

**Authentic Fairfield LLC**

**2470 Martin Road**

**CRM2020-003**

## CITY OF FAIRFIELD

### COMMERCIAL CANNABIS BUSINESS PERMIT APPLICATION REVIEW SUMMARY

<b>BUSINESS NAME</b>	Authentic Fairfield LLC
<b>DBA</b>	Authentic Fairfield
<b>PERMIT TYPE</b>	Retail
<b>CITY OF FAIRFIELD LOCATION</b>	2470 Martin Rd.
<b>BUSINESS CONTACT INFORMATION</b>	Brian Mitchell 1617 Amaral Ct. Fairfield, CA 94534
<b>STATE LICENSES</b>	Current license information is attached.

### OWNER SUMMARY

- The business has 5 owners:
  - Brian Mitchell, CEO
    - Brian Mitchell has founded and operates companies in each of the cannabis verticals.
    - 9 state retail cannabis licenses.
  - Dr. Albert Mitchell, CMO
    - Dr. Albert Mitchell operates a private neurology practice in the City of Fairfield.
  - James Kim, Managing Director
    - James Kim is a veteran and the co-founder of multiple cannabis products brands.
    - 2 state retail cannabis licenses.
  - Jon Avidor, Executive Chairman
    - Jon Avidor is an attorney.
    - 1 state retail cannabis license.
  - Tony Huang, Co-owner
    - Tony Huang is not an active principal in the business.
    - 2 state retail cannabis licenses.
- Two owners are Fairfield residents, Brian Mitchell, and Dr. Albert Mitchell.

### BUSINESS PLAN

Authentic Fairfield LLC Projected Sales Figures			
Year 1	Year 2	Year 3	Per Day (1 <sup>st</sup> year)
\$36,021,000.00	\$41,424,150.00	\$45,566,565.00	\$100,058.33

- Authentic Fairfield will provide cannabis delivery services.
- Projected number of customers:
  - 55-65 per hour
  - 790 per day
- Authentic Fairfield proposes 19 point of sale systems.
- Shryne Group, Authentic Fairfield LLC's parent entity, holds 19 cannabis licenses:
  - 8 retail licenses
  - 3 distribution licenses
  - 5 cultivation licenses
  - 3 manufacturing licenses
- Shryne Group has received City approvals for an additional 21 licenses and is awaiting final approval from the State:
  - 18 retail licenses
  - 1 distribution license
  - 1 cultivation license
  - 1 manufacturing license

## **LABOR & LOCAL ENTERPRISE PLAN**

- Authentic Fairfield anticipates hiring 40 - 50 employees.
  - 2 - 3 retail employees
  - 8 - 12 Sales Associates
  - 2 - 3 Check-in Associates
  - 6 - 8 Operations Associates
  - 4 Co-managers
  - 1 General Manager
- Compensation:
  - General Manager - \$60,000-\$70,000
  - Co-manager - \$50,000-\$60,000
  - Retail and Operations Associates - \$17.50 - \$26.50
  - Check-in Associates - \$17.50 - \$18.50
- Medical, dental & vision insurance benefits will be offered to retail employees.
- Employees will receive holidays, paid time off, sick/personal leave, maternity/paternity leave, & an employer funded pension plan.
- Authentic Fairfield has a goal to hire a minimum of 70% of staff from within the City of Fairfield.

## **SAFETY PLAN**

- A safety plan was prepared by The Fire Consultants Inc., an engineering and consulting firm located in Walnut Creek, CA.

## **SECURITY PLAN**

- A security plan was prepared by Sapphire Risk Advisory Group, LLC, a security consulting firm located in Texas.
- Authentic Fairfield will contract with Crime Alert Security, a licensed third-party security monitoring company, to install and maintain the real-time alarm system.
- Authentic Fairfield plans to contract with Protective Shield Security, a cannabis third-party security guard provider, who will staff at least 2 armed uniformed security guards during operating hours and at least 1 armed uniformed security guard during off-hours. Protective Shield Security also provides 24-hour dispatch in the event additional security guards are needed during an emergency.

## **LOCATION**

- Authentic Fairfield LLC proposes to locate their business at 2470 Martin Road and has secured a lease on the property.
- The current zoning classification for the subject property is CR (Regional Commercial).
- Commercial cannabis - retail is a permitted use in the CR zone subject to the requirements of the Fairfield Municipal Code (FMC) Chapter 10E.
- The City has not identified any sensitive uses, as defined in FMC Section 10E.18 (c), within 600 feet of the subject property at the time of this writing.
- The subject site is adjacent to Interstate 80, located 1,300 feet from the Waterman Blvd. exit and is within one mile of the Air Base Parkway and N. Texas St. intersection.
- The site contains an existing 10,537 square foot single tenant building and has 101 on-site parking spaces.

## **COMMUNITY RELATIONS PLAN**

- Authentic Fairfield has entered into Letters of Intent and provided initial contributions to the following Fairfield organizations:
  - Community Action North Bay – provided an initial contribution of \$2,000 and committed to an annual contribution of \$15,000.
  - Food Bank of Contra Costa & Solano – provided an initial contribution of \$3,500 and committed to an annual contribution of \$15,000.
- Authentic Fairfield will create a fund with the Solano Community Foundation dedicated towards youth drug prevention and education and committed to contributing 1.5% of gross profit to this fund annually.
- Authentic Fairfield will offer a Career Development Program with Solano Community College, sponsoring two years of classes for three participants.
  - It is unclear if this benefit is for employees or Fairfield residents and if this is a program continuing a yearly basis.
- Authentic Fairfield will host monthly education seminars on cannabis products and related safety issues.

- Employees will receive 24 hours of paid time off to volunteer per year.

## **PUBLIC COMMENTS**

The City of Fairfield has received 2 letters in opposition to a cannabis business at 2470 Martin Road, attached. The first letter was provided by an operator of commercial property within the project vicinity and raises four objections to a cannabis retail business at this location. The objections are:

1. Children visit various medical and professional offices in the vicinity of the site.
  - **RESPONSE:** City staff have confirmed that the proposed business location is not within 600 feet of any sensitive uses at the time the application was deemed complete as required by the Fairfield Municipal Code. Youth Centers are considered a sensitive use and is defined as any public or private facility that is primarily used to host recreation or social activities for minors in the Fairfield Municipal Code. The definition of youth center specifically states that a "Youth center shall not include any private martial arts, yoga, ballet, music, art studio or similar studio; private gym or athletic training facility; pizza parlor; dentist office or doctor's office primarily serving children; or location which is primarily utilized as an administrative office or facility for youth programs or organizations." This definition is in-line with state law. The existence of professional offices in the project vicinity which may serve children is not considered a sensitive use which would prohibit a commercial cannabis business at the proposed location. The site meets the locational requirements of Fairfield Municipal Code Chapter 10E.
2. The business is located close to the Fairfield Suisun School District offices which are also visited by children.
  - **RESPONSE:** See response to Objection 1 above.
3. The existing business customers are concerned cannabis businesses have a negative image which will deter customers.
  - **RESPONSE:** The proposed cannabis retail business is a permitted use in the CR zoning district and meets the locational requirements of Fairfield Municipal Code Chapter 10E. This is a retail use to be located in a commercial zone. The business will be subject to the extensive operational requirements within Fairfield Municipal Code Chapter 10E including restrictions on signage which will ensure the business maintains a positive image. The business will provide the contact information of the Community Benefits Director to neighboring businesses and has proposed a detailed good neighbor policy which includes complaint and resolution procedures to work with the neighboring business should any issues arise.
4. A cannabis business in the area will not meet their standards of maintenance and care, reflecting poorly on their business.

- **RESPONSE:** The property is currently vacant and has not been maintained. The business will replace the dead and dying landscaping on site and enhance the building façade to provide an appealing atmosphere to customers. This will be an upgrade from the current conditions of the site. The business will also be subject to the extensive operational requirements within Fairfield Municipal Code Chapter 10E which include maintenance and care of the site. Existing property maintenance agreements with the City of Fairfield on the subject site will continue to be enforced should any issues arise.

The second comment letter was provided by a homeowner in the project vicinity and raises 3 objections. The objections are:

1. A cannabis business in this area of Fairfield would increase crime, violence, drug, and gang issues, and require an increased police presence.
  - **RESPONSE:** Commercial cannabis businesses must comply with extensive security requirements as outlined by the State of California and the City of Fairfield. This includes requirements for security lighting, security cameras, and the presence of security on site 24 hours a day. The business will be required to comply with the security requirements outlined in Fairfield Municipal Code Chapter 10E. These security measures are well in excess of what would be enacted for a typical retail establishment and will deter criminal activity on site and in the project vicinity.
2. A cannabis business would increase loitering, homelessness, noise, and traffic levels and reduce property values.
  - **RESPONSE:** The subject site is currently vacant and has become an attractive site for dumping and for the homeless to gather. The commercial cannabis business will enhance the site and make it visually appealing once more. Upgrading the site from its current condition will enhance the value of the site and the surrounding commercial area. Those experiencing homelessness will be deterred once the business is active and operating. Loitering is strictly prohibited under the requirements of the Fairfield Municipal Code and this will be enforced by the presence of 24-hour security. The business would be subject to the requirements of the City's Noise Ordinance. The amount of traffic generated by commercial cannabis is typical of other commercial retail uses in the CR zone. The business's prominent location adjacent to Interstate 80 will keep traffic to the business in the commercial area and is not anticipated to increase traffic in surrounding residential areas.
3. Cannabis businesses should not be allowed to operate within the City of Fairfield.
  - **RESPONSE:** Ordinance 2020-07 was approved by the City Council in June of 2020. This ordinance permits specific types and amounts of commercial cannabis businesses within City limits subject to the requirements of Fairfield

Municipal Code Chapter 10E and the Zoning Ordinance.

## CALIFORNIA BUREAU OF CANNABIS CONTROL

<u>License Number</u>	<u>License Type</u>	<u>Business Owner</u>	<u>Business Contact Information</u>	<u>Business Structure</u>	<u>Premise Address</u>	<u>Status</u>	<u>Status Date</u>	<u>Issue Date</u>	<u>Expiration Date</u>	<u>Activities</u>	<u>Adult-Use/Medicinal</u>
<b>C12-0000340-LIC</b>	Cannabis - Microbusiness License	Brian Mitchell: Raquel Origel: Brian Mitchell: James Kim: Tony Huang: Jon Avidor	NIBBLE 390H LLC : NIBBLE 390H LLC : Email- licensing@shrynegroup.com : Phone- 2155827666	Limited Liability Company		Active	3/9/2021	3/9/2021	3/9/2022	Retailer, Level 1 Manufacturer, Distributor	BOTH
<b>C10-0000780-LIC</b>	Cannabis - Retailer License	Brian Mitchell: Patrick Shannon	TERP INC : TERP INC : Email- eric.lightman@shrynegroup.com : Phone- 2155827666	Corporation	415 LA TORTUGA DR VISTA, CA 92081 County: SAN DIEGO	Active	2/2/2021	2/2/2021	2/2/2022	N/A for this license type	Medicinal
<b>C10-0000768-LIC</b>	Cannabis - Retailer License	Brian Mitchell: Brian Mitchell: karim mayfield: Tony Huang: James Kim	KMBM, Inc. : Authentic 415 : Email- licensing@shrynegroup.com : Phone- 2155827666	Corporation	165 MISSISSIPPI ST SAN FRANCISCO, CA 941072523 County: SAN FRANCISCO	Active	12/23/2020	12/23/2020	12/23/2021	N/A for this license type	BOTH
<b>C10-0000713-LIC</b>	Cannabis - Retailer License	Brian Mitchell	UNITED 415, INC. : Stiizy : Email- licensing@shrynegroup.com : Phone- 2155827666	Corporation	180 OFARRELL ST SAN FRANCISCO, CA 941022202 County: SAN FRANCISCO	Active	8/17/2020	5/12/2020	5/12/2021	N/A for this license type	BOTH
<b>C10-0000661-LIC</b>	Cannabis - Retailer License	Brian Mitchell	SCREAMING EAGLE, A CA COMMERCIAL CANNABIS ASSOCIATION : SCREAMING EAGLE : Email- brian@northstar-equities.com : Phone- 4153360374	Limited Partnership	5434 Mission BLVD Jurupa Valley, CA 92509 County: RIVERSIDE	Active	10/8/2020	12/6/2019	12/5/2021	N/A for this license type	BOTH
<b>C11-0000586-LIC</b>	Cannabis - Distributor License	Brian Mitchell	JBTB HOLDINGS INC : Email- kasia@northstar- equities.com : Phone- 7088332088	Corporation		Active	7/1/2019	7/1/2019	6/30/2021	N/A for this license type	BOTH
<b>C11-0000601-LIC</b>	Cannabis - Distributor License	Brian Mitchell	LDE LOGISTICS INC : Email- kasia@northstar- equities.com : Phone- 7088332088 : Website- 82-4757609	Corporation		Expired	7/30/2020	7/1/2019	6/30/2020	N/A for this license type	Adult-Use
<b>C9-0000158-LIC</b>	Cannabis - Retailer Nonstorefront License	Brian Mitchell	LDE LOGISTICS, INC. : Email- kasia@northstar- equities.com : Phone- 7088332088 : Website- 82-4757609	Corporation		Expired	7/30/2020	7/1/2019	6/30/2020	N/A for this license type	BOTH
<b>C10-0000053-LIC</b>	Cannabis - Retailer License	Brian Mitchell: Brian Mitchell	BCOK INC : Stiizy : Email- retail.mission@stiizy.com : Phone- 4157876006 : Website- stiizy.com	Corporation	3326 mission ST san francisco, CA 94110 County: SAN FRANCISCO	Active	11/6/2019	5/14/2019	5/13/2021	N/A for this license type	BOTH

\*Cultivation and manufacturing are not licensed by BCC



# SHRYNE GROUP

## CALIFORNIA STATE CANNABIS LICENSES

A summary of Shryne Group's California state licenses is below:

License No.	Business Name	Premises	License Type
C10-0000053-LIC	BCOK INC	3326 Mission St San Francisco, CA 94110	Storefront Retail
C10-0000713-LIC	United 415, Inc.	180 O'Farrell St San Francisco, CA 94102	Storefront Retail
C10-0000448-LIC	CV Wellness, LLC	426 McHenry Ave Modesto, CA 95350	Storefront Retail
C11-0000009-LIC	Evergreen Development Services, LLC	5131 Ericson Way Arcata, CA 95521	Distributor
CDPH-10003608	Evergreen Development Services, LLC	5131 Ericson Way Arcata, CA 95521	Volatile Manufacturing
PAL18-0000577	Farm87	1550 Old Summerville Creek Rd Unincorporated, CA 95542	Medium Mixed Light Tier 1 Cultivation
C11-0000620-LIC	Ironworks Collective, Inc.	718 E Commercial St Los Angeles, CA 90012	Distributor
CDPH-10003246	Ironworks Collective, Inc.	718 E Commercial St Los Angeles, CA 90012	Non-Volatile Manufacturing
C10-0000346-LIC	Ironworks Collective, Inc.	718 Commercial St Los Angeles, CA 90012	Storefront Retail
CCL19-0000599	Ironworks Collective, Inc.	718 E Commercial St Los Angeles, CA 90012	Small Indoor Cultivation
CDPH-10003198	JBTB Holdings, Inc.	1031 98th Ave Oakland, CA 94603	Volatile Manufacturing
CCL19-0005631	JBTB Holdings, Inc.	1031 98th Ave Oakland, CA 94603	Specialty Indoor Cultivation
C11-0000586-LIC	JBTB Holdings, Inc.	1031 98th Ave Oakland, CA 94603	Distributor
C10-0000661-LIC	Main Street Supply	1528 Webster Street Alameda, CA 94501	Storefront Retail
C12-00001890-LIC	Nibble This LLC	1181 S E St. San Bernardino, CA 92408	Storefront Retail
C10-0000112-LIC	Olive Drive Enterprises, LLC	965 Olive Drive, Suite G1 Davis, CA 95616	Storefront Retail
CCL19-0005368	SGI Ducommon LLC	706 E Ducommun Street Los Angeles, CA 90012	Medium Indoor Cultivation
CCL19-0005367	SGI Jackson LLC	701 Jackson Street Los Angeles, CA 90012	Small Indoor Cultivation
C10-0000275-LIC	Strategic Green Partners LLC	72180 Highway 111 Palm Desert, CA 92260	Storefront Retail

City of Fairfield  
Community Development Department  
1000 Webster Street, 2<sup>nd</sup> Floor  
Fairfield, CA 94533  
Email: [planning@fairfield.ca.gov](mailto:planning@fairfield.ca.gov)

*Delivered by email 01/27/2021*

**Reference:** Notice of Public Comment Period Regarding Application to Operate a Commercial Cannabis Retail Business.

**FORMAL OBJECTION TO APPLICATION TO OPERATE A COMMERCIAL CANNABIS RETAIL BUSINESS.**

I would like to formally object to the proposed application submitted by Authentic Fairfield LLC. Based on the follow:

- Children in and around multiple medical service facilities, doctors' offices, and clinics.
- Location is within close proximity to the Fairfield Unified School District offices. Visited by families and children of all ages.
- Applicants business has a clear negative image and concerns for current customers utilizing and patronizing the existing businesses. (comments from existing lessees).
- Our association, Highland Corporation, makes every effort to uphold a standard of maintenance and care in this location to provide an atmosphere appealing to our customers and tenants, which we believe would be diminished by having a cannabis retail business as part of this community.

Respectfully Submitted

  
Shelley Cole, Trustee  
Property Owner  
2460 Hilborn Road  
Fairfield, CA 94534

01/27/2021  
Date

**From:** [planning@fairfield.ca.gov](mailto:planning@fairfield.ca.gov)  
**To:** [Kreimeier, Amy](#)  
**Subject:** FW: Public comment re: Application for a Cannabis Retail Business at 2740 Martin Rd, Fairfield, CA 94534  
**Date:** Wednesday, January 27, 2021 2:07:42 PM

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*Cindy Garcia*

Cindy Garcia | Office Specialist  
City of Fairfield | Community Development Department  
Office: 707-428-7452 | Fax: 707-428-7621  
[cgarcia@fairfield.ca.gov](mailto:cgarcia@fairfield.ca.gov)

*Please note: Fairfield City Hall is closed the 1<sup>st</sup> and 3<sup>rd</sup> Fridays of every month*

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**From:** Michele Stavenuiter <michelestavenuiter@yahoo.com>  
**Sent:** Wednesday, January 27, 2021 11:54 AM  
**To:** [planning@fairfield.ca.gov](mailto:planning@fairfield.ca.gov); Michele Stavenuiter <michelestavenuiter@yahoo.com>;  
hankstavenuiter@gmail.com  
**Subject:** Public comment re: Application for a Cannabis Retail Business at 2740 Martin Rd, Fairfield, CA 94534

Dear Planning Dept. and City Council,

As a concerned Homeowner and Fairfield resident for over 30 years, I'm writing this letter to voice concerns and request the planning dept and City Council, **deny the application for a license from Authentic Fairfield LLC, for a Cannabis Retail Business license for proposed business at 2740 Martin Road, Fairfield, CA 94534.** This type of business would be a detriment to this area and City of Fairfield, as it would increase crime levels in area, drive up City costs to operate and hire more police/law enforcement to patrol this area. This type of business should not be allowed to operate within City limits. Ultimately, this type of business would attract and increase violence, drug, and gang issues that already plague this city. In addition, there would be an increase in loitering at all hours of the day/night, increase in homelessness, increase in noise and traffic levels, and ultimately drive the property values down in West Fairfield, Waterman Highlands, Rolling Hills and all residential subdivisions in area.

**This type of business should not be allowed to operate in city limits and license should be denied. Please vote NO.**

Thank you.

Concerned Homeowners/Citizens/Taxpayers,  
**Michele and Hendrik Stavenuiter/MS/HS**  
2414 Tea Court  
Fairfield, CA 94534  
707-580-0689