDING 2



1 square = 2 feet

(*) = security cameras

