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VIA EMAIL ONLY

[cannabis@costamesaca.gov](mailto:cannabis@costamesaca.gov); [nancy.huynh@costamesaca.gov](mailto:nancy.huynh@costamesaca.gov)

DEVELOPMENT SERVICES DEPARTMENT  
77 FAIR DRIVE  
COSTA MESA, CA 92626

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RE: WGCM, LLC APPLICANT LETTER

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Dear Development Services,

WGCM, LLC dba Winter Greens will be a commercial cannabis delivery (non-storefront) operation located at 3590 Cadillac Avenue, Unit A, Costa Mesa, CA 92626. The building is located in the Green Zone. Unit A consists of 9,757 square feet including a warehouse space, downstairs offices, and upstairs offices.

There will be no retail storefront sales to the general population; this delivery-only operation will not be open to the public. There will be no sales of cannabis or any other products in-person onsite. All visitors and vendors must have a prior appointment or be checked into the premises by a manager.

WGCM, LLC will be a drug-free workplace. WGCM, LLC will explicitly prohibit the use, possession, solicitation, or sale of drugs and alcohol on the premises or during employment. Management may request employees to undergo random drug testing at any time upon suspicion of being under the influence.

The following types of products will be sold:

- Flower
- Pre-Rolls
- Edibles
- Concentrates
- Topicals
- Capsules
- Tinctures
- Vape Cartridges
- Apparel and Accessories (WGCM, LLC/ Winter Greens merchandise)

All products are pre-packaged and nothing will be manufactured/packaged on-site. Before sale, all products will be verified as laboratory tested for potency and safety, with test results made available to all customers.

The warehouse will be used for the secure unloading/loading of cannabis products. There will be a small driver's lounge inside the warehouse space only accessible to WGCM personnel. Deliveries to customers will be limited to the hours allowed by the State of California and City of Costa Mesa, from 7am to 10pm daily. There will be one to three delivery vehicles to start, all owned/leased and insured by WGCM. WGCM restricts availability of its delivery services to adult customers 21 years of age or older. All customers must be pre-registered with WGCM before orders are accepted for delivery. Delivery services will be limited to serving customers located at a physical address in Costa Mesa and its surrounding area. Addresses will be verified on-site prior to preparing deliveries to ensure compliance

## TRADEMARK LICENSING AGREEMENT

with this requirement. WGCM prohibits its delivery employees from leaving the state of California while in possession of cannabis goods and from serving any addresses outside its delivery radius. WGCM will not deliver cannabis goods to an address located on publicly owned land or any address on land or in a building leased by a public agency. This prohibition on delivery includes land held in trust by the United States for a tribe or an individual tribal member unless the delivery is authorized by and consistent with applicable tribal law. Deliveries will never be made through the use of an unmanned vehicle.

Receipt of deliveries from licensed vendors will occur during normal business hours, Monday to Friday from 9:00 A.M. and 5:00 P.M. The Manager will alert staff with the names and vehicle license plates for expected deliveries before opening each day. Upon verification of the name and license plate number, vendor drivers will be instructed to load/unload products near the Receiving Area inside the facility warehouse. The vendor will be escorted into and out of the building by staff. All unregistered names and vehicles will not be allowed entry onto the premises.

The downstairs and upstairs offices will be limited-access. The secure inventory storage space, the manager's office, and the dispatcher's office is located downstairs. Additional administrative offices are located upstairs.

WGCM, LLC will be implementing a professionally prepared Security Plan by *ASC Security Services*, which will include: 23 Day/Night color cameras recording 24 hours a day, 7 days a week; a professionally installed and maintained alarm system including panic buttons and motion sensors which will automatically notify the Costa Mesa Police Department in the event of an intrusion or other unauthorized activity. Additionally, WGCM, LLC will contract with an armored car service (DAMA Financial) that will pick up cash from the premises monthly or on an on-call basis when cash receipts exceed set levels. Cash will be stored in a safe that features 5-point premium NKL bolt-work hardware, an automatic locking detent mechanism, and burglary resistant lock with re-locker. The electronics feature positive user identification with electronic key, audit trail, and programmable delay and time lock settings.

Our mission is to safely provide high-quality cannabis to our customers with an experienced and friendly team they can trust. We already have a proven business model located in Truckee, CA, which has been in operation since January 2019 (4.7 stars, 97 reviews on Weedmaps as of today) and has experienced zero issues related to crime or public safety. Therefore, we already understand and have implemented strong and successful safety protocols, and we have a strong track record with vendor relationships and many strategic partnerships that will reduce the startup times and costs. As mentioned, this will be WGCM's second delivery operation in California, so we are confident that our years of experience, both on the operations side and management/legal side, will result in a smooth and successful operation in the City of Costa Mesa.

Should you have any further questions, please contact the undersigned at your earliest opportunity.

Very truly yours,

*Gary Todd Winter*

Gary Todd Winter, Esq.