

OFFICE USE ONLY	
Application No.: Regulatory Permit 2024-118	
Application Submittal Date	
Expiration Date (for renewals only)	08/20/2026
License Type	Distribution
Operating Fee	5% of gross sales
Renewal Fee	\$7,636.00
Accepted By	<i>[Signature]</i>

Completed Applications must be submitted to Community Development at:
 339 Fifth St., Hollister, Ca 95023
 Telephone (831) 636-4360x1253

CANNABIS FACILITY REGULATORY PERMIT APPLICATION

Pursuant to City of Hollister Ordinance No. 1179

Upon receipt of a completed application and payment of the application and fee, the Director of Development Services shall investigate the information contained in the application to determine whether the applicant shall be issued the requested permit. The purpose of the review is to ensure that the cannabis facility will be conducted in a secure, safe and business-like manner consistent with all applicable local and state laws, rules and regulations governing cannabis facilities, including without limitation the Compassionate Use Act as set forth in California Health & Safety Code Section 11362.5, the Medical Marijuana Regulation and Safety Act of 2015, and the Medical Marijuana Program Act as set forth in the California Health and Safety Code Sections 11362.7 et seq.

Renewals

No regulatory permit may be renewed unless a new registration has been filled with the Cannabis Affairs Office a minimum of sixty (60) days prior to the expiration date of the Regulatory Permit.

Check one only:

- Check here if **NEW** Commercial Cannabis Operation Regulatory Permit
- Check here if **RENEWAL** of a Commercial Cannabis Facility Operation Regulatory Permit

-If renewal, provide the existing permit Regulatory Permit number and expiration date here:

No.: _____ Date: 08/20/2025 Business Name: Where2Distro LLC

Check one:

- Dispensary Distribution Facility Delivery
- Cultivation Facility Laboratory Testing Manufacturing

B. PROPERTY OWNER CONSENT:

In the event that neither the applicant or owner are the legal owners of the subject property contemplated by this application, the application must be accompanied with a "PROPERTY OWNER'S STATEMENT OF CONSENT" stating and acknowledging that a cannabis facility will be operated on the subject property contemplated by this application and containing the notarized signature from the legal owner of the property. If either applicant or owner is the legal owners of the subject property contemplated by this application, then evidence of such legal ownership shall be submitted in a form that is satisfactory to the Director.

SEE EXHIBIT "A" APPLICATION FOR CANNABIS FACILITY LICENSE

PROPERTY OWNER:

Mailing Address: 1891 Airway Drive Phone No. 831-234-6788
City, State, Zip: Hollister, CA 95023 E-Mail: klin@pacbell.net

C. BUSINESS OPERATIONS (dispensaries only):

Estimated Number of Qualified Patients and Primary Caregivers (as defined in HMC Section 5.54.030):
Days/Hours of Operation:

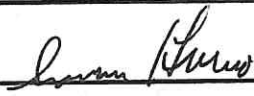
Delivery Service to be provided: N/A Yes _____ No _____

Hours of Delivery Service:

Name of all owners, employees, and managers, as defined in HMC Section 5.42.050 (attach additional sheets if necessary):

1. NAME/TITLE: Samir Hammana, CEO PHONE NO.: 831-419-3020
ADDRESS: 1891 Airway Drive, 2nd Floor, Hollister, CA 95023
2. NAME/TITLE: Ron Ward, CFO PHONE NO.: 831-234-3136
ADDRESS: 1891 Airway Drive, 2nd Floor, Hollister, CA 95023
3. NAME/TITLE: _____ PHONE NO.: _____
ADDRESS: _____

NAME OF APPLICANT: Where2Distro, LLC


SIGNATURE OF APPLICANT: 

DATE: _____

G. INDEMNIFICATION AND RELEASE

I release the City of Hollister, its agents, officers, elected officials, and employees from any and all claims, injuries, damages, or liabilities of any kind arising from (a) any repeal or amendment of Chapter 5.42 of the Hollister Municipal Code or any provision of the Zoning Code relating to medical cannabis facilities, and (b) any arrest or prosecution of me, my managers, employees, or members for violation of State or federal laws; and I will defend, indemnify, and hold harmless the City of Hollister and its agents, officers, elected officials, and employees from and against any and all claims or actions: (a) brought by adjacent or nearby property owners or any other parties for any damages, injuries, or other liabilities of any kind arising from operations at the subject property contemplated by this application, and (b) brought by any party for any problems, injuries, damages, or other liabilities of any kind arising out of the distribution of marijuana produced at the subject property contemplated by this application.

NAME OF APPLICANT: Where2Distro, LLC

SIGNATURE OF APPLICANT: 

DATE: _____

Cannabis Facility Regulatory Permit Applicant Release Agreement and Affidavit of Acknowledgement

As an applicant for Cannabis Facility, I hereby acknowledge and agree to the following and in addition, as a condition of issuance or renewal of a regulatory permit as required, the City Council may impose such additional terms and conditions on the issuance or renewal of the regulatory permit and the operation of the facility from time to time as the City Council deems appropriate. (Please initial every section that is applicable to the license you are applying for).

SH

Identification of a security liaison – name, contact information

Identification physical security measures

The medical cannabis dispensing procedures, including whether the medical cannabis dispensary will engage in the delivery of medical cannabis or medical cannabis products and the detailed delivery protocols

Business Plan including financial information, revenue and expense projections, capital investment and operating reserves.

Community Benefits Plan with a dedicated community liaison. –

Plan for preference in hiring City of Hollister residents at 200% above the "living wage" for the Federal Poverty Level for a family of two.

Employee manual, benefits and vacation pay plan

Procedures for identifying, managing, and disposing of contaminated, adulterated, deteriorated or excess cannabis or medical cannabis products

Preference for participation in clinical or academic research seeking to understand the efficacy and adverse effects of cannabis as a pharmacological agent.

Procedures for inventory control including a detailed description of inventory tracking software and procedures

The odor management plan including detailed description ventilation

Signage plan

Cash management policies and procedures

Policies and procedures for adopting, monitoring, implementing, and enforcing all other requirements of Chapter 5.42 of the Municipal Code

Proposed development agreement with no less than Five Percent (5%) gross sales with the City

Cannabis Dispensary Operating Requirements

In addition to the operating requirements applicable to cannabis dispensaries contained in the Hollister Municipal Code (including but not limited to Chapter 5.42), cannabis dispensaries shall comply with the following operating requirements:

By initialing, you are indicating your agreement to the section you are initialing. Furthermore, you affirm that the documents submitted to the city during your application remain accurate. In the event of any changes, please promptly provide the updated documents.

N/A Until regulatory implementation of the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA), a cannabis dispensary shall ensure that all cannabis and cannabis products sold, given away, or donated by the dispensary were batch tested by a cannabis testing center that maintains operations in full conformance with the State and local regulations prior to sale, being given away, or donation.

MA

The dollar amount charged by the dispensary and received by the individual dispensing medical cannabis or medical cannabis products on behalf of the dispensary for the medical cannabis or medical cannabis products dispensed and received.

A cannabis dispensary shall not sell, give away, or donate medical cannabis or medical cannabis products to qualified patients or primary caregivers between the hours of 6:00am and 10:00pm.

Any other operating requirement included in the development agreement between the cannabis dispensary and the City pursuant to Section 5.42.090 of the Municipal Code.

CANNABIS FACILITIES AND DELIVERY REGULATIONS.

By initialing, you are indicating your agreement to the section you are initialing.

Cannabis Facility Infrastructure and Security Regulations

In addition to the infrastructure and security requirements contained in the Hollister Municipal (including but not limited to Chapter 5.42), cannabis facilities shall comply with the following infrastructure and security regulations:

SA

Alarms and closed circuit television. A Police Department-licensed, 24-hour centrally monitored alarm system is required. The system shall automatically notify the Police Department dispatch and allow camera system access for dispatch to relay vital information to responding officers on alarm activations.

Closed circuit television ("CCTV") video monitoring shall be installed that meets the following criteria: Continuous 24-hour operation and recording with minimum archival period of six months cloud based storage for motion activated movement.

Sufficient cameras, angles of observation and lighting to allow facial feature identification of persons in interior and exterior areas where cannabis or cannabis products is present at any time.

Sufficient cameras, angles of observation and lighting to allow facial feature identification of persons in the immediate exterior areas of doors, windows, or other avenues of potential access. 20 feet on either side and out from every door.

All CCTV recordings shall be accessible to law or code enforcement officers at all times during operating hours and otherwise upon reasonable request. All CCTV recording systems shall have the capability of producing tapes, DVDs or other removable media of recordings made by the CCTV system, including still photograph images.

To prevent tampering, the recorder shall be kept in a secure, locked location and all recordings shall be date and time stamped.

Windows and glass panes shall have vandal-resistant glazing, shatter-resistant film, glass block, or bars installed equipped with latches that may be released quickly from the inside to allow exit in the event of emergency.

Windows vulnerable to intrusion by a vehicle must be protected by bollards or landscaping grade separation reasonably sufficient to prevent such intrusion.

Roofs, roof hatches, sky lights, and ceilings: All means of gaining unauthorized access to the roof shall be eliminated. Exterior roof ladders shall be secured with locked ladder covers.

CH
The identification badge access system shall have a readily available recorded log for entry/exit time of areas of the medical cannabis facility not designed for public access. The electronic logs must be retained for 90 days.

Biometric access system: Entrances to areas of a medical cannabis facility where medical cannabis or medical cannabis products are cultivated, manufactured, processed, stored, tested, or labeled must have biometric scanners for individual unmistakable identifying access.

The biometric access system shall have a readily available recorded log for entry/exit time for to the secured areas. The electronic logs must be retained for 90 days.

Security personnel: A cannabis facility shall utilize adequate security personnel and patrols to ensure the safety of persons and to protect the facility from theft at all times.

All security personnel utilized by the cannabis facility shall be licensed and possess a valid Department of Consumer Affairs "Security Guard Card" at all times.

Security liaison: A cannabis facility shall provide the City Manager or designee with the name, telephone number, and email address of a security liaison to whom the City can provide notice if there are security problems associated with the medical cannabis facility or refer members of the public who may have any concerns or complaints regarding the security of the medical cannabis facility. Each cannabis facility shall also provide the above information to all businesses and residences located within 100-foot radius of the cannabis facility.

The security liaison shall be reasonably available to meet with the City Manager, the City's Police Chief, or their designees, regarding any security related measures or and operational issues.

Any other infrastructure and security condition included in the development agreement between the cannabis facility and the City pursuant to Section 5.42.090 of the Municipal Code.

All Cannabis Facility General Operating Requirements

In addition to the operating requirements applicable to cannabis facilities contained in the Hollister Municipal (including but not limited to Chapter 5.42), cannabis facilities shall comply with the following general operating requirements:

By initialing, you are indicating your agreement to the section you are initialing.

CH
A cannabis facility shall post, in a prominent location within the facility, a copy of its cannabis facility regulatory permit and a document that provides (a) the name, telephone number, and address of a person(s) authorized to accept service of process on behalf of the cannabis facility, (b) the name, telephone number, and address of the facility's community relations liaison required pursuant to Section 5.42.240 of the Municipal Code, and (c) the name, telephone number and address of the facility's security liaison required pursuant to this Resolution.

CH
There shall be at least one responsible person at the cannabis facility to act as manager and supervise employees at all times during business hours. Such responsible person shall undergo a Fingerprint-Based Criminal History Records Check conducted by the City Police Department pursuant to Section 5.42.060 of the Municipal Code and shall not have been convicted of an offense listed in Section 5.42.070.7.A of the Municipal Code.

CH
No recommendations or approvals by a physician to use medical cannabis or medical cannabis products shall be issued at a cannabis facility.

businesses or residences outside the cannabis facility, whether the disruption is occurring immediately outside the cannabis facility or anywhere else on the property or parcel.

SH

A cannabis facility shall notify the City Manager or designee IMMEDIATELY after discovering any of the following: Discrepancies identified during inventory.

Diversion, theft, loss, or any criminal activity involving the cannabis business or any agent or employee of the cannabis business.

The loss or unauthorized alteration of records related to cannabis, registering qualifying patients, primary caregivers, or employees or agents of the cannabis facility.

Any other breach of security.

Agents or employees of the City requesting access to a medical cannabis facility or the records required to be maintained by a medical cannabis facility shall be given unrestricted access.

A medical cannabis facility shall implement and monitor procedures for cash management, security, and storage.

A cannabis facility shall secure worker's compensation insurance covering employees of the medical cannabis facility.

A cannabis facility shall secure general liability insurance with an aggregate limit not less than \$1,000,000.00.

Any other operating requirement included in the development agreement between the cannabis facility and the City pursuant to Section 5.42.090 of the Municipal Code.

Cannabis Cultivation Facility Operating Requirements

In addition to the operating requirements applicable to medical cannabis cultivation facilities contained in the Hollister Municipal (including but not limited to Chapter 5.42), medical cannabis cultivation facilities shall comply with the following operating requirements:

By initialing, you are indicating your agreement to the section you are initialing.

W/A

A cannabis cultivation facility shall not use pesticides or insecticides prohibited by federal, State, or local law for fertilization or production of edible produce.

A cannabis cultivation facility shall comply with all applicable federal, State, and local laws regarding use and disposal of pesticides and fertilizers.

Until regulatory implementation of the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA), a cannabis cultivation facility shall send (or make arrangements for a cannabis distribution facility to send) cannabis cultivated by the facility for batch testing to a cannabis testing center that maintains operations in full conformance with the State and local regulations prior to distribution to a medical cannabis dispensary.

Prior to transportation, a cannabis cultivation facility shall package and seal all medical cannabis in tamper-evident packaging and use a unique identifier, such as a batch and lot number or bar code, to identify and track the medical cannabis.

BT

Individuals transporting cannabis or cannabis products on behalf of the cannabis distribution facility shall maintain a physical copy of the transportation request (and/or invoice) and shall make it available upon request of agents or employees of the City requesting documentation.



During transportation, the individual conducting transportation on behalf of the cannabis distribution facility shall maintain a copy of the cannabis distribution facility's medical cannabis facility regulatory permit and shall make it available upon request of agents or employees of the City requesting documentation.

A cannabis distribution facility shall only transport cannabis or cannabis products in a vehicle that is (a) insured at or above the legal requirement in California, (b) capable of securing (locking) the cannabis or cannabis products during transportation, and (c) capable of being temperature controlled if perishable cannabis or cannabis products are being transported.

Any other operating requirement included in the development agreement between the cannabis distribution facility and the City pursuant to Section 5.42.090 of the Municipal Code.

Operating Requirements for the Transportation of Cannabis or Cannabis Products

In addition to any applicable operating requirements contained in the Hollister Municipal (including but not limited to Chapter 5.42), cannabis cultivation facilities and cannabis manufacturing facilities may transport cannabis or medical cannabis products produced at the particular facility subject to the following operating requirements:

By placing your initials, you are expressing your consent to the specific section you are initialing.

N/A

The facility shall maintain a database and provide a list of the individuals and vehicles authorized to conduct transportation on behalf of the facility to the City Manager or designee.



Individuals authorized to conduct transportation on behalf of the facility shall have a valid California Driver's License.

Individuals authorized to conduct transportation on behalf of the facility shall undergo a Fingerprint-Based Criminal History Records Check conducted by the City Police Department pursuant to Section 5.42.060 of the Municipal Code and shall not have been convicted of an offense listed in Section 5.42.070.7.A of the Municipal Code.

Individuals transporting cannabis or cannabis products on behalf of the facility shall maintain a physical copy of the transportation request (and/or invoice) and shall make it available upon request of agents or employees of the City requesting documentation.

During transportation, the individual conducting transportation on behalf of the facility shall maintain a copy of the facility's cannabis facility regulatory permit and shall make it available upon request of agents or employees of the City requesting documentation.

A facility shall only transport medical cannabis or medical cannabis products in a vehicle that is (a) insured at or above the legal requirement in California, (b) capable of securing (locking) the medical cannabis or medical cannabis products during transportation, and (c) capable of being temperature controlled if perishable medical cannabis or medical cannabis products are being transported.

N/A

"Use of medical cannabis shall be limited to the patient identified on the doctor's recommendation. Secondary sale, barter, or distribution of medical cannabis or medical cannabis products purchased from [Insert Name of Dispensary] is a crime and can lead to arrest."

"Patrons shall not consume cannabis or medical cannabis products until at home or in an equivalent private location."

"The use of medical cannabis or medical cannabis products may impair a person's ability to drive a motor vehicle or operate heavy machinery."

"Forgery of documents is a felony crime. Consumption of medical cannabis or cannabis products by persons under the age of eighteen (18) is prohibited unless they are a qualified patient."

"CALIFORNIA PROP. 65 WARNING: Smoking of cannabis and cannabis-derived products will expose you and those in your immediate vicinity to cannabis smoke. Cannabis smoke is known by the State of California to cause cancer."

A cannabis dispensary shall maintain a database identifying all qualified patients and primary caregivers that have received medical cannabis or medical cannabis products from the dispensary. The database shall identify each qualified patient's designated primary caregiver (if any), the name of the physician providing the recommendation for medical cannabis, and shall reflect whether the recommendation is written or oral. The database shall also identify the city and county of residence for each qualified patient and his or her primary caregiver.

A cannabis dispensary shall facilitate the delivery of cannabis or cannabis products with a technology platform owned by or licensed to the dispensary that uses point-of-sale technology to track and database technology to record and store the following information for each transaction involving the exchange of cannabis or cannabis products between the dispensary and qualified patient or primary caregiver:

- > The identity of the individual delivering cannabis or cannabis products on behalf of the dispensary.
- > The identity of the qualified patient or primary caregiver receiving medical cannabis or medical cannabis products from the dispensary
- > The type and quantity of cannabis or cannabis products delivered and received.
- > The dollar amount charged by the dispensary and received by the individual delivering cannabis or cannabis products on behalf of the dispensary for the cannabis or cannabis products delivered and received.

N/A

A dispensary shall maintain a database and provide a list of the individuals and vehicles authorized to conduct delivery on behalf of the dispensary to the City Manager or designee and the City Police Department.

Individuals authorized to conduct delivery on behalf of the dispensary shall have a valid California Driver's License.

Individuals authorized to conduct delivery on behalf of the dispensary shall undergo a Fingerprint-Based Criminal History Records Check conducted by the City Police Department pursuant to Section 5.42.060 of the Municipal Code and shall not have been convicted of an offense listed in Section 5.42.070.7.A of the Municipal Code.

Individuals delivering cannabis or cannabis products on behalf of the dispensary shall maintain a physical copy of the delivery request (and/or invoice) and shall make it available upon request of agents or employees of the City requesting documentation.

N/A

No delivery transactions shall occur in the City of Hollister between the hours of 6:00 a.m. and 10:00 p.m.

Any other operating requirement included (a) in the development agreement between the cannabis dispensary and the City pursuant to Section 5.42.090 of the Municipal Code (if the dispensary is permitted by the City of Hollister pursuant to Chapter 5.42 of the Hollister Municipal Code) or (b) in the City Business license under Title 5 of the Hollister Municipal Code (if the dispensary is based outside the City of Hollister and operating in compliance with Section 5.42.180 of the Hollister Municipal Code).

I understand that the City Council or designee may revoke a regulatory permit with cause at any time and;

Regulatory permits are not transferrable and any attempt to assign or transfer such permits shall render the permit null and void.

Each regulatory permit shall expire one year from its date of issuance. The date of issuance may be effective upon an application obtaining a certificate of occupancy

I understand the applicant and the employees of the cannabis facility may be subject to prosecution under federal laws.

I understand the City of Hollister accepts no legal liability in connection with the approval and subsequent operation of the cannabis facility.

Cannabis Use Permit/ Development Agreement conditions of approval

For the cost to the City of administering the cannabis facilities and operations, fees are due and payable to the City in four (4) equal quarterly installments for cultivation, or actual gross receipts for manufacturing commencing ninety (90) days after the City issues a regulatory permit (for delivery) or certificate of occupancy.

Signature of Applicant

 _____

Date

7/15/25

Signature of Applicant

 _____

Date

7/15/25

Signature of Applicant

Date
