

March 6, 2024

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

RE: Newport Wellness LLC Applicant Letter for Commercial Cannabis Storefront Business Pre-Application

To the City of Costa Mesa,

We are writing this Applicant Letter as part of our Commercial Cannabis Storefront Business Pre-Application for a retail storefront and delivery service in the City of Costa Mesa. Newport Wellness LLC is working to establish a retail storefront and delivery service at 2490 Newport Blvd Costa Mesa, Units A, B, C, CA 92627 on parcel 439-281-18. The parcel's zoning is C1 Local Business and the proposed location is not within the Green Zone.

The Applicant owns and operates Royal Blunts, a Southern California tobacco and hemp wrap manufacturer. Beyond Royal Blunts operations, two owners from Royal Blunts have created Royal M&D LLC which has secured local and state licensing for a cannabis manufacturing and distribution operation in the City of Santa Ana. Our manufacturing operation specializes in the production of pre-rolls. We would like to expand our cannabis operations by applying for and securing licensure in the city of Costa Mesa for our first retail operation.

Our proposed commercial cannabis business amasses 2,076 ft². We plan to use the space for conducting the retail sale of adult-use and medicinal cannabis. We are obtaining Type 10 Storefront Retail with Delivery licensure with both Adult Use (A) and Medical (M) designations from the Department of Cannabis Control (DCC), so we conduct retail sales to Adult Use customers who are over the age of 21 and Medical customers who are over the age of 18 and have a valid physician's recommendation and/or Cannabis Card. The project incorporates 12 compliant parking spaces, one of which is handicapped parking, and there is ample parking for both our clientele and employees. The proposed site improvements include a complete façade rehabilitation, removal of unpermitted structures on the site, elimination of non-compliant parking off of Newport Blvd, and robust security measures to help remedy the ongoing issues with unhoused individuals in the surrounding neighborhood. Areas that are generally accessible to the public include a Lobby/Reception where we verify client identification and check them into our customer queue, a Retail Area where cannabis goods are displayed and where transactions are processed. Limited access areas are only accessible by employees of the commercial cannabis business and visitors that are escorted by an employee of the commercial cannabis business; these areas include a Vault where cash will be stored, an Office, and a Storage Room where bulk cannabis goods are stored and incoming deliveries of cannabis goods are received.

As Orange County residents, our ownership team recognizes the important of efforts to integrate with the community. To this end, we have already reached out to the neighbors within the vicinity of the proposed site and also held an open house to discuss the proposed project. Our dialogue has revealed to us the importance of our proposed 24 hours onsite security as well as video surveillance to help alleviate increased crime and homelessness in the area. We look forward to working with our neighbors to create a unified approach to solving these issues together and employing our store's resources to optimally support the community. Furthermore, we are encourage by the support offered by our neighbors with respect to the proposed site improvements and we are excited to revitalize the site and improve the overall neighborhood aesthetic.

We look forward to bringing the City of Costa Mesa premiere commercial cannabis that provides an unparalleled customer experience and various additional community benefits. Please reach out to Keith Scott via email at KScott@newimageglobal.com or via phone at (951) 377-2181 with any questions or concerns.

Sincerely,

Newport Wellness LLC