

**CCC Associates of
Fairfield Corp.**

4455 Central Way

CRM2020-005

CITY OF FAIRFIELD

COMMERCIAL CANNABIS BUSINESS PERMIT APPLICATION REVIEW SUMMARY

BUSINESS NAME	CCC Associates of Fairfield Corp.
DBA	Culture Cannabis Club
PERMIT TYPE	Retail
CITY OF FAIRFIELD LOCATION	4455 Central Way
BUSINESS CONTACT INFORMATION	Devon Julian 3 Corporate Park, Suite 200 Irvine, CA 92606
STATE LICENSES	Current license information is attached.

OWNER SUMMARY

- The business has 4 owners:
 - Christopher Francy, CEO
 - Christopher Francy has over 7 years of experience in the cannabis industry.
 - 2 state retail cannabis licenses.
 - Devon Julian, COO
 - Devon Julian has over 7 years of experience in the cannabis industry.
 - Jana Modena, Community Outreach Director
 - 26-year City of Fairfield resident.
 - Julie Le, Administrative Director
 - Julie Le has over 5 years of experience in the cannabis industry.
 - 3 state retail cannabis licenses.
- One owner is a Fairfield resident, Jana Modena.

BUSINESS PLAN

CCC Associates Projected Sales Figures		
Year 1	Year 2	Year 3
\$16,909,609.60	\$18,600,570.56	\$19,530,599.09

- CCC Associates will provide cannabis delivery services.
- CCC Associates anticipates opening for business 9 months after receiving City approvals.
- Projected number of customers:
 - 9 – 11 per hour
 - 115 – 145 per day
- CCC Associates proposes 2 point of sale systems.
- CCC Associates currently operates one retail location in Long Beach, CA.

- CCC Associates has received City approvals to operate 9 additional retail businesses which have not yet opened to the public.
- CCC Associates are currently involved in the application process in the Cities of Porterville, Pomona, Oxnard, and Tracy.

LABOR & LOCAL ENTERPRISE PLAN

- CCC Associates anticipates hiring 30 - 40 employees.
- Compensation:
 - General Manager - \$33.00 - \$37.41
 - Assistant Manager - \$24.00 – \$27.21
 - Inventory Manager - \$20.00 - \$22.67
 - Budtender - \$17.50 - \$19.84
 - Delivery Personnel - \$16.00 - \$18.14
 - Reception/Dispatcher - \$16.00 - \$18.14
- Medical, dental & vision insurance benefits will be offered to all employees.
- Employees will receive a 401k, tuition reimbursement, vacation accrual, sick leave, and day care assistance.
- CCC Associates has a goal to hire a minimum of 75% of staff from within the City of Fairfield.

SAFETY PLAN

- A safety plan was assessed by Raul Angulo, a retired Fire Captain for the Seattle Fire Department.

SECURITY PLAN

- A security plan was prepared by Ridgeline OST, a security consulting firm located in California.
- CCC Associates will contract with Alpha Alarms and Audio, a licensed third-party security monitoring company, to monitor the real-time alarm system.
- CCC Associates plans to contract with Delta 1 Security, a third-party security guard provider located in Fairfield.
- CCC Associates will staff 5 - 6 armed uniformed security guards during operating hours and does not propose any security guards during off-hours.

LOCATION

- CCC Associates proposes to locate their business at 4455 Central Way and has provided property owner consent.
- 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 located at the Cordelia Junction, adjacent to Interstate 80 and the 80/680/12 interchange and is accessed from the Suisun Valley Road/Pittman Road exit.
- The business is proposed in a 1,443 square foot unit within an existing multi-tenant building. Existing tenants in the building include a dental office, salon, and restaurant.
- There are 27 parking spaces on site. The site does not currently meet parking requirements to support a retail cannabis business. A detailed analysis of the floor plans of the existing businesses and their operating status will be required to determine if there is excess parking available to serve a retail cannabis business.

COMMUNITY RELATIONS PLAN

- CCC Associates will create a Culture Community program to facilitate company community outreach efforts. It is unclear if this will be a separate on-profit entity.
 - Culture Community proposes a board made up of CCC Associates employees, members of City staff, City Council members, and representatives of local organizations.
 - CCC Associates will provide Culture Community 2% of gross retail profits annually and an additional \$25,000.00 in the first year of operations.
- CCC Associates has committed to partnering with and provided initial contributions to the following Fairfield organizations:
 - Community Action North Bay – provided an initial contribution of \$500.00.
 - St. Stephen CME Church – provided an initial contribution of \$2,000.00 and will provide a DARE program sponsored by CCC Associates.
 - The Courage Center 2 – provided an initial contribution of \$500.00.
- CCC Associates will create a youth incubator program to provide mentorship from CCC Associates employees and local volunteers.
- CCC Associates does not provide details for an educational program for youth organizations and/or to educational institutions in the community, related to the risks of youth addiction to cannabis and available resources related to drugs, drug addiction, and prevention, as required under Review Criteria 7 of the “Application Procedures & Guidelines for a Commercial Cannabis Business Permit”.
- Application lists numerous potential partner organizations and programs within the City, no specific partner has been identified. It is unclear if these organizations have been contacted by CCC Associates.
- CCC Associates will provide wellness education programs for seniors and a paid bus service for visits to the retail store.
- CCC Associates will sponsor two homeless individuals per month and pay for their

essential needs.

- CCC Associates will create a homeless incubation program and provide activities for homeless youth.

PUBLIC COMMENTS

The City of Fairfield has did receive any public comments for a proposed cannabis business at this location.

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>
C10-0000590-LIC	Cannabis - Retailer License	Christopher Francy	680 BROADWAY MASTER LLC : 680 Broadway Master LLC : Email- administration@urbnleaf.com : Phone- 6194312852 : Website- urbnleaf.com	Limited Liability Company	680 BROADWAY AVE SEASIDE, CA 939554205 County: MONTEREY	Active	2/1/2021	8/27/2019	8/26/2021	N/A for this license type	BOTH
C10-0000207-LIC	Cannabis - Retailer License	Christopher Francy	SOAR COLLECTIVE : OC3 : Email- entities@osirisco.com : Phone- 7146428320 : Website- www.oc3dispensary.com	Corporation	3122 HALLADAY ST SANTA ANA, CA 927055666 County: ORANGE	Active	6/14/2019	6/14/2019	6/13/2021	N/A for this license type	BOTH
C10-0000757-LIC	Cannabis - Retailer License	Julie Le	MISSION ORGANICS, A CA COMMERCIAL CANNABIS ASSOCIATION : CULTURE CANNABIS CLUB : Email- juleslelosa@gmail.com : Phone- 7143179043	Corporation	10810 LIMONITE AVE JURUPA VALLEY, CA 917522253 County: RIVERSIDE	Active	11/2/2020	11/2/2020	11/2/2021	N/A for this license type	BOTH
C10-0000718-LIC	Cannabis - Retailer License	Julie Le	PTRE MANAGEMENT, LLC : Email- juleslelosa@gmail.com : Phone- 7146579628	Limited Liability Company	225 AIRPORT DR SN BERNRDNO, CA 924083421 County: SAN BERNARDINO	Active	6/1/2020	6/1/2020	6/1/2021	N/A for this license type	BOTH
C10-0000717-LIC	Cannabis - Retailer License	Julie Le	Elemental Holistic Care Corp. : Culture Cannabis Club : Email- JULESLELOSA@GMAIL.COM : Phone- (714) 657-9628	Corporation	2403 VAN DE GRAAF BLVD CALEXICO, CA 92231 County: IMPERIAL	Active	5/27/2020	5/27/2020	5/27/2021	N/A for this license type	BOTH

*Cultivation and manufacturing are not licensed by BCC