

# **Community Veterans of Fairfield**

**1500 W. Texas #B**

**CRM2020-006**

## CITY OF FAIRFIELD

### COMMERCIAL CANNABIS BUSINESS PERMIT APPLICATION REVIEW SUMMARY

<b>BUSINESS NAME</b>	Community Veterans of Fairfield
<b>DBA</b>	Cake Enterprises, Inc.
<b>PERMIT TYPE</b>	Retail
<b>CITY OF FAIRFIELD LOCATION</b>	1500 W. Texas St., Suite B
<b>BUSINESS CONTACT INFORMATION</b>	Daniel Wise 1611 S. Melrose Dr., Suite A #391 Vista, CA 92081
<b>STATE LICENSES</b>	N/A

### OWNER SUMMARY

- The business has 2 owners:
  - Daniel Wise, President and C.E.O.
    - Daniel Wise is a veteran with 5 years of experience in the cannabis industry.
  - Saad Pattah, Managing Member
    - Saad Pattah is the president of an international import and export business.
- None of the owners are Fairfield residents.

### BUSINESS PLAN

Community Veterans of Fairfield Projected Sales Figures			
Year 1	Year 2	Year 3	Year 4
\$1,971,908.00	\$3,177,279.00	\$4,103,392.00	\$5,129,240.00

- Community Veterans will provide cannabis delivery services.
- Projected number of customers:
  - 19 per hour
  - 208 per day
- Community Veterans proposes 5 point of sale systems.
- Community Veterans indicates they are affiliated with 2 existing and operating cannabis retail businesses and 3 additional locally approved retail locations which have not yet received state approvals. No licenses are directly held by the owners of Community Veterans.
- Community Veterans is currently involved in the application process for a commercial cannabis business in the cities of Tracy and Wildomar, CA.

## **LABOR & LOCAL ENTERPRISE PLAN**

- Community Veterans anticipates hiring 20 employees.
  - 10 Retail Sales Associates
  - 3 Delivery Drivers
  - 3 Shift Leaders
  - 3 Inventory Control Specialists
  - 1 General Manager
- Compensation will range from \$18.00 - \$28.00 per hour.
- Medical insurance, holidays, and paid time off will be provided to full-time employees.
- Employees will be eligible to participate in an employee sponsored 401k program which includes a 3% company match.
- Community Veterans does not commit to a specific amount of local hires.

## **SAFETY PLAN**

- A safety plan was prepared by Dr. Paul Gantt of Safety Compliance Management Inc, located in San Ramon, CA.

## **SECURITY PLAN**

- A security plan was prepared by Fidelity Security Solutions, a security consulting company located in Escondido, CA.
- Community Veterans will contract with Brinks Home Security to monitor the alarm system.
- Community Veterans plans to contract with Fidelity Security Solutions, a licensed third-party security guard provider, who will staff at 2 armed uniformed security guards on-site 24 hours a day.

## **LOCATION**

- Community Veterans proposes to locate their business at 1500 W. Texas St., Suite B and has secured a lease on the property.
- The current zoning classification for the subject property is HWT (Heart of Fairfield – West Texas).
- Commercial cannabis - retail is a permitted use in the HWT 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 in downtown Fairfield less than one mile from the W. Texas St. exit off of Interstate 80.
- The business is to be located within a 960 square foot unit in an existing multi-tenant building with 30 on-site parking spaces.

## COMMUNITY RELATIONS PLAN

- Community Veterans will partner with Here to Help to share educational information with children and teens about the risks of drug use and addiction with partnering organizations.
- Community Veterans identifies several local organizations as potential partners, but it is unclear if they have been contacted.
- Community Veterans commits to provide 10% of net profits per year to be contributed towards community benefits for the life of the business.
- Community Veterans proposes to provide these funds in a method and frequency preferred by the City of Fairfield.
- Community Veterans will create a compassionate care program.
- Employees will receive 24 hours of paid time off to volunteer per year.

## PUBLIC COMMENTS

The City of Fairfield has received 4 letters in opposition to a cannabis business at 1500 W. Texas St., attached. The first letter was provided by a property owner within the project vicinity and raises one objection to a cannabis retail business at this location. The objections are:

1. A cannabis business in this location will attract drug dealers, trespassing, littering and vagrancy.
  - **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.

The second comment letter was provided by the owner of Foster Lumber raises 2 objections. The objections are:

1. Children are regularly present in the area.
  - **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 possibility that children may walk past a cannabis business is not sufficient cause to deny the business. The site meets the locational requirements of Fairfield Municipal Code Chapter 10E. All commercial cannabis activities will be contained on site and will not interfere with the public sidewalk.

2. A cannabis business will increase loitering and crime and deter business.

- **RESPONSE:** The proposed cannabis retail business is a permitted use in the HWT zoning district and meets the locational requirements of Fairfield Municipal Code Chapter 10E. This 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 a community liason 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. 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. Both loitering and consumption is strictly prohibited on-site under the requirements of the Fairfield Municipal Code and this will be enforced by the presence of 24-hour security.

The third comment letter was provided by the pastor of Calvary Baptist Church wherein they object to locating a cannabis business near where children might be present and are concerned about potential patrons of the business being under the influence. Please see the responses to the objections above.

The fourth comment letter was provided by the owner of 1652 W. Texas St. The letter raises the same concerns referenced and responded to above. Additionally, the letter comments that insurance companies often invalidate insurance if the space is leased to a cannabis business. While the City cannot confirm the accuracy of this statement and has no involvement in private real estate activities such as the provision of insurance, all applicants were required to provide proof of comprehensive general liability insurance with their application. Community Veterans has provided proof of their insurability by a valid insurance provider in accordance with applications requirements.

**From:** [planning@fairfield.ca.gov](mailto:planning@fairfield.ca.gov)  
**To:** [Kreimeier, Amy](#)  
**Subject:** FW: APPLICATION OF CANNABIS RETAIL @ 1500 W TEXAS  
**Date:** Tuesday, March 23, 2021 1:35:31 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*

**From:** Gary Phillips <gary1950@aol.com>  
**Sent:** Tuesday, March 23, 2021 12:18 PM  
**To:** [planning@fairfield.ca.gov](mailto:planning@fairfield.ca.gov)  
**Subject:** APPLICATION OF CANNABIS RETAIL @ 1500 W TEXAS

As owners of property in the subject area, we received Notice of Public Comment.

Please put us on record as being strongly opposed to a retail cannabis operation in the area.

This area of West Texas already attracts undesirables due to the proximity of the City park and the homeless encampments along West Texas and under I-80. This area has become the City's cesspool. A cannabis shop will only further attract undesirables and degrade the neighborhood.

The City should focus on enforcing our laws, cleaning up the West Texas area and not be catering to drug dealers or tolerating the rampant trespassing, littering and vagrancy issues of the area.



# CENTRAL VALLEY

March 29, 2021

**FOR THOSE WITH A PASSION TO BUILD**

City of Fairfield  
Community Development Department  
1000 Webster Street  
2<sup>nd</sup> Floor  
Fairfield, CA 94533

RE: Commercial Cannabis Retail Business, 1500 W. Texas St.

To Whom it May Concern:

I am writing to inform you of my opposition to the proposed commercial cannabis retail business scheduled to open at 1500 W. Texas Street in Fairfield, CA. Because my business is located on the same block, I am very concerned about the possible problems that the business, patrons, and loiterers can produce, and the effect that it can have on my business and the local area.

While it is stated that the location is not within 600 feet of a local school, youth center, etc., the property will be directly in the pathway of children walking to and from Allen Witt Park. The proposed location therefore does not conform to the public policy intent of the law, which is to keep children safe from such establishments.

As you know, these types of dispensaries have resulted in lines of waiting patrons, even in pre-COVID-19 times, and we are very concerned that our local children will have to maneuver their way through these groups on their way to and from the park, which puts them in a vulnerable position. In addition, there are obvious safety concerns with respect to crimes that target dispensaries which could end up in harm to our youth and/or our customers if such crimes occur in the vicinity.

Based on the foregoing, we would respectfully request that you deny the application for this business.

Sincerely,

Stephen Patterson  
President & CEO  
Foster Lumber

Dave Jones  
Property Owner, Lessor  
1601 W. Texas St., Fairfield, CA

**LUMBER • HARDWARE • AG SUPPLIES**

1804 Soscol Ave, Suite 205, Napa, CA 94559 T (707) 261-7900 F (707) 261-7937

[CENTRAL-VALLEY.COM](http://CENTRAL-VALLEY.COM)

**From:** [planning@fairfield.ca.gov](mailto:planning@fairfield.ca.gov)  
**To:** [Kreimeier, Amy](#)  
**Subject:** FW: Commercial Cannabis Retail business  
**Date:** Tuesday, March 30, 2021 4:09:47 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 1st and 3rd Fridays of every month

-----Original Message-----

From: CalvaryFairfield <[joe@calvaryfairfield.org](mailto:joe@calvaryfairfield.org)>  
Sent: Tuesday, March 30, 2021 2:40 PM  
To: [planning@fairfield.ca.gov](mailto:planning@fairfield.ca.gov)  
Subject: Commercial Cannabis Retail business

I received your notice about the possibility of a Cannabis retailer coming to 1500 W Texas Str. I would humbly ask that you reconsider. Although we do not have a school anymore, we do have children on our property a couple days a week. We also have teenagers on the property 2 days a week. Much like a liquor store, we would be concerned about the potential danger of people coming to and from under the influence. Based on the proximity of the location (less than 600 feet from our property) we would ask you to find a more suitable location for this business. We do not have a problem with the existence of the business just the location they are seeking to utilize. If you have any questions, please feel free to respond to this email. Thank you for your consideration.

Joe Smith II  
Lead Pastor  
Calvary Baptist Church



**From:** [planning@fairfield.ca.gov](mailto:planning@fairfield.ca.gov)  
**To:** [Kreimeier, Amy](#)  
**Subject:** FW: Pot Club Near Kids At California Business Center  
**Date:** Monday, April 5, 2021 8:12:35 AM

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*Cindy Garcia*

Cindy Garcia | Office Specialist  
City of Fairfield | Community Development Department  
Office: 707-428-7452 | Fax: 707-428-7621  
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**From:** expert@qualityreports.org <expert@qualityreports.org>  
**Sent:** Friday, April 2, 2021 12:47 PM  
**To:** [planning@fairfield.ca.gov](mailto:planning@fairfield.ca.gov)  
**Subject:** Pot Club Near Kids At California Business Center

Dear Friends,

We Kindly Suggest The Cannabis Club Near Kids Locate Further From California Business Center.

Do you want to scare away over 100 companies who make this large office building their home? What message is it sending to would be employers offering high paying jobs?

More Reasons:

1. Did tenant tell landlord that insurance companies often invalidate the lease if space is leased to a cannabis organization? Just be ethical.
2. Many children come to 1652 West Texas Street, Fairfield, CA 94533-6066
3. If this isn't enough email me specifically saying, "those are not enough reasons to assure the cannabis club won't locate near the business center.
4. Many teenagers, and drug takers walk nearby. Just look at the police activity. Get the input from the police department which I would like to read. Can it be sent over and disclosed not only to myself but to the public.

My role is more than: Fairfield economic development activist, and job creator.

Thank you!  
Steve Kays.