

**Attn: Costa Mesa Development Services**  
**77 Fair Drive Costa Mesa, CA 92626**  
**(714) 754-5270**

**Re: Terra Firma Costa Mesa LLC Applicant Letter for Conditional Use Permit**  
**2905 Red Hill Avenue, Costa Mesa, CA 92626 - PA-22-23**

Dear Planning Commissioners and Esteemed Staff,

We extend our sincere gratitude for the opportunity to participate in the Conditional Use Permit (CUP) process for a Retail Cannabis Business in Costa Mesa. As business owners deeply committed to community well-being and responsible enterprise, we are grateful for the diligence and collaboration of the Planning Commission and city staff in facilitating this process.

Terra Firma Costa Mesa LLC is thrilled to introduce our vision for a cannabis retail establishment at 2905 Red Hill Avenue, situated within the bustling Bristol Village Shopping Plaza. Our mission transcends mere commerce; we aspire to become a cornerstone of education, empowerment, and positive engagement within the cannabis community and beyond.

With unwavering dedication to transparency, compliance, and community enrichment, our establishment aims to redefine the narrative surrounding cannabis consumption. Our modern and inviting showroom will serve as a haven for both seasoned enthusiasts and curious novices, offering a curated selection of products accompanied by expert guidance and education initiatives.

Led by Shanna Dupont-Droege and Matthew Primm, our esteemed leadership team brings decades of collective experience in business management and retail operations. Having previously demonstrated our commitment to responsible operation and community engagement within Costa Mesa, we are poised to elevate the standards of cannabis retail with integrity and professionalism.

Located within the Bristol Village Shopping Plaza, our freestanding establishment not only offers ample parking but also complements the existing commercial landscape. Recognizing the importance of cohesive urban planning, we are committed to enhancing the aesthetics of our surroundings and adhering rigorously to all building codes and regulations.

n addition to revitalizing the physical space, Terra Firma Costa Mesa LLC is dedicated to fostering meaningful connections with the community. Through strategic partnerships with local organizations, engagement in civic initiatives, and proactive involvement in environmental stewardship, we seek to leave a lasting, positive imprint on the fabric of Costa Mesa.

Moreover, our commitment to community extends beyond rhetoric to tangible action. As proud supporters of the Susan B. Komen Foundation and proponents of local empowerment, we are steadfast in our pledge to contribute meaningfully to the social, economic, and cultural vibrancy of Costa Mesa.

Furthermore, in alignment with Costa Mesa's General Plan Land Use Policy 1.1, we are committed to ensuring that our proposed use not only aligns with but also enhances the balance and diversity of commercial goods and services within the Bristol Village Shopping Plaza. We have undertaken extensive efforts to minimize any potential disruption to existing businesses within the plaza, offering support and assistance to ensure a seamless transition and continued operations.

As we embark on this transformative journey, we eagerly anticipate the opportunity to collaborate with neighboring businesses and stakeholders, fostering an ecosystem of mutual support and prosperity. We are immensely grateful for your consideration and support as we endeavor to realize our vision of a responsible, inclusive, and community-centric cannabis retail experience.

Thank you for your time and dedication to the betterment of Costa Mesa.

Sincerely,

Terra Firma Costa Mesa LLC  
Shanna Dupont-Droege  
Matthew Primm