

3Bros Fairfield

2445 S. Watney Way

CRM2020-017

CITY OF FAIRFIELD

COMMERCIAL CANNABIS BUSINESS PERMIT APPLICATION REVIEW SUMMARY

BUSINESS NAME	3Bros Fairfield
DBA	N/A
PERMIT TYPE	Manufacturing
CITY OF FAIRFIELD LOCATION	2445 S. Watney Way
BUSINESS CONTACT INFORMATION	Tyler Smith 111 Ingalls St. Santa Cruz, CA 95060
STATE LICENSES	State license information is attached.

OWNER SUMMARY

- 3Bros Fairfield has four listed owners:
 - Tyler Smith, C.E.O.
 - 1 state retail cannabis license.
 - Mark Taylor, C.O.O.
 - Russell Smith, Operations Manager
 - William Shevlin, C.E.O.
- Together the four owners control 70% of the companies shares. 30% of company shares are unallocated.
- The owner of the subject property, David Barron, is referenced as an investor in the company providing proof of capitalization however, the proof of capitalization is not included in the application and no additional information on Mr. Barron's financial contributions to the company is provided.
- All of the business owners live in Santa Cruz.

BUSINESS PLAN

3Bros Projected Sales Figures		
Year 1	Year 2	Year 3
\$10,793,470.51	\$11,872,817.56	\$13,060,099.31

- 3Bros will provide delivery services but did not provide number of delivery vehicles or describe delivery service procedures as required under Review Criteria 1.6.1.f of the "Application Procedures & Guidelines for a Commercial Cannabis Business Permit".
- Projected number of customers:
 - 38 per hour
 - 500 per day
- 3Bros proposes 4 point of sale systems.

- 3Bros operates a microbusiness in the City of Santa Cruz and a cultivation business in Monterey County.
- 3Bros has an application under review with Santa Cruz County

LABOR & LOCAL ENTERPRISE PLAN

- 3Bros anticipates hiring 19 – 28 retail employees.
 - 10 – 14 Junior Budtenders
 - 5 – 8 Senior Budtenders
 - 3 – 5 Shift Managers
 - 1 Director of Retail Operations
- Compensation ranges from \$16.00 - \$22.00 per hour.
- 3Bros will pay \$200.00 towards to monthly premium of health insurance provided by the company.
- Employees will receive product discounts, zero interest loans, and gym membership reimbursements.
- 3Bros does not commit to a specific percentage of local hires.

SAFETY PLAN

- A safety plan was prepared by Rob L. Campbell, P.E. of CampFire Protection Engineering and Leonard Willis, P.E. of Redwood Engineering.

SECURITY PLAN

- A security plan was prepared by Terry Blevins and Robert Harte of Armaplex Security.
- 3Bros will contract with Sonitrol, a nationwide third-party security monitoring company, to monitor the alarm system.
- 3Bros plans to contract with a third-party security guard provider not yet identified.
- 2 security guards will be on-site during operating hours and 1 security guard will remain on-site during off-hours.

LOCATION

- 3Bros Fairfield proposes to locate their business at 2445 S. Watney Way and has provided property owner consent to operate a cannabis business at this location.
- The current zoning classification for the subject property is IL (Limited Industrial).
- Commercial cannabis retail is a permitted use in the IL 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 properties at the time of this writing.
- The subject site is located in an industrial area of the City south of Highway 12 and is 0.8 miles from the Chadbourne Rd. exit and 1.2 miles from the Beck Ave. exit off Highway 12.

- The business will be located in an existing multi-tenant building with 3,280 square feet of retail space and 4,800 square feet of office space and over 75 parking spaces.

COMMUNITY RELATIONS PLAN

- The Community Relations Plan included in the application is vague and focused primarily on sustainability initiatives.
- The Community Relations Plan does not include a proposal for a public outreach and 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 does not name any organizations or programs within the City as potential partners to provide the required youth educational program.
- 3Bros Fairfield has a focus on sustainability and pledges to be carbon neutral.
- 3Bros Fairfield will create a compassionate care program to help under privileged groups to access safe cannabis at an affordable cost.

PUBLIC COMMENTS

The City received on public comment letter regarding a proposed cannabis business at 2445 S. Watney Way. The letter was provided by a representative of Airstream Adventures and raises three objections. The objections are:

1. Commercial cannabis manufacturing at this location would produce a strong odor.
 - **RESPONSE:** Commercial cannabis businesses must comply with numerous requirements necessary to eliminate potential issues related to odors created on site as outlined in Fairfield Municipal Code Chapter 10E. The application submitted by the applicant provides detail on how potential odors will be mitigated. This includes a specialized HVAC system with carbon filtration. The only materials which may produce significant cannabis odor are the bulk cannabis extracts brought on site. Carbon filtration is expected to mitigate such trace odors. Carbon filtration and negatively pressurized air via the HVAC system are odor control techniques referenced in the application, and specific filtration products are highlighted. Filters will be inspected as instructed by the manufacturer. Materials will also be stored in a refrigerated room to prevent odors from escaping. The applicant will also conduct outreach to neighboring businesses and provide a point of contact should any issues arise regarding odor.
2. Commercial cannabis manufacturing is dangerous and can create a public safety hazard.
 - **RESPONSE:** The applicant does not propose extraction activities on site and will be seeking a state license for non-volatile cannabis manufacturing. With a state license for non-volatile manufacturing, the risks for explosions on site are on par with other non-cannabis manufacturing activities. The application includes a

safety plan prepared by a licensed professional the addresses potential fire safety hazards. The plan itemizes the anticipated fire hazards given the planned activities on the premises. Accident reporting procedures cover medical, fire and police emergencies, hazmat spills, and triggering of fire alarm. The building is equipped with a NFPA 13 fire sprinkler system. Fire extinguishers will be distributed throughout the facility with a maximum travel distance of seventy-five feet (75') from any point within the facility. The existing building is equipped with a fire alarm system that monitors the fire sprinkler system.

3. Commercial cannabis activities at this location will increase criminal activities and attract the homeless population.

- **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 manufacturing business and will deter criminal activity on site and in the project vicinity. The commercial cannabis business will enhance the site and exterior facade. Upgrading the site from its current condition will enhance the value of the site and the surrounding industrial area. As a manufacturing business, it will not be open to the general public for any retail sales, thus limiting visitors to the business. 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.

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>
C12-0000256-LIC	Cannabis - Microbusiness License	Tyler Smith	WEST CLIFF PROVISIONS, INC. : 3 Bros Santa Cruz : Email- tylerallensmith@gmail.com : Phone- 8315880852	Corporation		Active	9/4/2019	9/4/2019	9/3/2021	Retailer, Level 1 Manufacturer, Distributor, Cultivator (less than 10K sq ft)	BOTH

*Cultivation and manufacturing are not licensed by BCC

From: planning@fairfield.ca.gov
To: [Kreimeier, Amy](#)
Subject: FW: Comment to Planning Commission - RE: Fairfield Marijuana Business License
Date: Monday, February 8, 2021 9:48:48 AM
Attachments: [image001.png](#)

Cindy Garcia

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

From: Eric Winston <EWinston@airstreamnw.com>
Sent: Thursday, February 4, 2021 8:05 PM
To: planning@fairfield.ca.gov
Cc: Eric Winston <EWinston@airstreamnw.com>
Subject: Comment to Planning Commission - RE: Fairfield Marijuana Business License

Below is our written statement in accordance with the 15-day comment period for a commercial cannabis business permit slated for issuance to 3BROS FAIRFIELD at 2445 S. Watney Way.

Our organization firmly encourages the planning commission to **DENY** the permit application for the following reasons –

1. Cannabis manufacturing locations produce a strong odor – The odor is readily identifiable as cannabis products and will irritate our customers. We have an Airstream Dealership that families visit and a strong cannabis odor would be a deterrent to our customer traffic. In addition, Jelly Belly has a high volume of tourist customer traffic that would also be impacted when the wind is blowing in the correct direction.
2. Dangerous manufacturing techniques – The permit notice is mute to the type of Cannabis products to be manufactured. Some cannabis production uses volatile chemicals and pressurized extraction techniques that, on a large scale, are dangerous and have an explosion factor.
3. Unwanted criminal activity – Cannabis manufacturing operations attract crime. There are many instances of cannabis manufacturing and retailing facility burglaries, but virtually zero for the other businesses that would surround this facility. In addition, a large homeless population lives on the railroad tracks in-between our location and the purposed cannabis facility (which the city and the railroad have failed to do anything about). So you want to put a marijuana operation in a homeless camp's backyard? Sounds smart.....

Based on the above, we strongly request you deny this permit.

Thanks,
Eric D. Winston

Eric Winston	
<i>Chief Financial Officer</i>	
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RESPECT, CLEANLINESS, SAFETY, EFFICIENCY, CONSERVATION, GIVING	