

JoAnn Hammans
Owner The Humboldt County Collective
1670 Myrtle Ave Ste. B
Eureka Ca 95501



Humboldt Planning Commission
Re: CannaBoutique Dispensary, LLC
1672 Myrtle Ave
Eureka Ca 95501

Dear Humboldt Planning Commission:

I am unable to attend the hearing on October 5th due to an illness in the family out of state. My granddaughter, Savannah Snow, the manager of the Humboldt County Collective, will represent me at the hearing.

As a fully compliant dispensary in Humboldt County, we have considerable concern about the practices of the CannaBoutique Dispensary and potential issues that may arise due to their close proximity. We have proven that we are willing and more than capable of working within all of Humboldt Counties rules regulations and guild lines. We have striven to create and maintain a professional and safe access collective in the area that fits the needs of the community and its immediate surrounding patients. After reviewing everything available to us to be objective in our arguments against giving CannaBoutique Dispensary their permit within our building. We have found that there would be a significant impact that will directly impact our business, as well as, our patients and other store owners in the Myrtletown Shopping Center.

Our parking lot at the Myrtletown Shopping Center is already a very busy area. We already have a local bar, liquor store, dispensary and several other retail shops. CannaBoutique Dispensary is stating that they will have up to 6 employees and a "Pharmacist" on shift at any given time. If CannaBoutique is allowed to open their employee parking alone will congest the parking lot and make it harder for patients and customers to find a spot to park to reach any of the businesses in our shopping center. We have already had parking lot issues with CannaBoutique Dispensary such as, two cars have been dumped in front of their store and have been there for weeks. They are broken down and one of their bumpers are hanging off of the car. Also one of their employees skateboards around the shopping center and has been a nuisance to owners of the businesses, as well as, customers. We have seen him cut off cars and almost gotten struck coming around busy corners.

As a full functioning dispensary that provides many different options to medicate, we are able to handle the flow of patients that visit the Myrtletown Shopping Center and do not see where another dispensary will be beneficial to the area. We are also able to handle any security issues within our lot and do not believe that more security personnel will be necessary, as we have always kept our parking lot safe for our patients and also customers visiting the other shops located at the Myrtletown Shopping Center. We have had issues come up with people employed by CannaBoutique Dispensary. Employees in their smoke shop located in the same building called Myrtle Smoke Shop and Stuff, have been seen by both our patients and employees of other shops, smoking marijuana in their building in addition to, outside the surrounding parking lot.

When looking at dispensaries in other cities and counties throughout California including but not limited to; Los Angeles, Fresno, San Diego and Mendocino, they have implemented rules and

regulations that require dispensaries be more than 1000 feet away from each other to prevent issues that can arise from them being too close together. This includes keeping pricing competitive but not price gouging or undercutting already established dispensaries. By keeping dispensaries spread out it also provides a safer access to people throughout their respected areas. As per section 3 of Chapter 3 of Division 1 of title III of the counties ordinances pertaining to marijuana locations section 55.3.9.2.5 states;

“The cumulative impacts resulting from the addition of another cannabis dispensary, delivery service or other distribution or transfer facility when there are others within a 600 foot radius of the proposed new facility.”

This alone shows that having two dispensaries in such close proximity has been looked at and found that a footage rule is necessary to prevent businesses already established will not be unfairly pushed out of business. CannaBoutique is within 180 feet from our door to theirs, however, our stockroom is less than 20 feet from their proposed location. The other issue we have with their location is that they will be visible from Myrtle Ave whereas we are not. We will not have the same opportunities to reach new potential patients when CannaBoutique Dispensary can be seen and we are at the back of the building. Humboldt County has always liked how discrete our location is, with minimal visibility we have invested thousands in advertising in addition to attending cannabis events, to reach out to the community as to where our location is. CannaBoutique will be coming into a location where people already have been reached out to with no money or effort on their part. This infringes on what we have worked exponentially hard for.

With regards to the close proximity of CannaBoutique Dispensary pricing has been an issue for dispensaries already in business throughout the state when they are so close together. There was a situation in LA where business that were closer together had change prices on a constant basis to stay competitive. We have always maintained fair and lower pricing that helps our community to be able to buy medicinal marijuana. With using a 65-85% mark up, our patients are able to get more more medicine without putting a financial burden on them. We also work very close with our local vendors to keep pricing low, with the highest quality and standards met. If another dispensary is allowed to more in front of us, we should expect similar situations to keep patients.

We at the Humboldt County Collective have worked incredibly hard for the last 6 years to create an image that we are proud of. This includes being courteous and knowledgeable, learning about new products, potencies and laws regarding our industry. We have been voted by the community as being the best Humboldt has to offer in 2014 and 2016 and most recently this year. We strive to be inviting and provide comfort to those that need it. We have recently been noted in one of our patients obituary, that lost his battle with cancer. We provided them with products as well as recommendation to other companies and dispensaries in Arcata to help them and find the relief they needed. We are concerned as to what could happen to our image having one in front of us, this leaves issues for people recognizing which dispensary is which.

Lastly, we have other issues with workers of CannaBoutique Dispensary and their smoke shop located in our building. They have stated to our neighbors as well as our patients in the Myrtletown Shopping Center that they will be better than us and that they will work to put us out of business and take over our shopping center. Also, employees at the smoke shop have told our potential patients that stopped in there looking for us that there are no dispensaries in the shopping center and that they were planning on opening one and to check back. Luckily they continued to drive through the parking lot and found us and shared their interaction with us. In regards to these situations CannaBoutique Dispensary has

shown that they do not want to work amicability together to reach patients and make sure that they receive medicinal marijuana safely.

In conclusion, our first interaction with CannaBoutique Dispensary was with their cannabis consultant, at the Humboldt Cup. He stated "We are going to move into your building, call ourselves THC and may put you out of business." We also find that the statement that they are 180 feet from us is misleading, they are actually in our driveway and so therefore they are not any feet away from us. When we did our own measurement we found that from door to door they are less than 100 feet away. Also they would have a connecting wall with our stockroom. They would be in the same building with their store front facing the street, whereas our store front is in the back, therefore, another dispensary in the same location could be very detrimental to our business. We are not opposed to other dispensaries in Humboldt County we just do not believe one will be beneficial in the same building as us.

Thank you for your time and consideration in this matter. I hope I was able to provide enough information for you to deny the CannaBoutique Dispensary's permit at this location.

Sincerely,

A handwritten signature in cursive script that reads "JoAnn Hammans". The ink is dark and the signature is fluid, with a large initial 'J' and a long, sweeping underline.

JoAnn Hammans, Owner