

Applicant Letter

The Humboldt Connect is applying for a *Conditional Use Permit (CUP)* to operate a retail storefront and attached ancillary non-storefront retail delivery service at 2138 Newport Blvd, Costa Mesa, 92627. Our objective is to provide the best cannabis products available, in a safe, legal and comfortable environment where all residents feel welcome and encouraged.

The Humboldt Connect is extremely excited at the prospect of bringing its valuable cannabis business acumen to Costa Mesa. Our ownership team brings an array of knowledge about the cannabis industry, sustainable business growth, compliant operations, logistics, branding, and the needs of Costa Mesa.

The Humboldt Connect will offer a wide variety of high-quality cannabis product options from a wide variety of producers, with a great deal of emphasis being placed on products and businesses that are local to Costa Mesa, that have green and environmentally friendly practices in their operations, and are social-equity minded. We strongly believe that we are everything that the city, the community, and customers look for from a cannabis retailer.

Our proposed facility is in the Measure Q, commercial zone, at the following address: 2138 Newport Blvd, Costa Mesa, CA 92627, APN# 426-121-16. The total square footage is 900 sq ft. The space will mainly be used for retail and medicinal cannabis sales; but it will also include storage, a secure vendor unloading zone, admin/office space, secure vault, and a reception/lobby. The Humboldt Connect's premises, exterior façade, and interior layout will be designed with heavy focus on the urban planning objectives and safety of the residents of the city mind. The building exterior will meet the evolving design standards and character of Costa Mesa, while the interior will create a safe, educational and fun atmosphere to purchase high quality and affordable cannabis products.

We will be focusing on a well-rounded and inclusive product offering from brands that have a proven track record of prioritizing cannabis education, consumer safety, and compliance. The target number of SKUs for our store is 450-550 different cannabis products. We will start by offering the standard best-selling brands across California while our procurement team identifies the best products from local operators in the region to carry. The products that will be sold in our store are flower (in both bulk form and pre-rolls), edibles, topicals, tinctures, vape cartridges, and concentrates.

The Humboldt Connect and its owners are incredibly excited to be part of Costa Mesa's continuing progress, and cannot wait to see what our relationship with the community, local businesses, and City yields for everyone involved!

Community Outreach Report

The following outreach measures were conducted to engage with the community regarding the proposed cannabis dispensary location:

1. Notification Letter

- A letter was mailed to property owners and occupants within 500 feet of the proposed location, informing them about the dispensary and upcoming Community Meeting.
- The letter included details about the proposed location, services, business objectives, and contact information for the business owner (email address and phone number).
- A sample letter and list of recipients are attached.

2. Community Meeting

- A Community Benefits meeting was held on Friday, July 19th, from 6 pm to 8 pm.
- Two attendees, Erma and Jorgan Mollar (residents of 2134 Newport Blvd, Costa Mesa, CA 92527), expressed support for the dispensary.

3. Business Outreach

- Chris Trent, sole owner of Humboldt Connect, personally visited 15 nearby businesses, receiving overall positive feedback.
- One neighbor expressed concerns about the dispensary due to a personal history of drug abuse; however, Humboldt Connect respects their privacy and will not disclose their name or business.
- Contact information was left for owners and managers in case they have further questions or concerns.
- The list of businesses that didn't object to having a cannabis dispensary nearby or were supportive of it is below:

Address	Business Name
2110 Newport Blvd	Sus Casitas Apartments
2100 Newport Blvd	Sunset Inn
2123 Newport Blvd	Armstrong Garden Center
2075 Newport Blvd, STE 109	Jones Coin Laundry
2075 Newport Blvd, STE 108	Koyi Sushi

Address	Business Name
2075 Newport Blvd, STE 105	GLO Nail Bar
2075 Newport Blvd, STE 103	The Strength
2075 Newport Blvd, STE 102	Today Barber
2075 Newport Blvd	Public Storage
2180 Newport Blvd	Stater Bros. Market
2154 Newport Blvd	Cars on Newport
2154 Newport Blvd	Newport Bay Inn
2148 Newport Blvd, Unit A	A Massage Place

Additional Outreach

- An attempted visit to The Crossing Church (2115 Newport Blvd) was met with a request for an appointment, which was emailed and is pending a response.
- An email of support was received from Robinson McGuire, a resident of 2080 Newport Blvd (attached).

Conclusion

While gathering positive feedback, Humboldt Connect remains committed to ongoing community engagement, addressing all public questions, comments, and concerns.

****** THIS LETTER IS ONLY INTENDED FOR MATURE AUDIENCE
OLDER THAN 21 YEARS OLD******

Community Outreach Letter

Dear Neighboring Business,

I am writing to introduce myself and my business, Humboldt Connect, a new adult-use cannabis dispensary that will be located at 2138 Newport Blvd, Costa Mesa, CA 92627. As a local entrepreneur and resident, I am excited to serve my community with high-quality, fairly-priced cannabis products.

Our Commitment

After years of success in the cannabis industry, I pledge to:

- Be fully compliant with local and state regulations
- Sell only tested cannabis products from trusted brands
- Renovate and bring the building up to code
- Emphasize responsible use and youth protection through education and community outreach

Our Vision

I envision Humboldt Connect as a welcoming space for both first-time and experienced users. Our goal is to provide a comfortable environment where customers can ask questions, receive guidance, and find a wide variety of products and brands.

Community Meeting

To ensure we are a positive addition to the community, I invite you to a Community Meeting on Friday, July 19th, from 6:00 pm to 8:00 pm at our dispensary location. This meeting is an opportunity for us to gather feedback, address questions and concerns, and build a strong relationship with our neighbors.

Contact Us

Please feel free to reach out to me directly with any questions or comments.

Best regards,

Chris Trent

Contact Information: Email: xtoner911@gmail.com, Phone: (949) 274-4206

OWNERS	ADDRESS	CITY, STATE, ZIP
CHRISTOPHER WILLIAM TRENT	1212 S AVIATOR LN	TUSTIN, CA 92782
EQUITIES STORAGE	PO BOX 25025	GLENDALE, CA 91221
THE CROSSING CHURCH	2115 NEWPORT BLVD	COSTA MESA, CA 92627
AMRATLAL MAGANLAL PATEL	205 N ST ANDREWS PL	LOS ANGELES, CA 90004
FORWARD FAMILIES	8 THOMAS	IRVINE, CA 92618
DSW PROPERTIES	342 E 18TH ST	COSTA MESA, CA 92627
BARBARA G WARD	PO BOX 2717	PO BOX 2717
ROGER F ETHERINGTON	2700 NEWPORT BLVD #222	NEWPORT BEACH, CA 92663
GORDON KHOO	136 E 21ST ST UNIT A	COSTA MESA, CA 92627
KENNETH M AMMANN	140 E 21ST ST	COSTA MESA, CA 92627
JOANNA R BEEMAN	146 1/2 E 21ST ST	COSTA MESA, CA 92627
CASITAS SUS	2110 NEWPORT BLVD UNIT #1	COSTA MESA, CA 92627
VIENNA R ASHLEY HANSEL-ASHLEY	PO BOX 10224	COSTA MESA, CA 92627
NICOLAS CLEMENCE	1101 DOLPHIN TER	CORONA DEL MAR, CA 92625
EZ ACCESS 24 HOUR STORAGE	2140 NEWPORT BLVD	COSTA MESA, CA 92627
P & C PROSPERITY PROPERTIES	2150 NEWPORT BLVD	COSTA MESA, CA 92627
JORGEN & IRMA MOLLER	2134 NEWPORT BLVD	COSTA MESA, CA 92627
2136 INVESTMENT	2136 NEWPORT BLVD	COSTA MESA, CA 92627
CHRISTOPHER WILLIAM TRENT	1212 S AVIATOR LN	TUSTIN, CA 92782
STAR CARSON	15971 PLUMWOOD ST	WESTMINSTER, CA 92683
HEMMENS, PATRICK STEPHEN	2177 RURAL LN	COSTA MESA, CA 92627
OWEN L JACKSON	2169 RURAL LN	COSTA MESA, CA 92627
LAWRENCE J COTR OLEARY	2163 RURAL LN	COSTA MESA, CA 92627
ANDREW H NGUYEN	14 BROOKHAVEN	IRVINE, CA 92618
JOHAN GOUT	3505 CADILLAC AVE UNIT F1	COSTA MESA, CA 92626
JOHN M DUSICH	2827 E ROBERTA DR	ORANGE, CA 92869
ANDREA AUGUST GOLAN	280 E WILSON ST	COSTA MESA, CA 92627
CHRISTOPHER G COURTNEY	2156 RURAL PL	COSTA MESA, CA 92627
ISAAC NEGEEB BESHAY	PO BOX 10875	COSTA MESA, CA 92627
BALUBHAI PATEL	255 S RENO ST	LOS ANGELES, CA 90057
TODD I SCHIFFMAN	9229 SUNSET BLVD STE 501	WEST HOLLYWOOD, CA 90069
2180 NEWPORT BLVD	2162 RURAL LN	COSTA MESA, CA 92627
DAVID ESPARZA	2168 RURAL LN	COSTA MESA, CA 92627
WILLIAM ROBINSON GORDON	2171 RURAL PL	COSTA MESA, CA 92627

OWNERS	ADDRESS	CITY, STATE, ZIP
ROBERT & ANNE BLAKE	2165 RURAL PL	COSTA MESA, CA 92627
GEORGE R BINGO	18281 FRANCISCO DR	VILLA PARK, CA 92861
CM 2080 NEW	1118 PARK ST	HUNTINGTON BEACH, CA 92648

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OCCUPANT	2110 NEWPORT BLVD #41
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VALUE AUTO SERVICES	2148 NEWPORT BLVD C
FAST SMOG	2148 NEWPORT BLVD
OCCUPANT	2138 NEWPORT BLVD
OCCUPANT	2156 NEWPORT BLVD
DETAILING DEPOT	2146 NEWPORT BLVD B
SPRING MASSAGE	2146 NEWPORT BLVD A
NEWPORT BAY INN	2154 NEWPORT BLVD
OCCUPANT	2157 RURAL LN
OCCUPANT	2153 RURAL LN
OCCUPANT	2150 RURAL LN A
OCCUPANT	2150 RURAL LN B
OCCUPANT	2148 RURAL PL
OCCUPANT	2146 NEWPORT BLVD
STATER BROS MARKET	2180 NEWPORT BLVD
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OCCUPANT	2080 NEWPORT BLVD #250

From: Robison McGuire robmcguire1221@gmail.com
Subject: Yes Welcome
Date: Jul 20, 2024 at 6:10:54 PM
To: xtoner911@gmail.com

If this is a business that you are trying to get approval for I am on your side and anything I can do to help just let me know.

You sent a letter to me at [2080 Newport Blvd CM The Newport Senior Village](#) apts which I was told I had to have a dog and smoke marijuana to be able to get an apt here. I actually dont have a dog or smoke but 100 other people in this complex do.

We do have a meeting room and I think lots of renters would show up if you could bring samples we could have a tasting.

Take care good luck and I am a supporter of your new neighboring business.

Rob

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Robison C. McGuire
robmcguire1221@gmail.com
[707-326-8463](tel:707-326-8463)