

**Fairfield Erudite
Ventures**

**1819 N. Texas St.,
Suite J**

CRM2020-011

CITY OF FAIRFIELD

COMMERCIAL CANNABIS BUSINESS PERMIT APPLICATION REVIEW SUMMARY

BUSINESS NAME	Fairfield Erudite Ventures
DBA	HerbNJoy
PERMIT TYPE	Retail
CITY OF FAIRFIELD LOCATION	1819 N Texas, Suite J
BUSINESS CONTACT INFORMATION	Rajan Dave 1900 S. Norfolk St., Suite 350 San Mateo, CA 94403
STATE LICENSES	Current license information is attached.

OWNER SUMMARY

- The business has 7 owners:
 - Rajan Dave, C.E.O.
 - 3 state retail cannabis licenses.
 - Jeff Linden, C.O.O.
 - 1 state retail cannabis license.
 - Amanda Howard, Director of Women's Entrepreneurship
 - Arjun Dave, C.T.O.
 - Conceicao Pires, Director of Community Service
 - Shunna McFarland, Director of Diversity and Inclusion
 - Deanna Ibasan, Fairfield Community Liason
- One owner, Deanna Ibasan, is a Fairfield resident.

BUSINESS PLAN

Fairfield Erudite Ventures Projected Sales Figures			
Year 1	Year 2	Year 3	Year 4
\$6,670,483.00	\$7,873,109.00	\$8,841,502.00	\$9,548,822.00

- Fairfield Erudite Ventures will provide cannabis delivery services.
- Projected number of customers:
 - 19 - 64 per hour
 - 228 -768 per day
- Fairfield Erudite Ventures proposes 4 point of sale systems.
- Fairfield Erudite Ventures, operating as HerbNJoy, collectively owns 2 cannabis delivery businesses and 6 cannabis retail businesses of which 4 retail cannabis business locations are awaiting final approval of state license applications.
- Fairfield Erudite Ventures has applications to operate a commercial cannabis business

pending in the cities of Oxnard, Tracy, and Watsonville.

LABOR & LOCAL ENTERPRISE PLAN

- Fairfield Erudite Ventures anticipates hiring 19 - 27 employees.
 - Sales Associates
 - Delivery Drivers
 - Customer Service/ Dispatchers
 - General Manager
- Compensation will begin at \$18.00 per hour for hourly employees and \$67,000.00 per year for salaried employees.
- Fairfield Erudite Ventures states they will provide paid health, dental, and vision insurance to the “degree they are offered as part of employment”. Therefore, it is unclear if these benefits will be offered to all employees or only a certain subset.
- Employees will receive holidays, paid time off, vacation, a 401k plan, \$10,000 annual employee allowance, and a employee stock option plan.
- Fairfield Erudite Ventures has committed to hiring 100% 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 Veo Verde Technology, a technology and security firm that specializes in cannabis related businesses based in Salinas, CA.
- Fairfield Erudite Ventures will contract with Pro Tech Security & Electronics, a licensed third-party security monitoring company, to install and maintain the real-time alarm system.
- Fairfield Erudite Ventures proposes two licensed on-site security guards during operating hours. A specific security firm has not yet been identified.

LOCATION

- Fairfield Erudite Ventures LLC proposes to locate their business at 1819 N Texas St., Suite J and has provided property owner consent.
- The current zoning classification for the subject property is CT (Thoroughfare Commercial).
- Commercial cannabis - retail is a permitted use in the CT 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 the center Fairfield on N. Texas St. within the Oakmont Plaza shopping Center, equal distance from both the Travis Blvd. and Air Base Parkway exits off of Interstate 80.
- The business proposes to locate in a 4,337 square foot unit within an existing multi-tenant building. There is sufficient parking on site to serve the proposed use and all existing uses through an existing reciprocal parking easement.

COMMUNITY RELATIONS PLAN

- Fairfield Erudite Ventures commits to providing 4% of gross sales to local Fairfield non-profits. No potential community partners were referenced, and it is unclear how the company plans to distribute the funding.
- Fairfield Erudite Ventures will host 4 public educational seminars on various cannabis topics per year, 4 quarterly public outreach meetings to engage the local community, and one cannabis safe use workshop with a medical professional to provide information and answer questions about cannabis use.
- The application briefly mentions a 'DARE' style educational program but does not provide any follow-up information. None of the programming discussed is in the application offers specific on 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".
- Fairfield Erudite Ventures will financially match every hour an employee spends volunteering in the community.

PUBLIC COMMENTS

The City of Fairfield has received 3 letters in opposition to a cannabis business at 1819 N. Texas, attached. The first letter was provided by a property owner within the project vicinity and contains a general statement in opposition to the proposed business. The second letter was provided by a homeowner within the project vicinity and contains 1 objection. The objection is:

1. The proposed business should not be permitted due to it's proximity to residential uses.
 - **RESPONSE:** The subject site meets the locational requirements of Fairfield Municipal Code Chapter 10E and is a permitted use in the CR zone. The City has not identified any sensitive uses, as defined in FMC Section 10E.18 (c), within 600feet of the subject property at the time the project was deemed complete. Fairfield Municipal Code Chapter 10E does prohibit commercial cannabis uses from being located in the vicinity of residential zones.

The third comment letter was provided by a homeowner in the project vicinity and raises 1 objection. The objection is:

1. A cannabis business in this area of Fairfield would increase crime, loitering, and other associated negative activities.

- **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 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. Loitering is strictly prohibited under the requirements of the Fairfield Municipal Code and this will be enforced by the presence of 24-hour security as required by code.

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>
C10-0000800-LIC	Cannabis - Retailer License	Rajan Dave	HANFORD ERUDITE : HerbNJoy : Email- rdave@herbnjoy.com : Phone- 6503365938 : Website- www.herbnjoy.com	Corporation	102 DOUTY ST HANFORD, CA 932305145 County: KINGS	Active	4/7/2021	4/7/2021	4/7/2022	N/A for this license type	BOTH
C9-0000350-LIC	Cannabis - Retailer Nonstorefront License	Rajan Dave	NORTHERN ERUDITE VENTURES : HerbNJoy : Email- rdave@herbnjoy.com : Phone- 6503365938 : Website- herbnjoy.com	Corporation		Active	4/10/2020	4/10/2020	4/10/2022	N/A for this license type	Medicinal
C9-0000297-LIC	Cannabis - Retailer Nonstorefront License	Rajan Dave	NORTHERN ERUDITE VENTURES : Herb N Joy : Email- rdave@herbnjoy.com : Phone- 6503150046 : Website- herbnjoy.com	Corporation		Active	9/30/2019	9/30/2019	9/29/2021	N/A for this license type	BOTH
C10-0000366-LIC	Cannabis - Retailer License	Jeff Linden	MERCED BUSINESS VENTURES : Email- ManzanitaCompliance@gmail.com : Phone- 2092590002	Corporation	1594 W 18TH ST MERCED, CA 953404405 County: MERCED	Active	7/3/2019	7/3/2019	7/2/2021	N/A for this license type	BOTH

*Cultivation and manufacturing are not licensed by BCC

HERB N JOY

CALIFORNIA STATE CANNABIS LICENSES

#	Type	Corporate Name	DBA	Address	License #
1	Retail Storefront	Merced Business Ventures	Manzanita	1594 W 18th St Merced, CA 95340	C10-0000366-LIC
2	Delivery	Northern Erudite Ventures	HerbNJoy	3600 Haven Ave, Suite 6 Redwood City, CA 94063	C9-0000297-LIC
3	Retail Storefront	California Erudite Ventures	HerbNJoy	3059 Coffey Ln Santa Rosa, CA 95403	Application to BCC is Pending
4	Retail Storefront	Cal Green Medical	Cal Green	164 Aero Camino Goleta CA 93117	C10-0000540-LIC
5	Delivery	Northern Erudite Ventures	HerbNJoy	2678 North Main Street Walnut Creek, CA 94597	C9-0000350-LIC
6	Retail Storefront	California Erudite Ventures	HerbNJoy	102 S Douty St. Hanford, CA 93230	Application to BCC is Pending
7	Retail Storefront	LA Erudite Ventures	HerbNJoy	850 S. Robertson Blvd. Los Angeles, CA 90035	Application to BCC is Pending
8	Retail Storefront	Wharf Fun	HerbNJoy	1133 Market St. San Francisco, CA 94103	Application to BCC is Pending

From: planning@fairfield.ca.gov
To: [Kreimeier, Amy](#)
Subject: FW: Dispute of cannabis at 1819 n texas st suite j
Date: Monday, April 5, 2021 8:10:22 AM

Cindy Garcia

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

Please note: Fairfield City Hall is closed the 1st and 3rd Fridays of every month

From: Jeff •Business Entrepreneur• <jeff.barsch@gmail.com>
Sent: Saturday, April 3, 2021 8:54 PM
To: planning@fairfield.ca.gov
Cc: jeff.barsch@gmail.com
Subject: Dispute of cannabis at 1819 n texas st suite j

This email to serve as a dispute to cannabis at 1819 n texas st suite j fairfield ca 94533

From: planning@fairfield.ca.gov
To: [Kreimeier, Amy](#)
Subject: FW: Re Fairfield Erudite Ventures Public Notice
Date: Monday, March 22, 2021 9:03:17 AM

Cindy Garcia

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City of Fairfield | Community Development Department
Office: 707-428-7452 | Fax: 707-428-7621
cgarcia@fairfield.ca.gov

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From: John Bartley <John@bartley.biz>
Sent: Monday, March 22, 2021 8:46 AM
To: planning@fairfield.ca.gov
Subject: FW: Re Fairfield Erudite Ventures Public Notice

Thank you for the Notice of Public Comment regarding the cannabis retail business.
I believe this business is too close to housing development and will create a burden on the residence in that area.

This type of operation should be conducted further away from family residences more in an industrial park or close to a Walmart.

My house is located on Clay Street, Fairfield and would be impacted by this type of store.

Please consider locating it in another part of town away from residences.

Thank you

John Bartley

From: planning@fairfield.ca.gov
To: [Kreimeier, Amy](#)
Subject: FW: Cannabis retail business
Date: Monday, March 22, 2021 6:11:22 PM

Cindy Garcia
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-----Original Message-----

From: RB <rodberry22@gmail.com>
Sent: Monday, March 22, 2021 5:46 PM
To: planning@fairfield.ca.gov
Subject: Cannabis retail business

Dear Planning Division:

In response to the proposed notice received of an application to operate a commercial cannabis retail business in my area. I request that you do not allow such business in my area of Fairfield, CA.

Don't approve the business request for a business license. I can only imagine the increase crime, loitering, side shows, etc that will occur in my neighborhood if you allow such operation to open.

Sincerely,